

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Keith G. Jones
Dept:	City Manager	Dept:	Public Works
Subject:	CONSIDERATION OF FINAL PARCEL MAP NO. 2005-255 AND SUBDIVISION IMPROVEMENT AGREEMENT FOR THE PROPERTY LOCATED AT 12221 SOUTH HARBOR BOULEVARD (SHERATON HOTEL PROJECT)		
		Date:	July 22, 2008

OBJECTIVE

To receive City Council approval for Final Parcel Map No. 2005-255 and Subdivision Improvement Agreement, for the property located at 12221 S. Harbor Boulevard (Sheraton Hotel project).

BACKGROUND

On January 12, 2006 the owner Newage Garden Grove, LLC. received Zoning Administrator approval of Tentative Parcel Map No. 2005-255. A copy of the decision No. 1486 is attached.

DISCUSSION

The original Tentative Parcel Map No. 2005-255 was approved to consolidate eighteen (18) parcels into three, lots which would have consisted of 3.17 acres, 0.74 acres and 1.69 acres. However, the subdivider was not able to obtain all necessary land needed to proceed with the map as it was originally approved. Therefore, in order to complete the construction of the proposed Sheraton Hotel project, said Parcel Map was revised to consolidate only five (5) parcels into one 3.19- acre lot subdivision as shown on the attached Parcel Map.

Street dedications have been granted on Harbor Boulevard. A blanket easement for domestic water system and appurtenances has also been dedicated. The vehicular access rights to Harbor Boulevard along with subsurface water rights have been released and relinquished except for the access rights at the access location approved by the City.

Off-site and on-site improvements as required by the City of Garden Grove for the construction of the Sheraton Hotel have been completed with the exception of northbound left turn pocket along Harbor Boulevard which will be constructed by the developer prior to issuance of the Final Notice of Occupancy.

On file with Engineering Division, are the required certificates of insurance, an executed copy of the subdivision improvement agreement and bond guarantee for the remaining of the construction. The subdivision improvement agreement requires the developer to construct and install the necessary street improvements, traffic signal, raised median modifications and other related project infrastructure improvements.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances, conditions of approval and the Subdivision Map Act, and finds this map to be in compliance, and except as noted in this report, all parcel map conditions have been fulfilled.

FINANCIAL IMPACT

There is no financial impact to the City by this action.

COMMUNITY VISION IMPLEMENTATION

This project is consistent with the community vision for ensuring the compatibility between new and existing subdivisions.

RECOMMENDATION

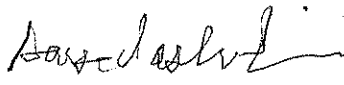
It is recommended that City Council:

- Approve Final Parcel Map No. 2005-255 and Subdivision Agreement.


KEITH G. JONES
Public Works Director

Recommended for Approval

Matthew Fertal
City Manager


By: Sid Ashrafnia
Associate Civil Engineer

Attachments: 1. Zoning Administrator decision No. 1486.
 2. Final Parcel Map 2005-255
 3. Subdivision Agreement