

MOTION


On September 12, 2018, the Deputy Advisory Agency approved Vesting Tentative Tract No. 74750-SL which is composed of two parcels and an alley, located at 4344 Eagle Rock Boulevard, for a maximum of 13 lots. The owner is proposing to develop 11 single-family residences and two mixed-use buildings fronting Eagle Rock Boulevard utilizing the City's Small Lot Subdivision Ordinance. The residences will create homeownership opportunities ranging in size from 1,048 to 2,469 square feet.

The Tentative Tract Map was approved with conditions, including the merger of a public alley with the remainder of the tract map to the satisfaction of the Bureau of Engineering. The site consists of two parcels, Assessor Parcel No. 5474-022-018 and 5474-022-019, separated by a public alleyway that dead ends between these two parcels. Upon final tract map recordation, the public alley area shall become Lot No. 11.

The approval and recordation process is currently under way for the final tract map. In order to commence development with a building occupying the public right-of-way prior to recordation of the final tract map and finalization of the merger, the developer must obtain a revocable permit from the Bureau of Engineering. City Council action is needed to allow the owner to develop this portion with a structure encroaching on a public alley and secure a building permit while final tract map recordation proceeds.

I THEREFORE MOVE that the Bureau of Engineering be instructed to issue a revocable permit, subject to satisfaction of the conditions for issuing such permit, to allow the property owner at 4344 Eagle Rock Boulevard to close, gate, occupy, demolish, excavate, and commence construction of permanent structures within the existing public right-of-way prior to the recordation of Final Tract Map No. 74750-SL.

PRESENTED BY

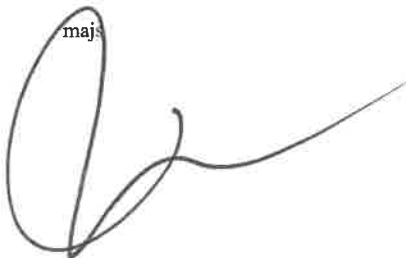

GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY



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