



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: FEBRUARY 20, 2007

ITEM NUMBER: \_\_\_\_\_

**SUBJECT:** FINAL MAP FOR TRACT NO. 16897 LOCATED AT 535-541 BERNARD STREET,  
COSTA MESA, CALIFORNIA

**DATE:** FEBRUARY 8, 2007

**FROM:** PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

**PRESENTATION BY:** WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

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

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## **RECOMMENDATION:**

Approve the Final Map for Tract No. 16897 and authorize signing of the Map by the City Clerk and the City Engineer.

## **BACKGROUND:**

The Tentative Map for Tract No. 16897 and Conditions of Approval were approved by the Planning Commission on August 22, 2005. The Map consists of a one (1) lot airspace subdivision to facilitate the 12-unit common interest development (condominiums).

## **ANALYSIS:**

All Conditions of Approval imposed by the Planning Commission have been complied with and the Final Map is in substantial conformance with the Tentative Map approved by the Planning Commission. The Tract Map has been checked and found to be technically correct and includes the dedication of sidewalk, emergency and security ingress/egress easements, and the release and relinquishment of access rights 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 for Tract 16897 and authorize the City Clerk and the City Engineer to sign the Map.

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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](#)

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Director of Development Services  
City Engineer  
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