



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council
From: Jason Simpson, City Manager
Prepared by: Remon Habib, City Engineer
Date: October 8, 2024
Subject: Tract Map No. 38271, Laguna Pointe

Recommendation

1. Approve Final Tract Map No. 38271 subject to the City Engineer's acceptance as being true and correct;
2. Authorize the City Clerk to sign the map and arrange for recordation of Final Tract Map No. 38271; and
3. Authorize the City Manager to execute Construction Agreements for Street Improvements and Monumentation.

Background

Laguna Pointe (Project) is located on the southwest side of Lakeshore Drive at the intersection of Lakeshore Drive and Gunnerson Street. With Tract Map No. 38271, the Project proposes to subdivide approximately a 10-acre site into one (1) 9.71-acre lot for condominium purposes to construct 140 two-story attached condominium residences and one (1) lot dedicated for public street and utility purposes. The condominium residences will have floor plans ranging in size from 1,807 square feet to 2,008 square feet. All future public improvements have been secured.

Discussion

Per Subdivision Map Act 66474.1, Tract Map No. 38271 has been reviewed and it has been determined that it is in substantial conformance to the previously approved Tentative Tract Map No. 38271. All Conditions of Approval relative to the final tract map approval have been satisfied.

Fiscal Impact

Public improvements are to be constructed by the developer. The security posted is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

Attachments

- Attachment 1 - Final Boundary Map
- Attachment 2 - Vicinity Map
- Attachment 3 - Construction Agreements