

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

July 27, 2009

## SUBJECT

Subdivision Map for "Walnut Street Gardens" (852-860 Walnut Street)

## RECOMMENDATION

1. Approve, by motion, the "Walnut Street Gardens" (852-860 Walnut Street) subdivision.
2. Approve, by motion, the subdivision agreement for the project with 852/860 Walnut St., LLC, of San Francisco and authorize the City Manager to execute the agreement.

## BACKGROUND

852/860 Walnut St., LLC, is the owner of record of said real property located at 852-860 Walnut Street, Redwood City, California. On January 27, 2005, the Planning Commission approved the Tentative Map for a 15 unit condominium project at this location. The subdivision is proposed as two lots. Lot 1 contains six units and Lot 2 contains nine units. All units are subsumed within a single homeowners association.

The owners' surveyors (Thinggaard Surveyors) and engineers (Triad Homes Associates) have completed the subdivision map, improvement plans, and specifications in accordance with the Subdivision Map Act, Redwood City ordinances, and to the satisfaction of the city's Engineering and Construction Division.

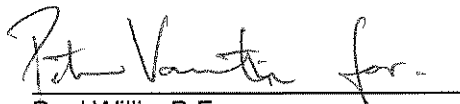
The developer, 852/860 Walnut St., LLC, of San Francisco, will post performance and payment bonds each in the amount of \$250,000.00. The cost of all work associated with this project is the responsibility of the developer.

## ALTERNATIVES

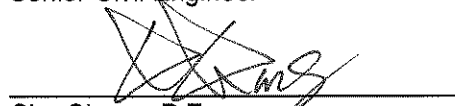
Council may choose not to approve the subdivision.

## FISCAL IMPACT

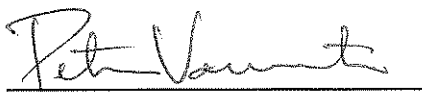
There is no fiscal impact to the city as a result of this action.



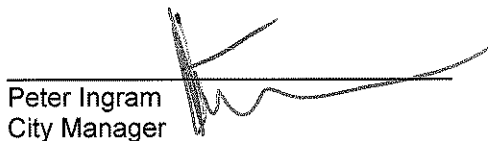
Paul Willis, P.E.  
Senior Civil Engineer



Chu Chang, P.E.  
Community Development Services Director



S. Peter Vorametsanti, P.E.  
City Engineer



Peter Ingram  
City Manager

## ATTACHMENTS

Final Map of "Walnut Street Gardens – A Condominium Subdivision"

## RELATED DOCUMENTS IN CITY CLERK'S OFFICE

Subdivision Agreement



