

Agenda Report

TO: CITY COUNCIL

Date: June 14, 2004

FROM: CITY MANAGER

**SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 26888,
BEING A FOUR-UNIT CONDOMINIUM PROJECT
AT 170-180 NORTH CHESTER AVENUE**

RECOMMENDATION:

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

1. Approve the final map for Parcel Map No. 26888.
2. Accept the offer of a five-foot wide easement for utility purposes as shown on Parcel Map No. 26888.
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 four-unit condominium project at 170-180 North Chester Avenue, was reviewed and approved in tentative form as Tentative Parcel Map No. 26888 by the Subdivision Committee on January 8, 2003. 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 five-foot wide easement for utility 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. Monumentation has been established and inspected by the County. 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.


BACKGROUND, Continued

The four-unit condominium project is approximately 95 percent complete and is being constructed on two lots that had a single family dwelling on each lot. The site will have two detached condominium units on each lot. 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 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,


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City Manager

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Approved by:


MARTIN PASTUCHA, Director
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