

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 11/14/07		Item Number: <u>A-9</u>	
AGENDA ITEM: Adoption of a Resolution approving Final Tract Map No. 61845 for an Eight-Unit Condominium Development on Property Located at 4067 and 4073 Lincoln Avenue.			
Contact Person/Dept.: Andy O'Connell/PW		Phone Number: (310) 253-5606	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☒ Attachments: ☒	
Public Notification: Master Notification on November 7, 2007.			
Department Head Approval: Charles D. Herbertson 10/31/07		City Attorney Approval: Carol Schwab (by H. Iker) (11/06/07)	
Fiscal Impact Approval: Marlee Chang (11/07/07)		City Manager Approval: Jerry B. Fulwood (11/08/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council determine that Tract Map No. 61845 is in conformity to the requirements of Chapter 15.10 (Subdivisions) and approve said Map by Resolution (attached), as required by Culver City Municipal Code (CCMC), Section 15.10.410. <u>BACKGROUND:</u> On January 12, 2005, the Planning Commission adopted Resolution No. 2005-P001 conditionally approving Site Plan Review, SPR P-2004131, for the development of an eight (8) unit residential condominium project on property located at 4067 and 4073 Lincoln Avenue, and conditionally approved and recommended that the City Council approve Tentative Tract Map, TTM P-2004132 (Tentative Tract Map No. 61845). The City Council considered the Tentative Map and the Planning Commission's recommendations and conditionally approved the Tentative Map on March 14, 2005, by Resolution 2005R-012. This approval expires on March 14, 2008, unless an extension is applied for and granted. The Subdivider has met all of the conditions attached to the Tentative Map approval and has submitted a Final Map for approval and recordation.			

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The Subdivider has nearly completed the construction of the eight-unit condominium and will soon be ready to sell them. The Final Map must be recorded before any sale can be finalized.

DISCUSSION:

Staff has examined the Map and the conditions of approval imposed by the City Council. Staff has certified upon the Map that those conditions have been met.

FISCAL IMPACT:

This approval of the final track map does not have any fiscal impact. Generally, a new condominium project will result in additional property tax and utility taxes revenues for the City; however, the amount may be offset by the increased demand of the City services.

ATTACHMENTS:

1. Copy of the Final Map for Tract No. 61845
2. Resolution approving the Map

MOTION:

That the City Council:

Adopt the resolution approving the Final Map for Tract No. 61845 for eight-unit condominium purposes and authorizing the City Clerk to certify such approval upon that Map.