

Agenda Report

TO: CITY COUNCIL

Date: August 23, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Vesting Tract Map No. 60116, Being a Six-Unit Condominium Project at 600 South Orange Grove Boulevard

RECOMMENDATION:

It is recommended that the City Council adopt the following resolution to:

- 1) Approve final Tract Map No. 60116 and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject vesting tract map, being a six-unit condominium project at 600 South Orange Grove Boulevard, was reviewed and approved in tentative form by the Subdivision Committee on August 13, 2003.


The developer's engineer has 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's 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.

The six-unit condominium project was constructed on a vacant lot and had been completed. A Certificate of Occupancy was issued for the project on December 18, 2003. The project has resulted in an increase to the City's housing stock. The project was not subject to the requirements of the Inclusionary Housing Ordinance which is applicable to ten or more housing units.

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.

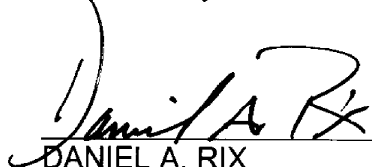
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

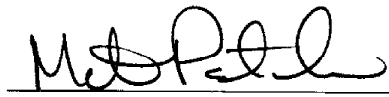
Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works

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