



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 6290 located on the South side of San Jose Avenue between North Maroa and Colonial Avenues (Council District 2)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. 20-001253 Resolution, 2. 20-001253 Final Tract Map 6290 11x17

Date	Ver.	Action By	Action	Result
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REPORT TO THE CITY COUNCIL

September 24, 2020

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: RANDY GUILL, Supervising Engineering Technician
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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6290 located on the South side of San Jose Avenue between North Maroa and Colonial Avenues (Council District 2)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6290.

EXECUTIVE SUMMARY

The Subdivider, Sofie Investments, LLC, a California Limited Liability Company, (Darius Assemi, Manager), has filed for approval, the Final Map of Tract No. 6290, for a 1-lot subdivision for

condominium purposes, located on the South side of San Jose Avenue between North Maroa and Colonial Avenues on 2.45 acres.

BACKGROUND

The Fresno City Planning Commission on June 17, 2020 adopted Resolution No. 13660 approving Vesting Tentative Map No. 6290 (Tentative Map) for a 1-lot subdivision for condominium purposes on 2.45 acres. The Tentative Map was approved consistent with the adopted Fresno General Plan and the Bullard Community Plan to comply with the provisions of the Subdivision Map Act. 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 \$380.00. 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 2. 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. 6290