

Agenda Report

TO: CITY COUNCIL

Date: September 16, 2002

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 53487, Being an 18-Unit
Condominium Project at 71-87 South Sierra Madre Boulevard

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53487 and authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject tract map, an 18-unit condominium project at 71-87 South Sierra Madre Boulevard, was reviewed and approved in tentative form by the Subdivision Committee on June 13, 2001.

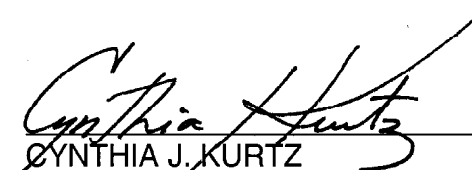
The developer's engineer has now completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City. A building permit has been issued and no additional discretionary actions are required.

The 18-unit condominium project is approximately 40 per cent complete and is being constructed on a site that had two single family dwellings and an apartment complex. The project will preserve a historically significant Prairie/Arts and Craft style single family dwelling. The other single family dwelling and the apartment complex have been demolished and will be replaced with 17 additional dwelling units that will be of a size and scale consistent with the existing dwelling and mimic the architectural features characteristic of the existing historic dwelling. The project will result in an increase to the City's housing stock.

FISCAL IMPACT:

The developer has paid for staff costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

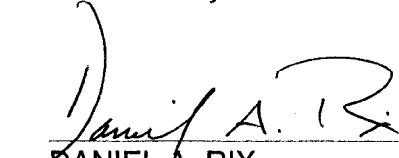
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

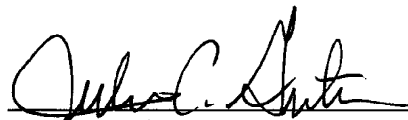
Prepared by:


for BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


JULIE A. GUTIERREZ, Director
Department of Public Works