



Legislation Details (With Text)

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Title: RESOLUTION - Approving the Final Map of Tract No. 6333 located on the northwest corner of East Alhambra and North Van Ness Avenues (Council District 3).
Sponsors: Public Works Department
Indexes:
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Attachments: 1. 21-918 Resolution Approving the Final Map of Tract No. 6333, 2. 21-918 Final Map of Tract No. 6333

Date	Ver.	Action By	Action	Result
12/9/2021	1	City Council	adopted	Pass

REPORT TO THE CITY COUNCIL

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SUBJECT

RESOLUTION - Approving the Final Map of Tract No. 6333 located on the northwest corner of East Alhambra and North Van Ness Avenues (Council District 3).

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Final Map of Tract No. 6333.

EXECUTIVE SUMMARY

The Subdivider, TOWER VILLAGE, LLC, a California Limited Liability Company (Darius Assemi, Manager), has filed for approval, the Final Map of Tract No. 6333, for a 1-lot subdivision for condominium purposes, located on the northwest corner of East Alhambra and North Van Ness Avenues on 0.74 acres.

BACKGROUND

The Fresno City Planning Commission on February 12, 2021, adopted Resolution No. 13716 approving Vesting Tentative Map No. 6333 (Tentative Map) for a 1-lot subdivision for condominium purposes on 0.74 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 by executing the Subdivision Agreement for Tract No. 6333, submitted securities in the total amount of \$121,000 to guarantee the completion and acceptance of the public improvements and \$60,500 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 \$4,862.00. 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 Approving the Final Map of Tract No. 6333

Final Map of Tract No. 6333