

Agenda Report

TO: CITY COUNCIL

Date: October 11, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Tract Map No. 53798, Being an 11-Unit Condominium Project at 2418 Mohawk Street

RECOMMENDATION:

It is recommended that the City Council adopt the following resolution to:

- 1) Approve final Tract Map No. 53798 and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject tract map, being an 11-unit condominium project at 2418 Mohawk Street, was reviewed and approved in tentative form by the Subdivision Committee on February 19, 2003.

The developer's engineer has completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City. A building permit had been issued and no additional discretionary actions are required.

The 11-unit condominium project is approximately 60 percent complete and is being constructed on a lot that had five bungalows. The project is tentatively scheduled to be completed by December 2004. The project has resulted in an increase to the City's housing stock.


BACKGROUND, (Continued)

At the time the developer received approval of the Tentative Tract Map, the project was subject to a six percent requirement of all newly constructed units under the Inclusionary Housing provisions of the zoning code. In calculating the required number of inclusionary units, fractional units of 0.75 or above will be rounded up. In this case, since the project included eleven units, the project required 0.66 unit that would be rounded down to zero. Accordingly, the project is not subject to providing any inclusionary units.

FISCAL IMPACT:

The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

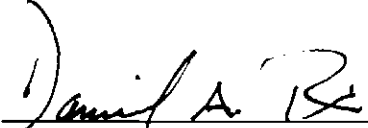
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 53798, BEING AN 11-UNIT
CONDOMINIUM PROJECT AT 2418 MOHAWK STREET**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 53798 on February 19, 2003; and

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with all conditions of approval and other standards and requirements imposed by the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena as follows:

That final map for Tract Map No. 53798, for an 11-unit condominium project at 2418 Mohawk Street, presented herewith, is approved; and that the City Clerk is authorized and directed to execute the certificate on the map showing the City's approval of said map.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2004, by the following vote:

AYES:

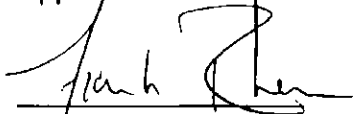
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney