



## City Council Agenda Report

**Meeting Date:** April 22, 2025

**Prepared By:** Oscar Olais

**Approved By:** Nick Zornes

### **Subject: Subdivision Improvement Agreement Parcel Map for 705 Vista Grande Avenue**

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#### **COUNCIL PRIORITY AREA**

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☐ Environmental Sustainability
- ☒ Housing
- ☒ General Government

#### **RECOMMENDATION**

Authorize the City Manager to execute the Subdivision Improvement Agreement and approve Parcel Map for 705 Vista Grande Ave

#### **FISCAL IMPACT**

Not Applicable.

#### **ENVIRONMENTAL REVIEW**

The approval of a final map is exempt from review under the California Environmental Quality Act pursuant to CEQA guidelines section 15268(b)(3).

#### **PREVIOUS COUNCIL CONSIDERATION**

Not Applicable.

#### **BACKGROUND**

On April 26, 2022, the Council approved the multi-family design review application and the associated Tentative Map for the new development at 705 Vista Grande Avenue. The recommended action will finalize the tentative map for the project.

A Tentative 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 final 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 final Parcel Map or Tract Map (i.e., Final Map).

The attached Final 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 705 Vista Grande Avenue conforms to the Tentative Map approved on April 26, 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 in the Development Services Department for inspection.

### **ATTACHMENTS**

- 1. Final Map**
- 2. Subdivision Improvement Agreement**