

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: CONSIDERATION OF FINAL PARCEL MAP
NO. 2004-291

From: Keith G. Jones
Dept: Public Works
Date: January 22, 2008

OBJECTIVE

To receive City Council approval for Final Parcel Map No. 2004-291.

BACKGROUND

On February 3, 2005 the owner JCK Garden Grove L.P., a California Limited partnership received Planning Commission approval of Tentative Parcel Map No. 2004-291. A copy of Planning Commission Resolution No. 5480 is attached.

DISCUSSION

The proposed Parcel Map No. 2004-291 is located at 12753 Garden Grove Boulevard and includes the consolidation of four existing parcels a total of 1.67 acres of land in to one lot. The purpose of this subdivision is to construct 93 senior apartment units.

The appropriate vehicular access and subsurface water rights to Garden Grove Boulevard have been released and/or relinquished. Attached subdivision agreement and bonds guarantee for the construction of on-site grading, and off-site improvements including but not limited to public sidewalk, driveway approach, sewer, water and storm drain system.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances and the Subdivision Map Act, and finds this map to be in compliance.

FINANCIAL IMPACT

There is no financial impact to the City by this action.

COMMUNITY VISION IMPLEMENTATION

This project is consistent with the community vision for ensuring the compatibility between new and existing subdivisions.

RECOMMENDATION

It is recommended that City Council:

- Approve Final Parcel Map No. 2004-291

KEITH G. JONES
Public Works Director

By: Sid Ashrafnia
Associate Civil Engineer

Attachments: 1. Planning Commission Resolutions No. 5480.
 2. Subdivision Agreements and bonds.
 3. Final Parcel Map No. 2004-291