

Resolution No. 8213

Agenda Report

TO: CITY COUNCIL

Date: February 24, 2003

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 53420, Being a 12-Unit
Condominium Project at 837-851 South Marengo Avenue

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53420 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, a 12-unit condominium project at 837-851 South Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on May 9, 2001.

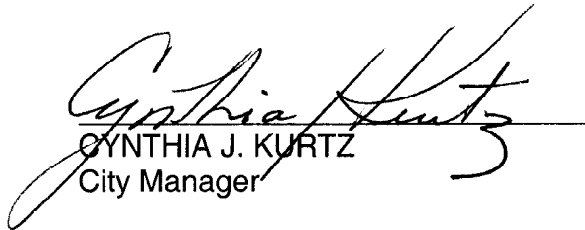
The developer's engineer has now completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has complied with 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 12-unit condominium project with subterranean parking is approximately 95 per cent complete and is being constructed on a site that had a five-unit detached apartment complex. 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.

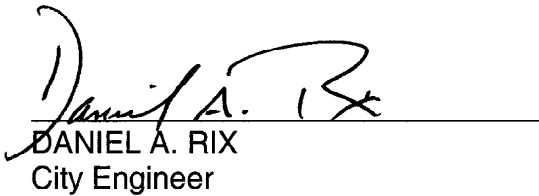
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

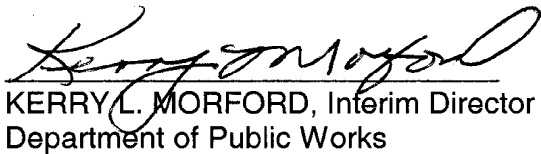
Prepared by:


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Approved by:


KERRY L. MORFORD, Interim Director
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