

REPORT

To the Honorable Mayor and City Council
From the City Manager

July 11, 2005

Subject

Subdivision Agreement – Northumberland Townhomes

Recommendation

Approve the Subdivision Map for Northumberland Townhomes, accept the dedications, and approve and authorize execution of the Subdivision Agreement.

Background

On January 18, 2005, the Planning Commission approved the Tentative Map for the Northumberland Townhomes at 300 Northumberland Avenue. The subdivider, A & J, LLC, is ready to record the Final Subdivision Map for Northumberland Townhomes.

The property is located at 300 Northumberland Avenue.

The subdivision consists of the conversion of eight existing “townhouse” style apartment units into air space condominium with a common lot and a new open space amenity. The subdivider has completed the requirements in Chapter 30 of Municipal Code for conversion to condominium.

The subdivider’s engineers, MacLeod and Associates, have completed the Improvement Plans and Final Map respectively, in accordance with the Conditions of Approval, Subdivision Map Act, Redwood City Ordinances, and to the satisfaction of Engineering & Construction Services.

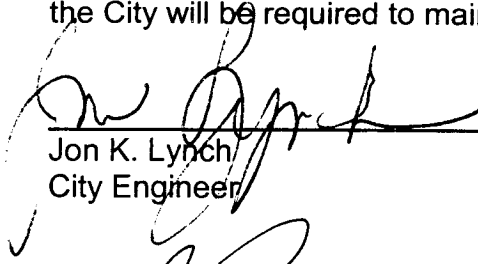
Faithful Performance and Labor & Material Bonds, each in the amount of \$77,000.00, are required to be posted for the subdivision improvements, prior to the recordation of the Final Map.

The subdivider offers dedication of easement for public service; and before final acceptance, the subdivider will submit deed for the public service easement.

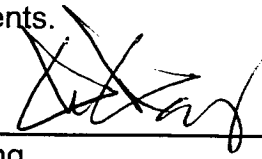
A complete copy of the Subdivision Agreement is available for review in the City Clerk’s office.

Fiscal Impacts

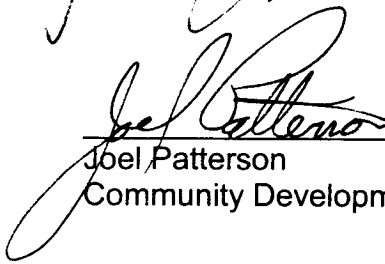
All work associated with this project is being paid for by A & J, LLC. Therefore, there are no fiscal impacts to the City, except that after the acceptance of the improvements, the City will be required to maintain the public improvements.



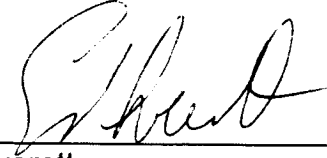
Jon K. Lynch
City Engineer



Chu Chang
Manager, Engineering & Construction



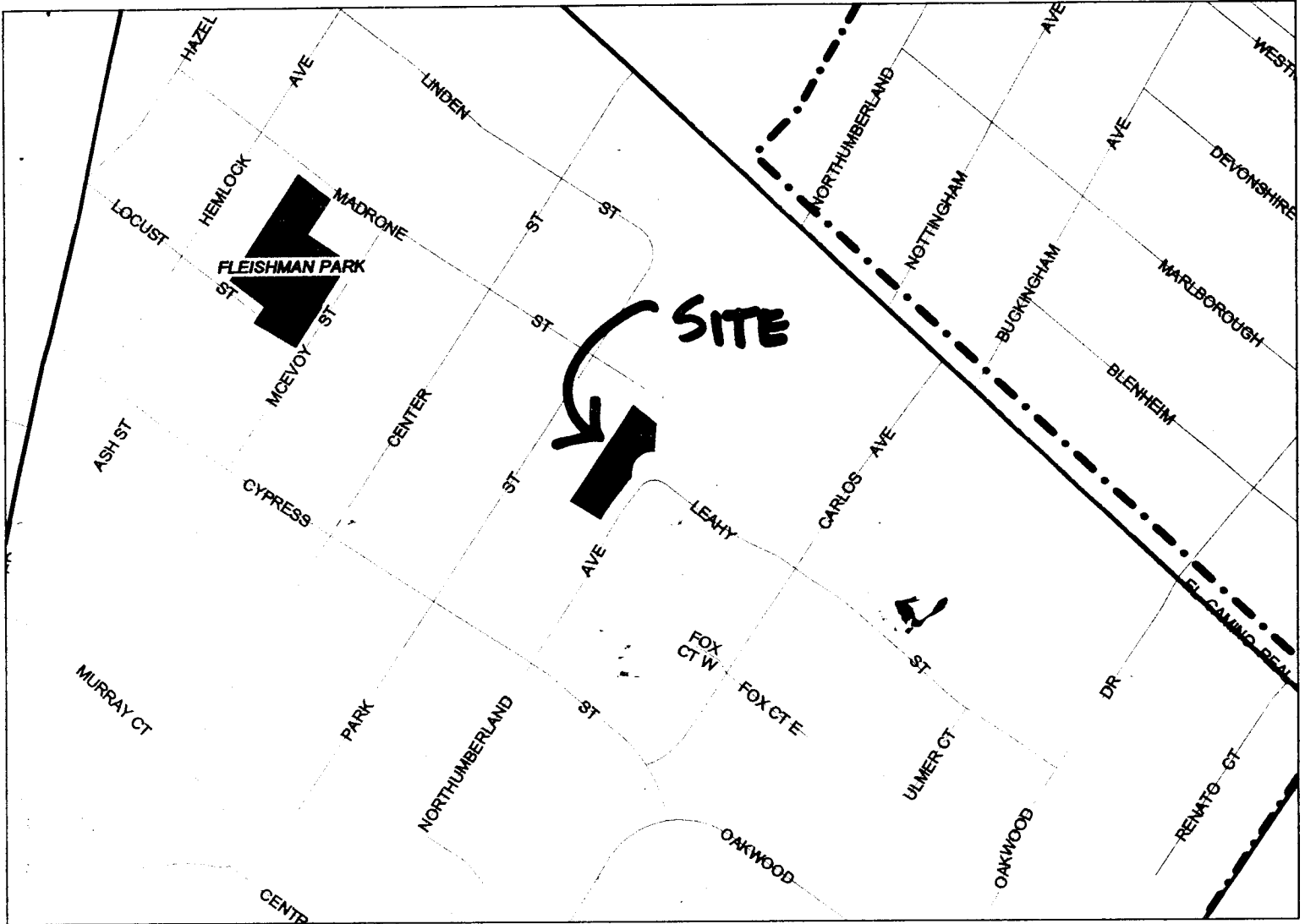
Joel Patterson
Community Development Services Director



Ed Everett
City Manager

Northumberland Townhomes

618-3



SCALE 1 : 4,550

