

Agenda Report

TO: CITY COUNCIL

Date: March 10, 2003

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 53484, Being a 6-Unit
Condominium Project at 316 Allendale Road

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53484 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 316 Allendale Road, was reviewed and approved in tentative form by the Subdivision Committee on August 8, 2001.

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 has been issued and no additional discretionary actions are required.

The 6-unit condominium project with subterranean parking is approximately 70 percent complete and is being constructed on a site that had three apartment units. The project will result 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.

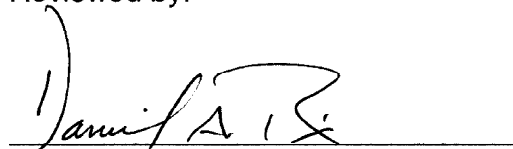
Respectfully submitted,


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