



# *CITY COUNCIL AGENDA REPORT*

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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**

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## **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.

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ERNESTO MUNOZ  
City Engineer

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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