City of FRESNO **REPORT TO THE CITY COUNCIL**

AGENDA ITEM NO. COUNCIL MEETING
APPROVED BY
DEPARTMENT DIRECTOR
CITY MANAGER

January 23, 2007

FROM: NICK P. YOVINO, Director
Planning and Development Department

BY: RICK SOMMERVILLE, Supervising Engineering Technician
Building & Safety Services Division

SUBJECT: APPROVING THE FINAL MAP OF TRACT NO. 5557

KEY RESULT AREA

One Fresno

RECOMMENDATIONS

1. ADOPT the attached Resolution:
   a. Approving the Final Map of Tract No. 5557 and accepting the dedicated public uses therein.

EXECUTIVE SUMMARY

The Subdivider, Fazio-Williams, LLC, a Limited Liability Company, has filed for approval, the Final Map of Tract No. 5557. The project, a Final Map of Vesting Tentative Map No. 5557, a 5 lot multiple family residential planned unit development subdivision, with 1 outlot on 1.9 acres, is located at 4887 North Polk Avenue, on the west side of North Polk Avenue between West Shaw and West Santa Ana Avenues. The Final Map is technically correct and conforms to the conditionally approved tentative map, the Subdivision Map Act and local ordinances; It is consistent with, and implements the 2025 General Plan, the West Area Community Plan and the Highway City Specific Plan. The provisions of Sections 66457 and 66474.1 of the Subdivision Map Act require that such final map be approved by the City Council.

KEY OBJECTIVE BALANCE

Council action regarding this final map optimizes the three Key Objectives of Customer Satisfaction, Employee Satisfaction, and Financial Management. Affirmative action by the Council will result in timely deliverance of the technical review , processing and filing of the final map as is reasonably expected by the customer. Prudent financial management is demonstrated by the expeditious completion of this final map in as much as the customer has paid to the City a fee for the processing of this final map and that fee is, in turn, funding the operations of the Planning and Development Department. Employee satisfaction is derived from the fact that the staff, who have reviewed and made a recommendation on this final map, have done so in a thorough and professional manner, thereby enhancing the sense of accomplishment in the completion of the final map process.

PROJECT INFORMATION

PROJECT	The project, a Final Map of Phase 1 of Vesting Tentative Map No. 5557, a 5 lot multiple family residential planned unit development subdivision, with 1 outlot on 1.9 acres.
LOCATION	4887 North Polk Avenue, on the west side of North Polk Avenue between West Shaw and West Santa Ana Avenues. *(Council District 2, Council Member Calhoun)*
SUBDIVIDER	Fazio-Williams, LLC, a Limited Liability Company John T. Fazio, Managing Member
LAND USE & ZONING	Medium-high density residential; R-2 (low density multiple family residential) is effective pursuant to Rezone Application No. R-6325.
PLAN CONSISTENCY	The project is consistent with the Medium-high density residential land use designation of the Highway City Specific Plan, the West Area Community Plan and the 2025 Fresno General Plan.
COMPLIANCE WITH SUBDIVISION MAP ACT AND LOCAL ORDINANCES	The Final Map conforms to all requirements of the Subdivision Map Act and local subdivision ordinances applicable to the conditions of approval of Vesting Tentative Map No. 5557; the completion of all public improvement requirements have been guaranteed and applicable fees paid.

BACKGROUND

Tentative Map Approval: The Fresno City Planning Commission on May 3, 2006 adopted Resolution No. 12472 approving Vesting Tentative Map No. 5557 for a 5 lot multiple family residential planned unit development subdivision, with 1 outlot for landscaped common area and access on 1.9 acres.

