TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: JULY 21, 2007 CMR: 310:08

SUBJECT: APPROVAL OF A FINAL MAP TO CREATE SIX RESIDENTIAL CONDOMINIUM UNITS ON A .57 ACRE LOT AT 433 W MEADOW DRIVE [08PLN-00149]

RECOMMENDATION
Staff recommends that the City Council approve the proposed Final Map for 433 W Meadow Drive to create six residential condominium units on an existing .57 acre residential lot.

BACKGROUND
On March 24, 2008, the City Council approved a Tentative Map to create six residential condominium units on the .57 acre lot. The project includes the demolition of one existing residential building and two sheds and the construction of six detached buildings, each containing one condominium unit.

DISCUSSION
The purpose of the final map is to create the six condominium units. The Final Map and the Record of Land Use Action for the Tentative Map have been provided for the Council’s information. The Planning Department and the Public Works Department have reviewed the Final Map and have determined that it is consistent with the approved Tentative Map (Attachment A). According to the State Subdivision Map Act, the City Council must therefore approve the Final Map.

The map satisfies all approval conditions for the Tentative Map, including the preparation of a Subdivision Improvement Agreement and BMR Agreement.

RESOURCE IMPACT
There is no direct impact on City resources associated with the action recommended in this staff report.
POLICY IMPLICATIONS
No changes in the Comprehensive Plan or Zoning Ordinance are required for this project. The Final Map complies with the City’s policies set out in the Comprehensive Plan, Zoning Ordinance Municipal Code, and the Subdivision Map Act.

ENVIRONMENTAL REVIEW
An Initial Study and a Mitigated Negative Declaration were prepared and approved in conjunction with the Architectural Review of the 0.57 acre site. The Initial Study/Mitigated Negative Declaration included the condominium map within the project description and analysis. No further environmental review is required.

PREPARED BY: ________________________________________________
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DEPARTMENT HEAD: ________________________________________________
CURTIS WILLIAMS
Interim Director of Planning and Community Environment

CITY MANAGER APPROVAL: ________________________________________________
STEVE EMSLIE/KELLY MORARIU
Interim Deputy City Managers

ATTACHMENTS
A. Record of Land Use Action of Tentative Map Approval
B. Final Map (Council Members Only)

COURTESY COPIES:
Forrest Mozart, West Meadow Oaks, L.P., Applicant/Owner