



Agenda Report

File #: 18-2100

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to release the Grading and Improvement Securities associated with 945 West Kendall Street - Alma Yanez, a single woman.

RECOMMENDED ACTION:

That the City Council release the Grading and Public Improvement Securities associated with 945 West Kendall Street in full (PWGR2017-0114 - cash deposit).

ANALYSIS:

On February 21, 2018, the City entered into Grading and Improvement Agreements with Alma Yanez to secure the required grading and public improvements associated with the development of a single-family residence on a 0.21-acre lot in the R1-7.2 (Single-Family Residential) Zone located at 945 West Kendall Street, as shown on Exhibit "A."

On May 30, 2018, the owner notified the City that she would not proceed with construction of the residence and requested a release of the bonds. Some minor grading work was initiated, but the site has since been restored to its original condition. All permits issued by the City will be revoked. Therefore, it is appropriate to release, in full, the Grading and Public Improvement Securities associated with 945 West Kendall Street at this time.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely releases the current securities associated with the property. Since there is no possibility that adopting this action will have a significant effect on the environment, no environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Owner: Ms. Alma Yanez
1710 Birch Street
Santa Ana, CA 92707
(714) 650-4677