



City of Carson Report to Mayor and City Council

September 7, 2010
New Business Consent

SUBJECT: CONSIDER BOND RELEASE FOR TRACT MAP NO. 53751: 418 W. 223RD STREET

Submitted by M. Victor Rollinger
Development Services General Manager

Approved by Jerome G. Groomes
City Manager

I. SUMMARY

The construction of road improvements and the installation of trees for Tentative Tract Map No. 53751 have been completed in compliance with approved plans and specifications and in a manner satisfactory to the City Engineer. Tentative Tract Map No. 53751 allowed the development of a six-unit condominium on a 0.4-acre site located at 418 W. 223rd Street (Exhibit No. 1), a subdivision by Jose Navarro. On October 11, 2005, the Planning Commission approved Tentative Tract Map No. 53751 (Exhibit No. 2). The developer requests the release of the Surety Bonds to reflect the completed work. Staff recommends that the City Council approve the work as complete and authorize staff to release the Surety Bonds in the amount of \$61,500.00 for Tentative Tract Map No. 53751.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the work as complete.
2. AUTHORIZE the release of the Surety Bonds for the work that has been completed in the amount of \$61,500.00 for Tentative Tract Map No. 53751.
3. INSTRUCT the City Clerk to send a copy of the City Council action to the principal and surety.

III. ALTERNATIVES

DO NOT APPROVE the release of the bonds. However, it is common procedure to release the bonds once the work is completed and accepted.

IV. BACKGROUND

On October 11, 2005, the Planning Commission approved Tentative Tract Map No. 53751 for the development of a six-unit condominium on a 0.4-acre site located at 418 W. 223rd Street. The development was constructed, but the applicant did not proceed with finalizing the subdivision map. The applicant, Mr. Jose Navarro, requested staff to modify his application for development of

21.