

Agenda Report

TO: CITY COUNCIL

Date: July 21, 2003

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 53744, Being a 12-Unit Condominium Project at 106 South El Molino Avenue

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53744 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 12-unit condominium project at 106 South El Molino Avenue, was reviewed and approved in tentative form by the Subdivision Committee on February 13, 2002.

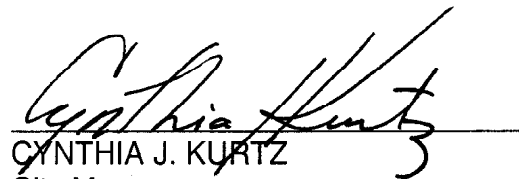
The developer's engineer has now completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has complied with 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 12-unit condominium project is approximately 70 percent complete and is being constructed on a site that had a medical office building and a single family residence. The project will result in an increase to the City's housing stock. It was not conditioned to provide any number of affordable housing units or required to comply with the Inclusionary Housing Ordinance which was adopted on July 16, 2001, and became effective September 13, 2002.

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.

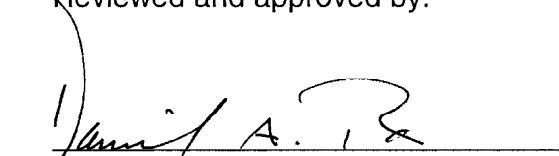
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

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Reviewed and approved by:


DANIEL A. RIX
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Department of Public Works

JO:bs