

Agenda Report

TO: CITY COUNCIL

Date: July 21, 2003

FROM: City Manager

SUBJECT: Approval of Final Parcel Map No. 26402, Being a 3-Unit
Condominium Project at 597 South Madison Avenue

RECOMMENDATION:

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

1. Approve the final map for Parcel Map No. 26402.
2. Accept the offer of a dedication for street purposes as shown on Parcel Map No. 26402.
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedication.

BACKGROUND:

The subject parcel map, a 3-unit condominium project at 597 South Madison Avenue, was reviewed and approved in tentative form as Tentative Parcel Map No. 26402, by the Subdivision Committee on April 10, 2002. The tentative map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide a 15-foot radius property line corner rounding at the southwest corner of the intersection of Madison Avenue and California Boulevard for street purposes. The dedication is shown on the parcel map for this development and is recommended for acceptance by the City Council.

The developer's engineer has now completed the final parcel map which has been checked by the County and monumentation has been established. 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.


BACKGROUND, Continued

The 3-unit condominium project has been completed and was constructed on a site that had a single-family residence. The project resulted in an increase to the City's housing stock. It was exempt from 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.

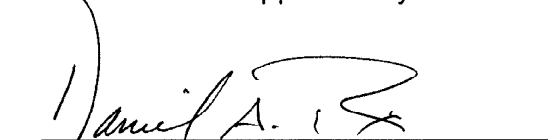
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed and approved by:


DANIEL A. RIX
City Engineer/Acting Director
Department of Public Works