



## 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:** April 9, 2024  
**Subject:** Tract Map 38616, New Ventures

### **Recommendation**

Approve Tract Map 38616 subject to City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the map and arrange for recordation.

### **Background**

The project site is located at the northwestern corner of Graham Avenue and Lowell Street intersection. Tract Map 38616 will subdivide an 0.34 acre parcel into one lot for condominium purposes and to convert an existing apartment complex into five residential condominium units.

### **Discussion**

Per the Subdivision Map Act Section 66474.1, Tract Map 38616 has been reviewed and staff has determined the tract map is in substantial conformance to the previously approved Tentative Tract Map 38616. All conditions of approval relative to the tract map have been completed.

### **Fiscal Impact**

Public improvements have been constructed by the developer. Staff time was utilized to prepare the documents.

### **Attachments**

Attachment 1 - Final Boundary Map Attachment 2 - Vicinity Map