

# Agenda Report

**TO: CITY COUNCIL**

**Date:** December 15, 2003

**FROM: CITY MANAGER**

**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 54377, BEING A  
MIXED USE PROJECT AT 175 SOUTH LAKE AVENUE  
AND 160 SOUTH HUDSON AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 54377 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 mixed use project comprised of 38 air parcels for residential condominium units, 22 office air parcels, one commercial air parcel, and one parcel for two levels of subterranean parking on Lot 1 at 175 South Lake Avenue, and 72 air parcels for residential condominium units and one commercial air parcel at ground level on Lot 2 at 160 South Hudson Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 10, 2003.


The developer's engineer has now completed the final map which has been checked 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, including monumentation. A building permit had been issued and no additional discretionary actions are required.

The mixed use project is approximately 90 percent complete and is being constructed on a vacant lot at 175 South Lake Avenue and on a lot that had a parking structure at 160 South Hudson Avenue. The project will result in an increase to the City's housing stock. The developer executed two In-Lieu Fee Certificates on January 19, 2003 and July 30, 2003. The first half payment has been made by the developer, and the second half payment is due at issuance of the Certificate of Occupancy. The developer has complied with all standards of the Inclusionary Housing Ordinance.

**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.

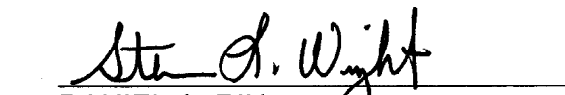
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

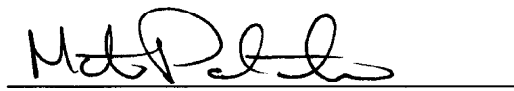
Prepared by:

  
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City Engineer

Approved by:

  
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Department of Public Works