



_____ CALENDAR
Agenda Item # ____

AGENDA REPORT SUMMARY

Meeting Date: May 9, 2023

Subject: Authorize the City Manager to execute the Subdivision Improvement Agreement and move to approve the Final Map for Tract Map #10576, 140 Lyell St

Prepared by: Victor Chen, Engineering Services Manager

Reviewed by: Jim Sandoval, Engineering Services Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Tract Map #10576
2. Subdivision Improvement Agreement

Initiated by:

Lyell, LLC

Previous Council Consideration:

February 26, 2021

Fiscal Impact:

None

Environmental Review:

The approval of a final map is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines section 15268(b)(3) in that CEQA does not apply to ministerial projects.

Policy Question(s) for Council Consideration:

None

Summary:

- Tentative map was approved on February 26, 2021
- Council to approve Tract Map #10576

Staff Recommendation:

Authorize the City Manager to execute the Subdivision Improvement Agreement and move to approve the Tract Map #10576 of 140 Lyell St

City Manager

GE

Reviewed By:

City Attorney

JH

Finance Director

JD



Subject: Approve the Final Map for Tract Map #10576, 140 Lyell St

Purpose

Authorize the City Manager to execute the Subdivision Improvement Agreement and move to approve Tract Map #10576.

Background

On February 26, 2021, Council approved the multi-family design review application and the associated Tentative Map for the new development at 140 Lyell St. The recommended action will finalize the tentative final 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 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 Parcel Map or Tract Map.

The attached Tract Map is the instrument that actually divides the property. It must conform to and incorporate all of the Tentative Map conditions and must also comply with the standards for Parcel Maps or Tract 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.

Discussion/Analysis

Tract Map #10576 for the development at 140 Lyell St conforms to the Tentative Map approved on February 26, 2021. 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 Tract Map is available in the Public Works Department office at City Hall for inspection.

Recommendation

The staff recommends that the City Council authorizes the City Manager to execute the subdivision improvement agreement and move to approve Tract Map #10576, which will enable the developer to complete the building permit application.