Agenda Item No. 2e

Agenda Report

DATE: MARCH 18, 2014

TO: CITY COUNCIL

FROM: PUBLIC SERVICES DEPARTMENT – ENGINEERING DIVISION

SUBJECT: APPROVAL OF FINAL MAP FOR SUBDIVISION 9060 KINGSBURY TERRACE, 1601 THIRD AVENUE

STATEMENT OF ISSUE:
The Final Map and Subdivision Improvement Agreement for the proposed 18-unit condominium/common interest subdivision (Subdivision 9060) at 1601 Third Avenue are ready for the City Council’s consideration and approval.

RECOMMENDED ACTION:
Staff recommends that the City Council:
1. Find that Subdivision 9060 conforms to the Tentative Map, the Zoning Ordinance that was applicable at the time the tentative map was approved, and the Subdivision Map Act.
2. Approve the Final Map and Subdivision Improvement Agreement, and release the map for recording and filing.

DISCUSSION:
Subdivision 9060 consists of 18 unit condominium/common interest development located at 1601 Third Avenue on a 1.2-acre site. The project will create three buildings to house the 18 townhome-style condominium units with private garages. The project has shared outdoor space and 8 shared surface parking stalls. The units are served by Third Avenue and shared access easements.

The tentative map for this subdivision was approved by the Walnut Creek Planning Commission by Resolution No. 3437 on January 17, 2008. The project design was approved by the Design Review Commission by Resolution No. 2564 on February 20, 2008. This Design Review approval has been extended annually with the most current extension granted by the Design Review Commission by Resolution 2876 on February 19, 2014.

The developer will bond and construct the subdivision improvements per the Subdivision Improvement Agreement. The recording of the Final Map will allow the developer to file a condominium map with the California Department of Real Estate.
FINANCIAL IMPACTS:
There will be incremental impacts associated with providing City services. These costs will be partially offset by increased property taxes the City will receive from the development.

ENVIRONMENTAL REVIEW:
A Mitigated Negative Declaration evaluated the proposed project and concluded that the proposed project incorporates appropriate mitigation measures associated with air quality, biological resources, geology/soils, noise, traffic/transportation and utilities that would avoid or reduce potential impacts to a less-than-significant level and the project could not have a significant effect on the environment.

The Walnut Creek Planning Commission resolved that it had considered the proposed Mitigated Negative Declaration together with all comments received during the public review process. The Commission found that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the Planning Commission’s independent judgment and analysis.

ALTERNATIVE ACTION:
None.

DOCUMENTS:
Attachment 1: Vicinity Map
Attachment 2: Final Map

The Subdivision Improvement Agreement and bonds are on file with the City Clerk.

COUNCIL ACTION RECOMMENDED:
Move to:
1. Find that Subdivision 9060 conforms to the Tentative Map, the Zoning Ordinance that was applicable at the time the tentative map was approved, and the Subdivision Map Act.
2. Approve the Final Map and Subdivision Improvement Agreement, and release the map for recording and filing.

STAFF CONTACT: Diana Walker, Senior Civil Engineer
(925) 943-5899, ext. 2215
dwalker@walnut-creek.org
VICINITY MAP

1601 Third Avenue