

Agenda Report

TO: CITY COUNCIL

Date: March 27, 2000

FROM: City Manager

SUBJECT: Approval of Final Tract map No. 52603, Being a
38-Unit Condominium at 602 East Walnut Street

RECOMMENDATION:

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

1. Approve the final Tract Map No. 52603.
2. Accept the offer of dedication for grant of easements for sidewalk purposes as shown on Tract Map No. 52603.
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedications.

BACKGROUND:

The subject tract map, a 38-unit condominium project at 602 East Walnut Street, was reviewed and approved in tentative form by the Subdivision Committee on August 12, 1998.

The tentative map was approved on the basis that the development comply with the various related conditional requirements recommended by the City. Included among these conditional requirements was a grant of easement for sidewalk purposes along the El Molino Avenue frontage. The grant of easement is shown on the tract map and is recommended for acceptance by the City Council.

The developer's engineer has now completed the final map which has been checked by the County, monumentation has been established and checked, and 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.

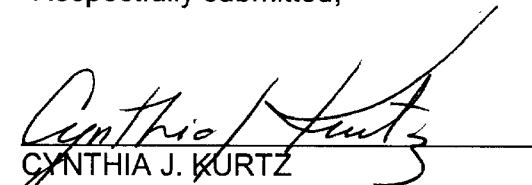
HOUSING IMPACT:

The 38-unit condominium project will replace an office building, thereby resulting in an increase to the City's housing stock.

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.

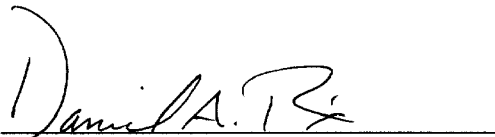
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

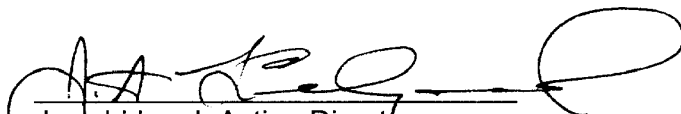
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City Engineer

Approved by:


Jack Lidyard, Acting Director
Public Works and Transportation

RQ:bs