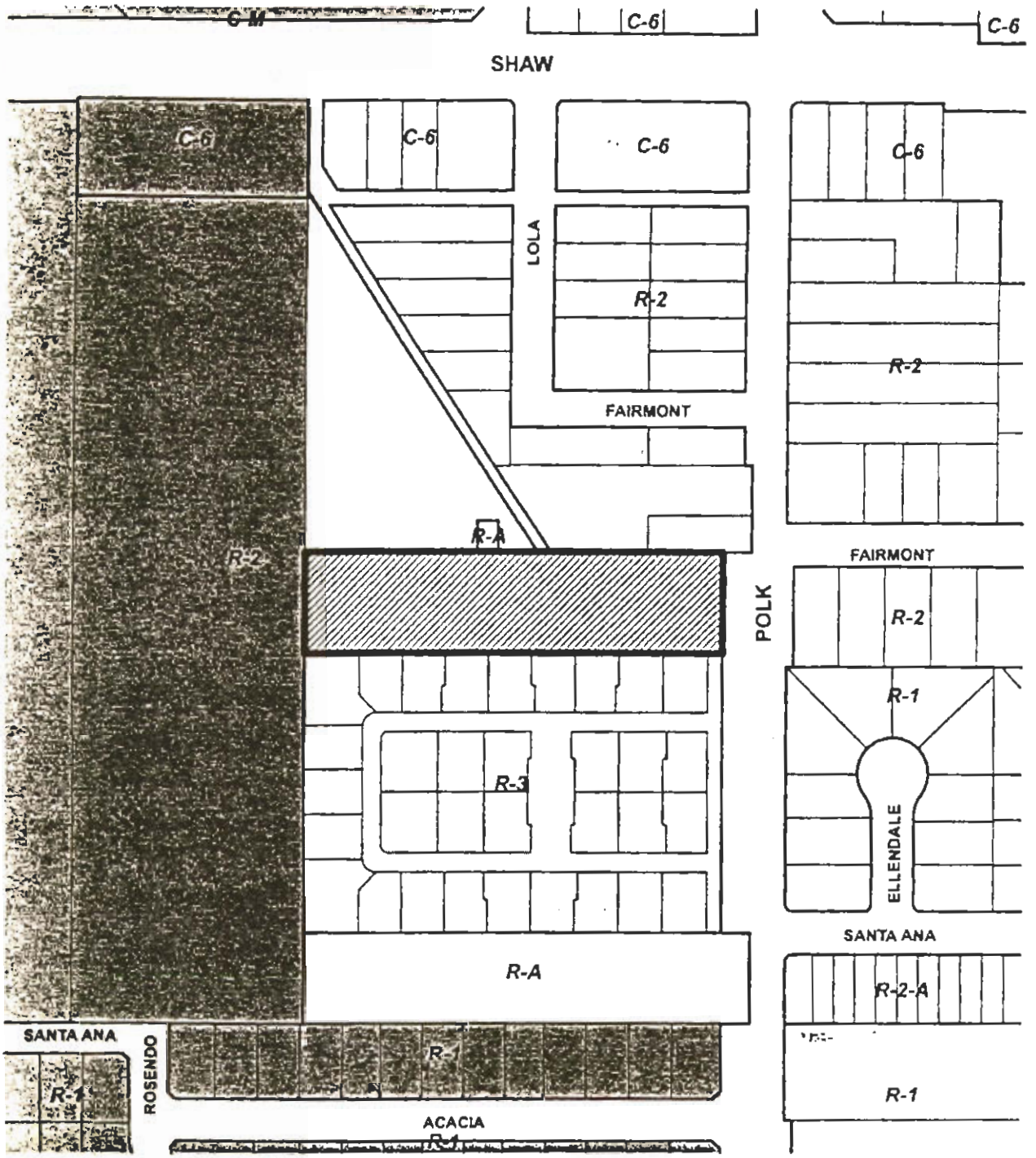
The approval of the Vesting Tentative Map remains in effect until May 3, 2008

Fees: The Subdivider has paid cash in the amount of $91,420.00 for applicable fees.

The CC&R's and resolutions have been reviewed and approved by the City Attorney's office.

Street Improvements: All interior streets are private and will be maintained by a home owners association and all off-site improvement requirements have been satisfied.

Attachments: Vicinity Map
Vesting Tentative Map No. 5557
Final Map of Tract No. 5557
Resolution Approving the Final Map of Tract No. 5557



LEGEND

Subject Property

U.G.M. Area

VICINITY MAP

VESTING TENTATIVE MAP OF TRACT NO. 5557/UGM

SITE PLAN REVIEW NO. S-06-038

Southwest corner of Polk and Fairmont Aves.

