



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 21, 2004

ITEM NUMBER: _____

SUBJECT: FINAL MAP FOR TRACT NO. 16476 LOCATED AT 2553 AND 2559 SANTA ANA AVENUE, COSTA MESA, CALIFORNIA

DATE: JUNE 10, 2004

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: PETER NAGHAVI, TRANSPORTATION SERVICES MANAGER

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, 714-754-5343

RECOMMENDATION:

Approve the Final Map for Tract No. 16476 and authorize signing of the Map by the Deputy City Clerk and the City Engineer. Approve the Subdivision Agreement and authorize signing of the Subdivision Agreement by the Mayor and Deputy City Clerk.

BACKGROUND:

The Tentative Map for Tract No. 16476 and Conditions of Approval were approved by the Planning Commission on April 14, 2003. The Map consists of the subdivision of two (2) lots into ten (10) lots, consisting of nine (9) lots for single-family residential use and one (1) lot for access purposes and common open space.

ANALYSIS:

All Conditions of Approval imposed by the Planning Commission have been met and the Final Map substantially agrees with the approved Tentative Map. The Tract Map has been checked and found to be technically correct and includes all required easements to be accepted by the City.

ALTERNATIVES CONSIDERED:

No alternatives were considered.

FISCAL REVIEW:

All Tract Map filing fees have been paid.

LEGAL REVIEW:

There is no legal review required relative to this item.

CONCLUSION:

Staff recommends that City Council approve the Final Map and authorize the Deputy City Clerk and the City Engineer to sign the Map and authorize the Mayor and Deputy City Clerk to sign the Subdivision Agreement.

ERNESTO MUNOZ
City Engineer

WILLIAM J. MORRIS
Director of Public Services

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ATTACHMENTS: 1 – [Final Tract Map](#)
2 – [Letter of Conditions](#)
3 – [Subdivision Agreement](#)

DISTRIBUTION: City Manager
Deputy City Clerk
City Attorney
Deputy City Manager-Development Services
Staff