



City Council Agenda Report

Meeting Date: November 12, 2024

Prepared By: Victoria Lee, Junior Engineer

Approved By: Gabe Engeland, City Manager

Subject: Authorize City Manager to execute the Subdivision Improvement Agreement and approve Parcel Map for 440 1st Street.

COUNCIL PRIORITY AREA

- Business Communities
- Circulation Safety and Efficiency
- Environmental Sustainability
- Housing
- Neighborhood Safety Infrastructure
- General Government

RECOMMENDATION

Authorize the City Manager to execute the Subdivision Improvement Agreement and approve Parcel Map of 440 1st Street and find that the proposed amendments are exempt from environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines since it is consistent with the City's General Plan and Zoning Code.

FISCAL IMPACT

Not Applicable.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.

PREVIOUS COUNCIL CONSIDERATION

November 22, 2022

BACKGROUND

On November 22, 2022, Council approved the Four (4) unit multi-family condominium design review application and the associated Tentative Map for the new development at 440 1st Street. The recommended action will finalize the tentative map for the project.

A Tentative Map (AKA, Tentative Parcel Map or Tentative Tract Map) is a map showing the layout of a proposed Subdivision, including the general description of the associated infrastructure. The approved Tentative Map also sets conditions such as access, frontage, grading improvements,

stormwater protection, and so forth which must be met before the Parcel Map or Tract Map can be filed. An approved Tentative Map does not divide the property, rather it sets the conditions under which the division can occur. To divide the property, one must file a Parcel Map or Tract Map (i.e., Final Map).

The attached Parcel Map is the instrument that divides the property. It must conform to and incorporate all the Tentative Map conditions and must also comply with the standards for Tract Maps or Parcel Maps as set forth in the State Subdivision Map Act. It must also include plans describing the various improvements to the project site and to all other affected properties, including public roadways and public and private utilities.

ANALYSIS

Parcel Map for the development at 440 1st Street conforms to the Tentative Map approved on November 22, 2022. The map and survey have been checked and found satisfactory. All conditions of approval have been complied with and appropriate controls to ensure compliance have been established. All required fees and deposits have been received. The Parcel Map is available with the Land Development Engineering Division in the Development Services Department for inspection.

ATTACHMENTS

1. Subdivision agreement
2. Parcel Map