

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 14, 2024

PREPARED BY: Christina Canales, Land Development Technician

REQUEST: ADOPT RESOLUTION APPROVING FINAL PARCEL MAP NO. 38751

RECOMMENDATION:

1. Adopt a resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP OF FINAL PARCEL MAP NO. 38751".

BACKGROUND/ANALYSIS:

On September 5, 2023, the Planning Commission approved Tentative Parcel Map 38751 by Resolution No. 2842, a request by Ms. Shana Shamloo (Applicant), 135 Chelsea Circle, Palm Desert, CA 92260, to convert four existing apartment units located at 74375 El Camino to residential condominiums.

The Final Parcel Map No. 38751 conforms to all application requirements of the Subdivision Map Act and the City's ordinances. The Final Map has been deemed technically correct by the City Engineer and the Conditions of Approval in Resolution No. 2842 have been satisfied. It shall be noted that the Applicant has satisfied Condition of Approval No. 7, a requirement to provide each buyer with a housing inspection report prepared by a licensed architect or structural engineer. This report outlines the structural condition of the property. The requirement was met through a Field Observation Report.

This map was not conditioned to install public improvements; therefore, improvement bonds were not required.

Legal Review:

This report has been reviewed by the City Attorney's office.

Strategic Plan:

This action has no impact on the Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated with this action.

ATTACHMENTS:

1. Resolution
2. Conditions of Approval of Resolution No. 2842

3. Affidavit Regarding Tenant Occupancy
4. Tentative Parcel Map 38751
5. Final Parcel Map 38751
6. Vicinity Map