

Agenda Report

TO: CITY COUNCIL

Date: January 12, 2004

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 53486, BEING AN 11-UNIT CONDOMINIUM PROJECT AT 2439 OSWEGO STREET

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53486 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, an 11-unit condominium project at 2439 Oswego Street, was reviewed and approved in tentative form by the Subdivision Committee on November 14, 2001.

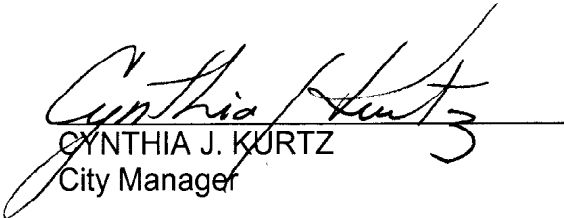
The developer's engineer has now completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City. A building permit had been issued and no additional discretionary actions are required.

The 11-unit condominium project is approximately 60 percent complete and is being constructed on a lot that had two single family dwellings. The project will result in an increase to the City's housing stock. The project received entitlement approval prior to the adoption of the Inclusionary Housing Ordinance on July 16, 2001, and is exempt from the standards of the ordinance.

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,

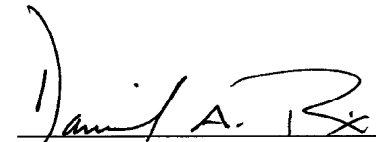

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