

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: CONSIDERATION OF FINAL TRACT
MAP NO. 16734

From: Keith G. Jones
Dept: Public Works
Date: November 27, 2007

OBJECTIVE

To receive City Council approval of Final Tract Map No. 16734.

BACKGROUND

On July 20, 2006 the Mira Loma Investors, LLC, received Planning Commission approval of Site Plan No. SP-401-06 and Tentative Tract Map No. 16734. A copy of Planning Resolution No. 5554 is attached.

DISCUSSION

The subject subdivision is located along the west side of Shady Lane, north of Westminster Avenue at 13871 Shady Lane. The Planning Commission granted approval to subdivide the 0.846-acre site in order convert an existing 15-unit apartment complex to condominiums.

All rights to underground water without the right to surface entry have been released and/or relinquished to the City of Garden Grove, to date, all of the off-site public improvements as required by the Planning Commission have been completed and there is no need for a subdivision agreement and/or improvement bonds.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances, the conditions of approval to which the map is subject and the Subdivision Map Act. Staff therefore, finds this map to be in compliance and all the 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.

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RECOMMENDATION

It is recommended that City Council:

- Approve Final Tract Map No. 16734.

KEITH G. JONES
Public Works Director

By: Sid Ashrafnia
Associate Civil Engineer

Attachments: 1. Planning Commission Resolution No. 5554
 2. Tract Maps No. 16734