

Agenda Report

TO: CITY COUNCIL

Date: November 3, 2003

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 26680, BEING A SUBDIVISION OF TWO PARCELS INTO THREE LOTS FOR A 5-UNIT RESIDENTIAL PROJECT COMPRISED OF TWO DUPLEXES AND ONE SINGLE-FAMILY RESIDENCE AT 739 CYPRESS AVENUE

RECOMMENDATION:

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

1. Approve the final map for Parcel Map No. 26680.
2. Accept the offer of a dedication for sidewalk purposes as shown on Parcel Map No. 26680.
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, being a subdivision of two parcels into three lots for a 5-unit residential project comprised of two duplexes and one single-family residence at 739 Cypress Avenue, was reviewed and approved in tentative form as Tentative Parcel Map No. 26680 by the Subdivision Committee on June 12, 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 a 4-foot strip of land to widen the parkway from 6 feet to 10 feet along the Cypress Avenue frontage of the subject property for sidewalk purposes. The sidewalk improvements will be constructed with the project. 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. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. No additional discretionary actions are required.

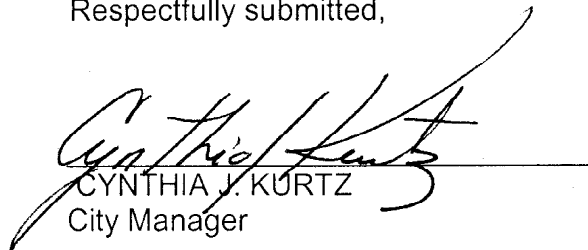
BACKGROUND, Continued

It is anticipated that a building permit will be issued in early November 2003. Construction of the 5-unit residential project on the vacant parcels is scheduled to begin in early November 2003, and completed by March 2004. The project will result in an increase to the City's housing stock. The project is not subject to the requirements of the Inclusionary Housing Ordinance which is applicable to projects comprising of ten 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.

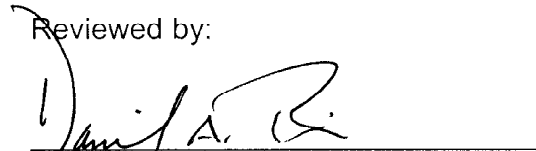
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

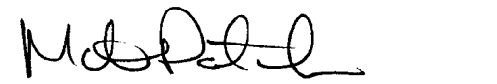
Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works