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Title: RESOLUTION - Approving the Final Map of Tract No. 5608 and accepting dedicated public uses offered therein - North side of West Santa Ana Avenue between North Polk Avenue and North Hayes Avenue (Council District 1)

Sponsors: Public Works Department

Indexes:

Code sections:

Attachments: 1. 18-1546 Tract 5608 Reso.pdf, 2. 18-1546 Tract 5608 Tract Map.pdf

Date	Ver.	Action By	Action	Result
12/13/2018	1	City Council	approved	

REPORT TO THE CITY COUNCIL

December 13, 2018

FROM: SCOTT L. MOZIER, PE, Director
Public Works Department

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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 5608 and accepting dedicated public uses offered therein - North side of West Santa Ana Avenue between North Polk Avenue and North Hayes Avenue (Council District 1)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 5608 and accepting the dedicated public uses offered therein, to authorize the Public Works Director or his designee to execute the subdivision agreement on behalf of the City.

EXECUTIVE SUMMARY

The Subdivider, Mazen Alhindi and Anjanette Alhindi, Husband and Wife as Joint Tenants, has filed for approval, the Final Map of Tract No. 5608 of Vesting Tentative Map No. 5608, for a 27-lot (102 unit) multi-family residential planned development subdivision, located on the north side of West Santa Ana Avenue between North Polk Avenue and North Hayes Avenue on 8.76 acres.

BACKGROUND

The Fresno City Planning Commission on August 6, 2008 adopted Resolution No. 12875 approving Vesting Tentative Map No. 5608 (Tentative Map) for a 27-lot (102 unit) multi-family residential planned development subdivision on 8.76 acres. The Tentative Map was approved consistent with the Fresno General Plan, the West Area Community Plan and the Highway City Neighborhood Specific Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 5608 expired on August 6, 2018, however, prior to the expiration date the Subdivider formally submitted a letter requesting an extension which gives the Tentative Map an automatic 60 day extension. The Development and Resource Management Department approved an additional extension of 60-90 days. The Final Map is technically correct and conforms to the approved Tentative Map, the Subdivision Map Act and the Fresno Municipal Code. The provisions of Section 66474.1 of the Subdivision Map Act require a final map that is in substantial compliance with the approved tentative map to be approved by the City Council.

The Subdivider has satisfied all other conditions of approval by executing the Subdivision Agreement for Tract No. 5608, submitted securities in the total amount of \$542,000.00 to guarantee the completion and acceptance of the public improvements and \$271,000.00 for a payment security and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$223,086.00. Covenants have been executed to defer eligible development impact fees totaling \$369,566.12 to the time of issuance of building permit and final occupancy of each unit. The City Attorney's Office has approved all documents as to form and the Risk Management Division has approved all security bonds and insurance certificates.

The Subdivider has elected to satisfy the maintenance requirements for the landscaping and irrigation systems within the landscape easements, the sidewalks and street furniture within the street right-of-way and street trees within the landscape easements by a homeowner's association in lieu of annexation into the City's Community Facilities District.

ENVIRONMENTAL FINDINGS

Pursuant to CEQA Guidelines Section 15268(b)(3), approval of final subdivision maps is a ministerial action and is exempt from the requirements of CEQA.

LOCAL PREFERENCE

Local preference was not considered because this resolution does not include a bid or award of a construction or services contract.

FISCAL IMPACT

The Final Map is located in Council District 1. There will be no impact to the City's General Fund.

Approval by the Council will result in timely deliverance of the review and processing of the Final Map as is reasonably expected by the Subdivider. Prudent financial management is demonstrated by the expeditious completion of this Final Map inasmuch as the Subdivider has paid the City a fee for the processing of this Final Map and that fee is, in turn, funding the respective operations of the Public Works Department.

Attachments:

- Resolution
- Final Map of Tract No. 5608