

Agenda Report

TO: CITY COUNCIL

Date: August 23, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Vesting Tract Map No. 53817, Being an 11-Unit Condominium Project at 434 South Oakland Avenue

RECOMMENDATION:

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

- 1) Approve final vesting Tract Map No. 53817 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 an 11-unit condominium project at 434 South Oakland Avenue, was reviewed and approved in tentative form by the Subdivision Committee on August 14, 2002.

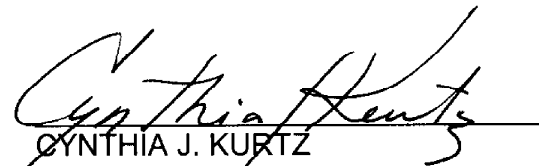
The developer's engineer has completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or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

The 11-unit condominium project is approximately 90 percent complete and is being constructed on two lots with a total of eight residential units. The project is tentatively scheduled to be completed by December 2004. The project will result in an increase to the City's housing stock. At the time the developer received approval of the Vesting Tentative Tract Map, the project was subject to a six (6) percent requirement of all newly constructed units under the Inclusionary Housing provisions of the zoning code. In calculating the required number of inclusionary units, fractional units of .75 or above will be rounded up. In this case, since the project included eleven (11) units, the project required .66 unit that would be rounded down to zero. Accordingly, the project is not subject to providing any inclusionary units.

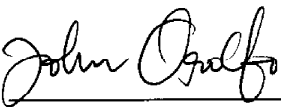
FISCAL IMPACT:

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.

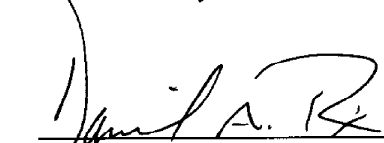
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


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