

# Agenda Report

**TO:** CITY COUNCIL **DATE:** NOVEMBER 14, 2005  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 060211, BEING A 16-UNIT  
CONDOMINIUM PROJECT, AT 968 - 978 SOUTH MARENGO AVENUE

## **RECOMMENDATION**

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

- 1) Approve final Tract Map No. 060211;
- 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 16-unit condominium project located at 968 - 978 South Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on December 8, 2004.

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 June 2005. The project is approximately 10 percent completed with the remaining 90 percent tentatively scheduled to be completed by October 2006. The project is being constructed on a land lot that had 18 apartment units. The project will result in a decrease to the City's housing stock.

**BACKGROUND** (Continued)

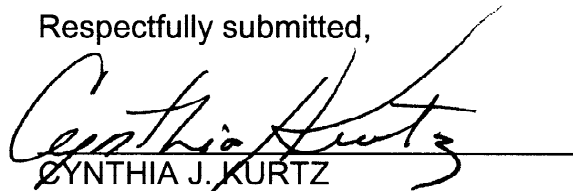
The developer has complied with Section 16.46.050, entitled "Relocation Allowance for Displaced Tenants," and Section 9.75.060, entitled "Relocation Allowance for Tenants in Good Standing," of the Pasadena Municipal Code (PMC). The developer has provided documentation to the City that families impacted by the development of this project have received relocation payments and/or moving allowances.

The developer will comply with Chapter 17.42 of the PMC, entitled "Affordable Housing Incentives And Requirements," by electing to pay a fee as provided by Section 17.42.050, entitled "Alternatives to Units within Project," Subsection A "In Lieu Fee." The fee, as determined by the In Lieu Fee Schedule, is \$302,760. The first half of the In Lieu fee, \$151,380, was paid prior to the issuance of the building permit for the project, and the remaining half will be paid 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.

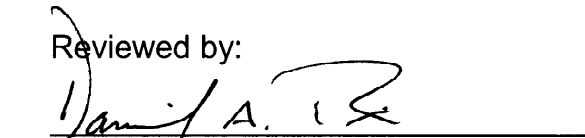
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager


Prepared by:

  
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. 060211, BEING A 16-UNIT  
CONDOMINIUM PROJECT, AT 968 – 978 SOUTH MARENGO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060211 on December 8, 2004;

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. 060211, for a 16-unit condominium project at 968 – 978 South Marengo Avenue, 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:

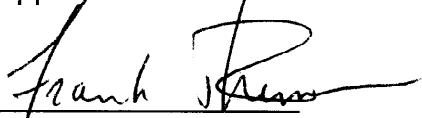
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant City Attorney