



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 1, 2019**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 2**

SUBJECT: TERMINATION OF TWO COVENANT AND AGREEMENTS PLACED ON THE PROPERTY MAPPED BY PARCEL MAP 23026, NOW A PORTION OF SYCAMORE CANYON BUSINESS PARK AND A PORTION OF SYCAMORE CANYON PARK

ISSUE:

Termination of two Covenant and Agreements for future right-of-way dedications and off-site improvements including utilities and plan preparation for a portion of Sycamore Business Park and a portion of Sycamore Canyon Park.

RECOMMENDATION:

That the City Council:

1. Consent to the termination of the two Covenant and Agreements placed on the area mapped by Parcel Map 23026; and
2. Authorize the City Manager, or his designee, to execute the termination of the two Covenant and Agreements, including making minor and non-substantive changes.

BACKGROUND:

On November 5, 1987, the Planning Commission approved Parcel Map 23026, a proposal of T & S Development, Inc. to divide approximately 126 vacant acres into two parcels for park and industrial purposes, situated on the northerly side of Alessandro Boulevard, approximately one half mile westerly of the 215 Freeway in the MP-Manufacturing Park Zone. The project was approved with the conditions that Right-of-way dedications and offsite improvements, including utilities and plan preparation, may be deferred until parcels 1 and 2 are further developed or subdivided; however, a Covenant and Agreement subject to the City Attorney's approval, shall be recorded prior to or concurrently with recordation of Parcel Map 23026 for parcels 1 and 2 to notify future owners that right-of-way dedications and off-site improvements, including utilities and plan preparation, would be required prior to future development or subdivision of the subject property.

DISCUSSION:

The real property subdivided by Parcel Map 23026 and encumbered by the Covenant and

Agreements have been sufficiently developed with right-of-way and off-site improvements, including utilities and plan preparation. Any future development will be conditioned on a project-by-project basis, and any further development and infrastructure necessary for this area will be the responsibility of the owner/developer. Thus, the existing Covenant and Agreements placed on the property mapped by Parcel Map 23026 may be terminated.

FISCAL IMPACT:

There is no fiscal impact associated with this action, since all project costs are borne by the applicant.

Prepared by:	Kris Martinez, Public Works Director
Certified as to	
availability of funds:	Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Location Map
2. Recorded Covenant and Agreements
3. Approved Conditions
4. Recorded Parcel Map 23026
5. Termination of Covenant and Agreements