

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Parcel Map 02-321 for Recordation (Pankey)
DATE: May 18, 2004

Needs: That the City Council consider steps toward finalizing development plans for a commercial development and subdivision.

Facts:

1. Applicant James Pankey has requested that Parcel Map PR 02-321 be accepted by the City for recordation. PR 02-321 is located on the west side of Theatre Drive directly south and adjacent to the Target Center.
2. Since the required public improvements have not been completed, the applicant has signed a subdivision improvement agreement guaranteeing the construction of these improvements within a one-year period. Payment and performance bonds have been submitted and placed on file in the office of the City Engineer.

**Analysis
and**

Conclusion: Parcel Map PR 02-321 was tentatively approved by the Planning Commission on December 9, 2003. With the exception of the construction of public improvements, all conditions imposed by the Planning Commission have been satisfied.

The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements.

Acceptance of public improvements and release of the securities occurs only after these improvements have been constructed to the satisfaction of the City Engineer and following the adoption of a resolution of acceptance by the City Council.

Policy

Reference: California Government Code Section 66462 (“Subdivision Map Act”)
Paso Robles Municipal Code Section 22.16.160

Fiscal

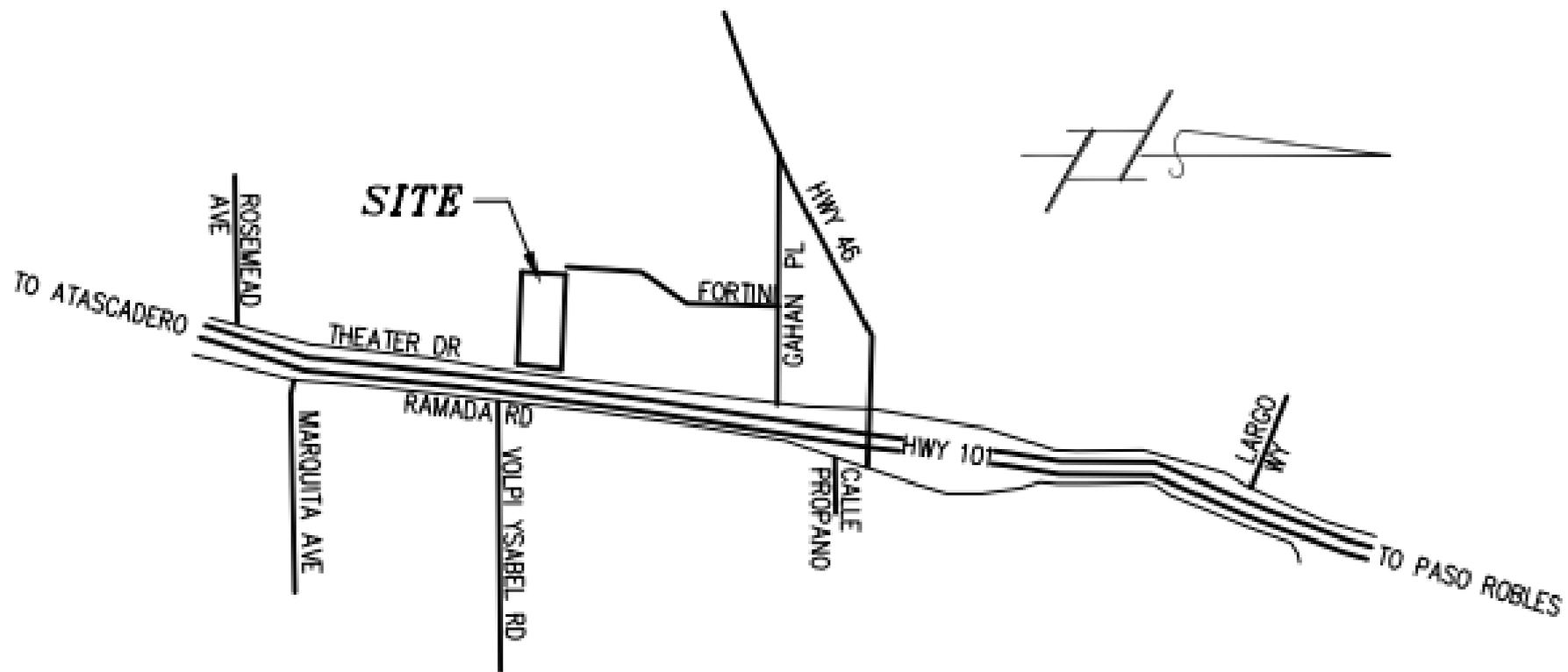
Impact: None.

Options: That the City Council accept the subject map and agreement by taking the following actions:

- a.** Adopt Resolution No. 04-xx accepting the recordation of Parcel Map PR 02-321 a four-lot commercial subdivision located on the west side of Theatre Drive; and approve the Subdivision Improvement Agreement for PR 02-321 guaranteeing the construction of the subdivision improvements, with an established deadline of May 18, 2005, to complete these improvements, and authorizing the Mayor to execute the Agreement.
- b.** Amend, modify or reject the above option.

Attachments: (3)

- 1) Vicinity Map
- 2) Reduced size parcel map
- 3) Resolution Final Map



VICINITY MAP.

N.T.S.

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
PARCEL MAP PR 02-321, (PANKEY)

WHEREAS, the Subdivider has met all conditions of the tentative map, has posted payment and performance securities to guarantee the installation of public improvements, and submitted a certificate of insurance; and

WHEREAS, City staff has reviewed the final parcel map and finds it to be in substantial conformance with the approved tentative map and technically correct.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby approve the final map for PR 02-321, and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the Performance and Payment securities posted to guarantee the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for Theatre Drive and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of May 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk