

Agenda Report

TO: CITY COUNCIL

Date: September 16, 2002

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 52974, Being a 6-Unit
Condominium Project at 80 South Meridith Avenue

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 52974 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 6-unit condominium project at 80 South Meridith Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 8, 1999.


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 project has been constructed except for the installation of street lights. The developer has provided surety to install the street lights and has complied with all other conditions of approval required by the City. A building permit has been issued and no additional discretionary actions are required.

The 6-unit condominium project has been constructed on a land lot which had one single family dwelling, thereby resulting 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.

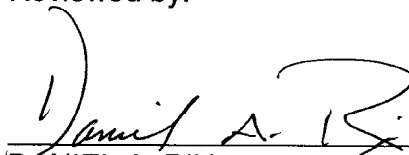
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

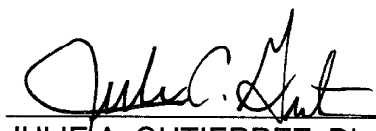
Prepared by:


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Approved by:


JULIE A. GUTIERREZ, Director
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