

Agenda Report

TO: CITY COUNCIL

Date: March 29, 2004

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 53506, BEING A DEVELOPMENT COMPRISED OF ONE AIR PARCEL FOR COMMERCIAL PURPOSES AND 53 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES, AT 128 NORTH OAK KNOLL AVENUE

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Vesting Tract Map No. 53506 and authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject vesting tract map, a development comprised of one air parcel for commercial purposes and 53 air parcels for residential condominium purposes at 128 North Oak Knoll Avenue, was reviewed and approved in tentative form by the Subdivision Committee on June 13, 2001.

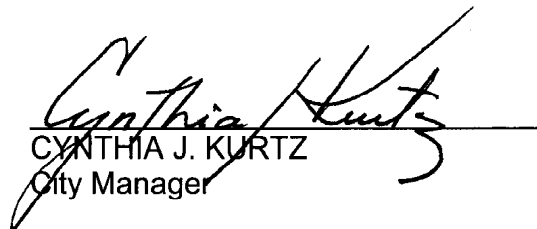
The developer's engineer has now completed the final map which has been checked by the County. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. A building permit has been issued and no additional discretionary actions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

The project is approximately 50 percent complete and is being constructed on a lot that had one church building and two single family residences. 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.

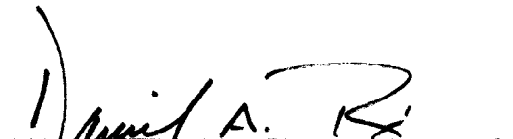
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

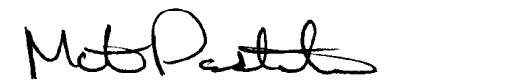
Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works