



Agenda Report

Fullerton City Council

MEETING DATE: FEBRUARY 4, 2020

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: KENNETH A. DOMER, CITY MANAGER

PREPARED BY: MEG MCWADE, PUBLIC WORKS DIRECTOR
YELENA VORONEL, CITY ENGINEER

SUBJECT: FINAL MAP FOR TRACT NO. 18199

SUMMARY

This action will approve the Final Map for Tract No. 18199 (805 and 807 South Highland Avenue).

RECOMMENDATION

1. Find that the Final Map for Tract No. 18199 conforms to all applicable requirements.
2. Approve the Final Map.
3. Accept an easement for public service, water, police patrol, emergency vehicle access, fire protection, and refuse collection, as dedicated.
4. Authorize the Mayor and the City Clerk to enter into a subdivision agreement with the subdivider in a form approved by the City Attorney.

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statement:

- Infrastructure and City Assets.

FISCAL IMPACT

Hardscape, landscape and irrigation, sewer, drainage, storm water quality facilities and lighting constructed within this map are private and will be maintained by the Home Owner's Association. Only water facilities located within dedicated easements will be owned and maintained by the City, which will result in a negligible impact to the City for maintenance within this tract.

DISCUSSION

Tract No. 18199 is located on the west side of South Highland Avenue, approximately 172 feet north of Knepp Avenue. The project is surrounded by Richman Park on the north, single family homes and multi-family units on the east, single family homes across Orange County Flood Control District's (OCFCD) channel on the south and Richman Elementary School on the west (Attachment 1).

The existing site consisted of two residential parcels that were developed with a single-family dwelling on each parcel and multiple accessory structures located throughout the site.

The Final Map consolidates two existing parcels into one lot with the subsequent one-lot subdivision for residential condominium purposes, providing for 19 residential townhomes and common areas including private drives. The development has one access point to the site from South Highland Avenue that extends west into the site providing access to the individual driveways and enclosed garages of 19 townhomes.

On May 29, 2019, the project, including the Tentative Tract Map, the Major Site Plan and Minor Exceptions to exceed the maximum permitted lot coverage by 4 percent, and for a reduction of the required common open space by 4.5 percent, have been reviewed by Planning Commission and approved with conditions. Staff Report and approved Planning Commission's Resolutions Nos. PC-2019-09, -10, -11 and -12, are attached for City Council's reference (Attachment 2).

The subdivider, FullertonLove 2019, a California Limited Liability Company, has posted the necessary subdivision agreement (Attachment 3), bonds and cash fees.

The Final Map has been checked, is in substantial conformance with the approved Tentative Tract Map and is in conformance with the Subdivision Map Act and Title 16 of the Fullerton Municipal Code.

Attachments:

- Attachment 1 – Vicinity Map
- Attachment 2 – Planning Commission Staff Report and Resolutions
- Attachment 3 – Subdivision Agreement