

# Agenda Report

**TO: CITY COUNCIL**

**Date:** February 9, 2004

**FROM: CITY MANAGER**

**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 53815, BEING A 5-UNIT CONDOMINIUM PROJECT AT 478 SOUTH OAKLAND AVENUE**

**RECOMMENDATION:**

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53815 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 5-unit condominium project at 478 South Oakland Avenue, was reviewed and approved in tentative form by the Subdivision Committee on January 8, 2003.

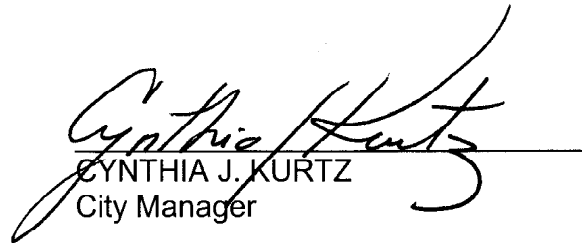
The developer's engineer has completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has complied with or 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 5-unit condominium project is approximately 70 percent complete and is being constructed on a lot that had a house and a duplex. The project is tentatively scheduled to be completed by March 2004. The project will result in an increase to the City's housing stock. The project is exempt from the standards of the Inclusionary Housing Ordinance which is applicable to projects with 10 or more residential 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.

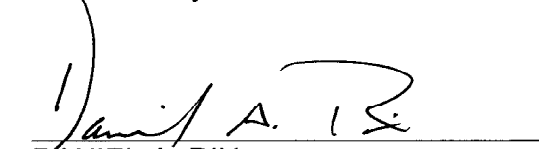
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

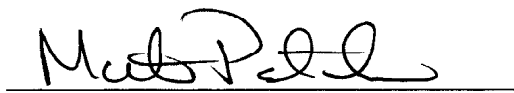
Prepared by:

  
BONNIE L. HOPKINS  
Principal Engineer

Reviewed by:

  
DANIEL A. RIX  
City Engineer

Approved by:

  
MARTIN PASTUCHA, Director  
Department of Public Works