

Agenda Report

TO: CITY COUNCIL

Date: September 8, 2003

FROM: City Manager

SUBJECT: Approval of Final Parcel Map No. 26170, Being a Consolidation of Five Parcels into One Parcel for a 98-Unit Senior Apartment Project at 775 East Union Street

RECOMMENDATION:

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

1. Approve the final map for Parcel Map No. 26170.
2. Accept the offer of a dedication for street purposes as shown on Parcel Map No. 26170.
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 consolidation of five parcels into one parcel for a 98-unit senior apartment project at 775 East Union Street, was reviewed and approved in tentative form as Tentative Parcel Map No. 26170 by the Subdivision Committee on June 13, 2001. 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 2-foot strip of land to widen the parkway from 8 feet to 10 feet along the Union Street frontage of the subject property, including a 15-foot radius property line corner rounding at the northwest corner of the intersection of Union Street and Hudson Avenue, 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. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. A building permit has been issued and no additional discretionary actions are required.

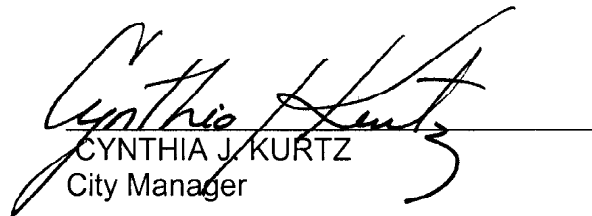
BACKGROUND, Continued

Construction of the 98-unit senior apartment project with subterranean parking is approximately 80 percent complete. The project is being constructed on a site that had a 7,000 square-foot two-story office building, that was built in 1952, and a parking lot. The project will result in an increase to the City's Housing stock. The project has executed an Inclusionary Housing Agreement and meets all Inclusionary Housing Ordinance requirements which include 6 percent (4 units) of total housing units for low (3 units) and moderate (1 unit) income households.


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.

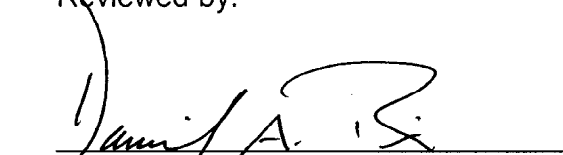
Respectfully submitted,


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