

Agenda Report

TO: CITY COUNCIL

Date: June 7, 2004

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 53584, BEING A SIX-UNIT CONDOMINIUM PROJECT AT 448 SOUTH OAK KNOLL AVENUE

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53584 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 six-unit condominium project at 448 South Oak Knoll Avenue, was reviewed and approved in tentative form by the Subdivision Committee on May 8, 2002.

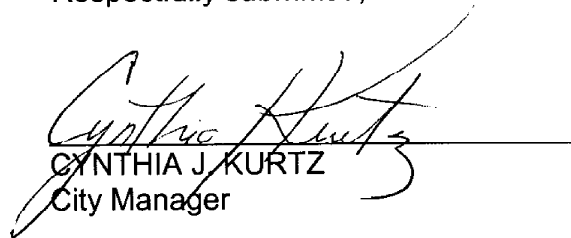
The applicant's engineer has now completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The applicant has complied with 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 six-unit condominium project is approximately 90 percent complete and is being constructed on a lot that had a single family dwelling. 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 ten or more housing units.

FISCAL IMPACT:

The applicant 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.

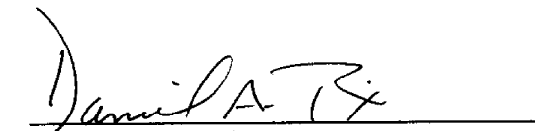
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

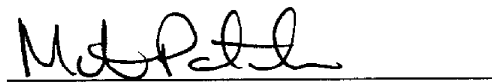
Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works