



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 3, 2009

ITEM NUMBER:

SUBJECT: PUBLIC HEARING FOR THE AMENDMENT OF TRACT MAP NO. 16917

DATE: JANUARY 22, 2009

FROM: PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION

PRESENTATION BY: PETER NAGHAVI, DIRECTOR, DEPARTMENT OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: ERNESTO MUÑOZ, CITY ENGINEER, 714-754-5335

RECOMMENDATION:

Adopt a Resolution (Attachment 1) approving the Amended Tract Map, and authorize signing of the Amended Tract Map (Attachment 2) by the City Engineer and the City Clerk.

BACKGROUND:

A Vesting Tentative Map for the property located at 1011-1045 El Camino Drive was approved by the Planning Commission on December 12, 2005 and Tract No. 16917 was approved by City Council on May 1, 2007 (Attachment 3). The tract map subdivided the subject property into 24 numbered lots and one lettered lot for residential common interest development. Changes were made to the map by the developer subsequent to approval of the Vesting Tentative Map. These changes were not reflected on the Tract Map approved by the City Council on May 1, 2007. This necessitates an Amended Tract Map to correctly reflect the above-mentioned changes to the map. The proposed Amended Tract Map solely modifies interior lots and does not affect the overall property boundary, any property rights, lot numbers, acreage, street names, and identification of adjacent record maps.

ANALYSIS:

To incorporate the numerous changes to the interior lots in this subdivision, the developer's surveyor proposes to amend the recorded Tract Map as allowed in Section 66469 of the 2008 Subdivision Map Act. Additionally, Section 66451.3 of the 2008 Subdivision Map Act requires that a public hearing be conducted for the modification of the map (Attachment 4). The City Engineer has reviewed the Amended Map and has confirmed that the only changes made are those provided for in Section 66469 and Section 66472.1 of the Subdivision Map Act, and as authorized by Sec. 13-208 of the City of Costa Mesa Municipal Code.

ALTERNATIVES:

The City Council could opt to reject the proposed corrections of said map and disapprove the Amended Tract Map No. 16917 if it finds that the proposed map can be denied on any of the basis set forth in Section 66472.1 of the Subdivision Map Act. However, the Amended Map as presented to the City Engineer meets all original development conditions.

FISCAL REVIEW:

There is no fiscal impact associated with this item.

LEGAL REVIEW:

The City Attorney's Office has approved the attached resolution as to form.

CONCLUSION:

The City Engineer has examined Amended Tract Map No. 16917 and finds that the only changes made to the recorded Tract Map are those provided in Section 66469 and Section 66472.1 of the Subdivision Map Act, and as authorized by Section 13-208 of the City of Costa Mesa Municipal code. Staff recommends that the City Council adopt a resolution (Attachment 1) approving Amended Tract Map No. 16917, and authorize the City Clerk and the City Engineer to sign the Amended Map.

ERNESTO MUÑOZ
City Engineer

PETER NAGHAVI, Director
Department of Public Services

- Attachments: 1 – [Resolution approving modifications in Amended Tract Map No. 16917](#)
2 – [Amended Tract Map No. 16917](#)
3 – [Recorded Tract Map No. 16917](#)
4 – [Notice of Public Hearing](#)

- Distribution: City Manager
Deputy City Clerk
City Attorney
Development Services Director
Staff