



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Public Works

MEETING DATE: January 7, 2014

PREPARED BY: Jun Cervantes, City Engineer

AGENDA LOCATION: AR-1

TITLE: Final Tract Map No. 72241 for Re-subdivision of the Property Located at 1323 South Magnolia Avenue by Bowden Development, Inc., Applicant

OBJECTIVE: To approve Final Tract Map No. 72241 for properties located at 1323 South Magnolia Avenue

BACKGROUND: Final Tract Map No. 72241 is for the re-subdivision of said property located at 1323 South Magnolia Avenue. The area is being re-subdivided for a detached 21-unit, two-story planned unit development. The map creates a common lot for ingress, egress, drainage, and utilities. The tentative subdivision map was approved by the Planning Commission at its meeting on May 15, 2013, and was subsequently approved by the City Council on June 4, 2013. The Final Tract Map is in order and on file with the City Clerk, Community Development Department, and the Department of Public Works.

ANALYSIS: The Final Tract Map was checked by the City's consultant and was found to conform to the approved tentative map. It is technically correct and conforms to the requirements of the State Subdivision Map Act and the City's Subdivision Ordinance. The Conditions, Covenants, and Restrictions (CC&R's) will be finalized as part of the subdivision map as the project construction nears completion. The Final Map conforms to the Tentative Map as conditionally approved by the Planning Commission and City Council.

FISCAL IMPACT: The project will improve property values and increase the tax base.

OPTIONS: The following options are provided for consideration:

- 1) Approve Final Tract Map No. 72241 for Re-subdivision of Properties at 1323 S. Magnolia Avenue.
- 2) Reject Final Tract Map No. 72241 and direct Staff to work with the developer to resolve any outstanding issues

RECOMMENDATION: Staff recommends Option 1; approve Final Tract Map No. 72241 for Re-subdivision of Properties at 1323 S. Magnolia Avenue.

Due to potential conflicts of interest affecting a majority of the councilmembers, and because there is no other body of the City that could make the decision, in accordance with the Rule of Legally Required Participation, the affected Councilmembers will draw straws prepared by the City Attorney in order to determine who will participate.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to approve Final Tract Map No. 72241.

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