



Agenda Item

City Council

Item #: 3.8.

8/26/2025

File #: 25-0476

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Christopher Cash, Public Works Director

1. SUBJECT

Approval of Final Tract Map No. 19253 for the Viewpoint Homes project located at 901 E. Katella Avenue (formerly known as Intracorp Homes project).

2. SUMMARY

Tract Map No. 19253 is a subdivision of 48 single-family small lot homes.

3. RECOMMENDED ACTION

Approve Final Tract Map No. 19253.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

On May 23, 2024, the City Council approved Resolution No. 11553 which includes Vesting Tentative Tract Map 0051-0293-23 located at 901 E. Katella Avenue. The proposed project involves the redevelopment of an existing 2.71-acre commercial site with 48 two-and three-story single-family small lot homes.

The Final Map for Tract 19253 conforms to the approved Tentative Tract Map. The Final Map also includes dedication of easements for streets, fire access, and utility purposes.

All required fees have been paid, and bonds have been posted to guarantee construction of on-site improvements, and off-site street improvements.

7. ATTACHMENTS

- Site Map
- Final Map of Tract 19253