



Legislation Details (With Text)

File #: ID16-703 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 6/2/2016 **In control:** City Council
On agenda: 6/23/2016 **Final action:** 6/23/2016
Title: RESOLUTION - Approving the Final Map of Tract No. 6060-Northwest side of Stanislaus Street between Fulton Street and Van Ness Avenue (Council District 3)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. Resolution - Tract No. 6060.pdf, 2. Final Map of Tract No. 6060.pdf

Date	Ver.	Action By	Action	Result
6/23/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

June 23, 2016

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

THROUGH: ANDREW J. BENELLI, PE, City Engineer/Assistant Director
Public Works Department, Traffic and Engineering Services Division

BY: JONATHAN BARTEL, Supervising Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6060-Northwest side of Stanislaus Street between Fulton Street and Van Ness Avenue (Council District 3)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6060.

EXECUTIVE SUMMARY

The Subdivider, FFDA Properties, LLC, a California Limited Liability Company, (Darius Assemi, Vice-President), has filed for approval, the Final Map of Tract No. 6060, for a 1-lot subdivision for

condominium purposes, located on the East corner of Fulton Street and Calaveras Street on 2.74 acres.

BACKGROUND

The Fresno City Planning Commission on May 21, 2014 adopted Resolution No. 13289 approving Vesting Tentative Map No. 6060 (Tentative Map) for a 1-lot subdivision for condominium purposes on 2.74 acres. The Fresno City Planning Commission on May 21, 2014 adopted Resolution No. 13287 approving Conditional Use Permit Application No. C-13-137 authorizing the construction of a residential and office/commercial mixed use development. The Tentative Map was approved consistent with the 2025 General Plan, the Central Area Community Plan, the Fulton/Lowell Specific Plan and the Fulton Redevelopment Plan to comply with the provisions of the Subdivision Map Act. The approval of Vesting Tentative Map No. 6060 expired on May 21, 2016. Pursuant to the provisions of Section 66452.6 (d) of the Subdivision Map Act, processing, approving and recording of a final map may lawfully occur after the date of expiration of the tentative map if a timely filing of a final map is made. This Final Map was timely filed prior to the expiration date of the Tentative Map. 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 and has paid the miscellaneous and development impact fees due as a condition of approval for the Final Map in the amount of \$267.00. A Covenant has been executed to defer the formulation of the condominium plan, DCC&R and Homeowner's Association. The City Attorney's Office has approved all documents as to form.

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 3. 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. 6060