

Agenda Report

TO: CITY COUNCIL **DATE:** March 14, 2005
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 53986, BEING A 15-UNIT
CONDOMINIUM PROJECT AT 270 EAST GLENARM STREET

RECOMMENDATION:

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

- 1) Approve final Tract Map No. 53986; 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 15-unit condominium project at 270 East Glenarm Street, was reviewed and approved in tentative form by the Subdivision Committee on February 19, 2003. The tentative tract map was granted a time extension of one year with an expiration date of February 19, 2006.

The developer's engineer has completed the final map that 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.

The 15-unit condominium project is approximately 90 percent completed, with the remaining ten percent scheduled for completion in March 2005. The project is being constructed on three separate parcels that had a single-family house and several residential buildings. The project will result in an increase to the City's housing stock.


BACKGROUND: (continued)

The developer has complied with the standards of the Inclusionary Housing Ordinance by signing an In-Lieu Fee Certificate in the total amount of \$121,310 as provided under Section 17.710.50A of the Pasadena Municipal Code. The first half payment of the In-Lieu Fee, \$60,655 has been paid. The remaining half payment of the In-Lieu Fee is due prior to the issuance of a Certificate of Occupancy.

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.

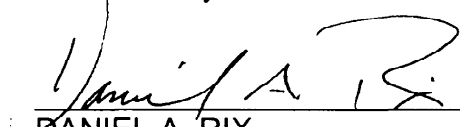
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:

for 
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. 53986, BEING A 15-UNIT
CONDOMINIUM PROJECT AT 270 EAST GLENARM STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 53986 on February 19, 2003;

WHEREAS, the Zoning Administrator of the City of Pasadena has granted a time extension for the tentative map for Tract Map No. 53986 with an expiration date of February 19, 2006; 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:

1. That final map for Tract Map No. 53986, for a 15-unit condominium project at 270 East Glenarm Street, presented herewith, is approved; and
2. 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 _____, 2005, by the following vote:

AYES:

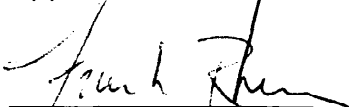
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney