

Agenda Report

TO: CITY COUNCIL

Date: October 25, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Tract Map No. 53759, Being a Ten-Unit Condominium Project at 128 - 140 South Bonnie Avenue

RECOMMENDATION:

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

- 1) Approve final Tract Map No. 53759; 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 a ten-unit condominium project at 128 – 140 South Bonnie Avenue, was reviewed and approved in tentative form by the Subdivision Committee on June 12, 2002. A time extension for the tentative tract map for a period of one year and an expiration date of June 26, 2005 was granted by the Zoning Administrator.

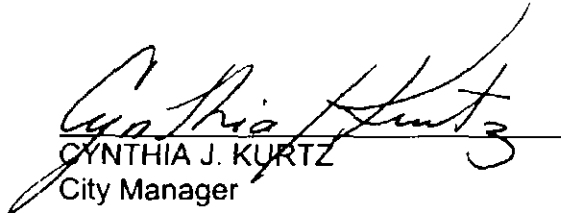
The developer's engineer has completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or 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 ten-unit condominium project is approximately 80 percent complete and is being constructed on a lot that had two apartment units and a six-unit bungalow court. The two apartment units at 128 South Bonnie Avenue were demolished and four new condominium units are being constructed. The existing six-unit bungalow court at 140 South Bonnie Avenue is being preserved and remodeled. The project is tentatively scheduled to be completed by December 2004. The project has resulted in an increase to the City's housing stock. The project is not subject to the Inclusionary Housing requirement which is applicable to projects with ten or more new housing 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.

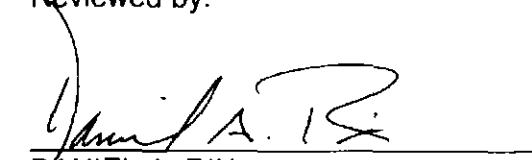
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

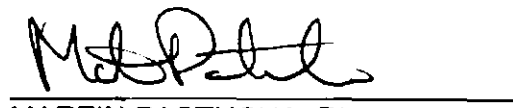
Prepared by:


BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


DANIEL A. RIX
City Engineer

Approved by:


MARTIN PASTUCHA, Director
Department of Public Works

BLH:jo

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 53759, BEING A TEN-UNIT
CONDOMINIUM PROJECT AT 128 – 140 SOUTH BONNIE AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 53759 on June 12, 2002;

WHEREAS, a time extension for the tentative map for Tract Map No. 53759 for a period of one year and an expiration date of June 26, 2005 was granted by the Zoning Administrator of the City of Pasadena; 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. 53759, for a ten-unit condominium project at 128 – 140 South Bonnie Avenue, 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:

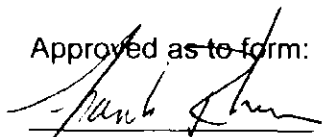
AYES:

NOES:

ABSENT:

ABSTAIN:

Approved as to form:


Frank Rhemrev
Assistant City Attorney

JANE L. RODRIGUEZ, City Clerk