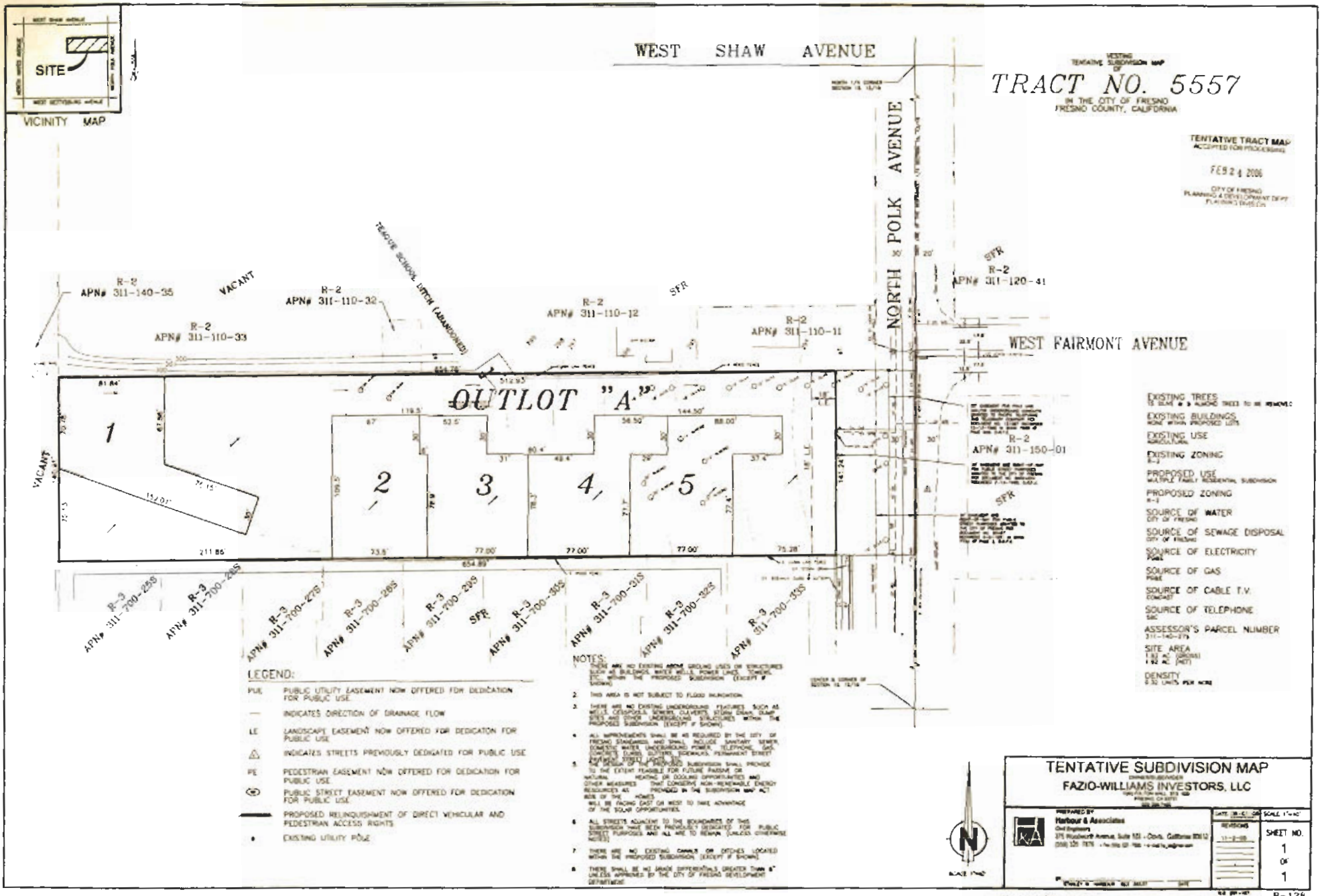
NOT TO SCALE

PLANNING & DEVELOPMENT DEPARTMENT

A.P.N.: 311-700-34S

ZONE MAP: 1944

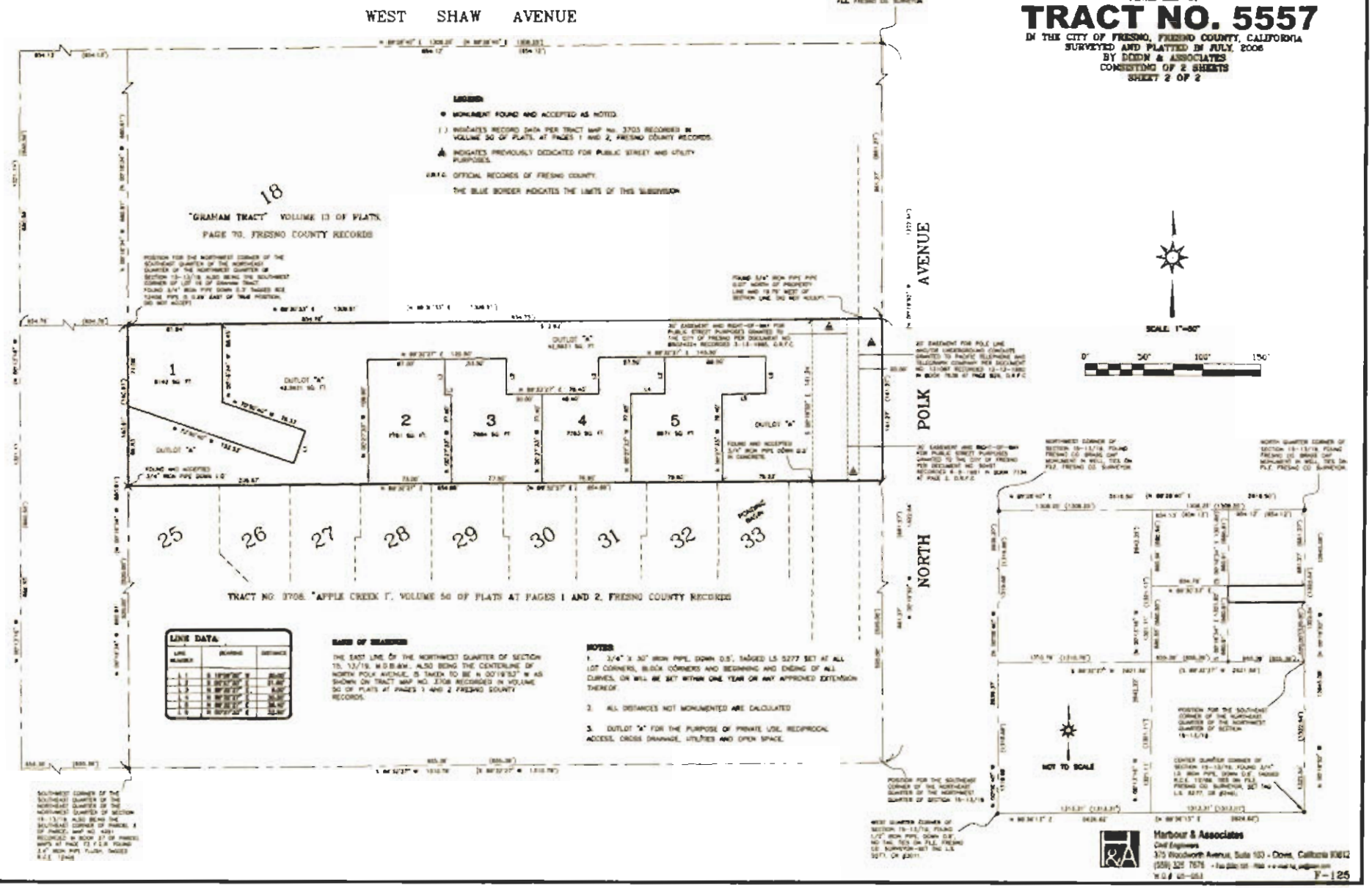
BY/DATE: J.S. / 2-24-06


SITE
VICINITY MAP
WEST SHAW AVENUE
TRACT NO. 5557
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
TENTATIVE TRACT MAP
FEB 2 4 2006
NORTH POLK AVENUE
WEST FAIRMONT AVENUE
R-2
APN# 311-140-35
VACANT
R-2
APN# 311-110-33
R-2
APN# 311-110-32
R-2
APN# 311-110-12
SFR
R-2
APN# 311-110-11
R-2
APN# 311-120-41
R-2
APN# 311-150-01
OUTLOT "A"
1
2
3
4
5
R-3
APN# 311-700-25S
R-3
APN# 311-700-26S
R-3
APN# 311-700-27S
R-3
APN# 311-700-28S
R-3
APN# 311-700-29S
R-3
APN# 311-700-30S
R-3
APN# 311-700-31S
R-3
APN# 311-700-32S
R-3
APN# 311-700-33S
EXISTING TREES
EXISTING BUILDINGS
EXISTING USE
EXISTING ZONING
PROPOSED USE
PROPOSED ZONING
SOURCE OF WATER
SOURCE OF SEWAGE DISPOSAL
SOURCE OF ELECTRICITY
SOURCE OF GAS
SOURCE OF CABLE T.V.
SOURCE OF TELEPHONE
ASSESSOR'S PARCEL NUMBER
SITE AREA
DENSITY
LEGEND:
PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
INDICATES DIRECTION OF DRAINAGE FLOW
LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATON FOR PUBLIC USE
INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR AND PEDESTRIAN ACCESS RIGHTS
EXISTING UTILITY POLE
NOTES:
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
TENTATIVE SUBDIVISION MAP
FAZIO-WILLIAMS INVESTORS, LLC
Harbour & Associates
SHEET NO.
1
OF
1
B-126
PLANNER SHELBY CHAMBERLAIN
S-06-38

FINAL MAP OF

TRACT NO. 5557

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN JULY, 2006
BY DEDIN & ASSOCIATES
CONSISTING OF 2 SHEETS
SHEET 2 OF 2



RESOLUTION NO._____

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE FINAL MAP OF TRACT NO. 5557 AND ACCEPTING DEDICATED PUBLIC USES THEREIN

WHEREAS, Fazio-Williams, LLC, a Limited Liability Company, has offered for approval a Final Map designated as Tract No. 5557, ("map"), pursuant to approved Vesting Tentative Map No. 5557 ("tentative map"); and,

WHEREAS, all the certificates which appear on the map (except the approval certificate of the Council of the City of Fresno and the recording certificate of the Recorder of the County of Fresno) have been signed and acknowledged and said map has been filed for approval; and,

WHEREAS, the subdivision lies within the boundaries of the City of Fresno; and,

WHEREAS, the map conforms to all of the requirements of the Subdivision Map Act of the State of California, and City ordinances, resolutions and standards, except that Section 66492 and 66493 of the Subdivision Map Act may not be fully complied with at the time of passage of this resolution and owner having previously filed with the Clerk of the Board of Supervisors of Fresno County a Tax Compliance Certificate Request along with copies of the map considered herewith by the Council; and,

WHEREAS, the Council finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable general and specific plans of the City; and,

WHEREAS, the Subdivider and the Owners, whose signatures appear on the map, and others have offered for dedication certain streets, public utility easements, access rights and other public properties and uses as shown and delineated upon said map; and,

WHEREAS, the Planning Commission of the City of Fresno, by formal resolution, approved said tentative map.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. That the map is hereby approved and all of the streets, public utility easements, access rights and other public properties and uses offered for dedication on the map are hereby accepted, subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the map for recordation.

2. The Council finds that the map is in substantial compliance with said tentative map, any deviations therefrom being deemed to be approved by the Council.

* * * *

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the _____ day of _____, 2007.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH, CMC
CITY CLERK

By: _____
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By: _____
Deputy

K:\CONSULTANT SERVICES - URS\URS T-5557\T5557 Staff Report 1 06-08-03.wpd