

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 19, 2005

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 060228, BEING AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 241 WALLIS STREET

RECOMMENDATION

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

- 1) Approve final Vesting Tract Map No. 060228; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject Vesting Tract Map, being an eight-unit condominium project located at 241 Wallis Street, was reviewed and approved in tentative form by the Subdivision Committee on November 12, 2003.

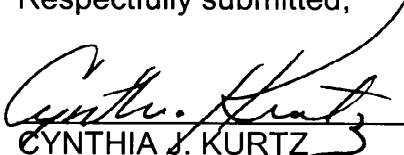
The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. A building permit has been issued for the project. No additional discretionary actions are required.

Construction on the project began in May 2004. The project is approximately 75 percent completed with the remaining 25 percent tentatively scheduled to be completed by February 2006. The project is being constructed on a land lot that had one single-family residence and will result in an increase to the City's housing stock. The project is not subject to the standards of the Inclusionary Housing Ordinance which is only applicable to projects consisting of ten or more newly constructed residential 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,



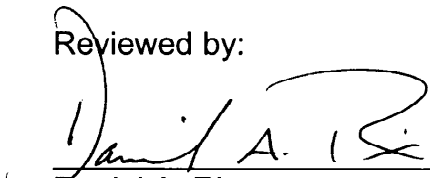
CYNTHIA J. KURTZ
City Manager

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 VESTING TRACT MAP NO. 060228, BEING AN EIGHT-
UNIT CONDOMINIUM PROJECT, AT 241 WALLIS STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the vesting tentative map for Tract Map No. 060228 on November 12, 2003;

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:

1. That final map for Vesting Tract Map No. 060228, for an eight-unit condominium project at 241 Wallis Street, presented herewith, is approved; and
2. 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 _____, 2005, by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney