

Agenda Report

TO: CITY COUNCIL **DATE:** NOVEMBER 6, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 061750, FOR THE CREATION OF A 13-UNIT CONDOMINIUM PROJECT, AT 44-54 SOUTH CRAIG AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 061750; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject Final Tract Map, being for the creation of a 13-unit condominium project at 44-54 South Craig Avenue, was reviewed and approved in tentative form by the Subdivision Committee on October 13, 2004.

The developer's engineer has completed the final map which has been reviewed by the County. The Tentative Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. 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. No additional discretionary actions were required.

Construction on the project began in November 2005, and is approximately 30% completed with the remaining 70% tentatively scheduled to be completed by June 2007. The site was initially developed with three single-family residential buildings which were demolished in October 2005.

BACKGROUND (Continued)

Developer has complied with the Inclusionary Housing provisions under Pasadena Municipal Code Chapter 17.42, through payment of an In-Lieu Fee. The developer/sub-divider is not required to comply with the terms and conditions of the Tenant Protection Ordinance (Pasadena Municipal Code 9.75) since the Master Application is dated August 2, 2004 and the Subdivision Committee approved the project on October 13, 2004. The Tenant Protection Ordinance became effective November 1, 2004.

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,



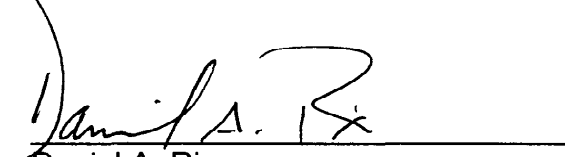
CYNTHIA J. KURTZ
City Manager

Prepared by:



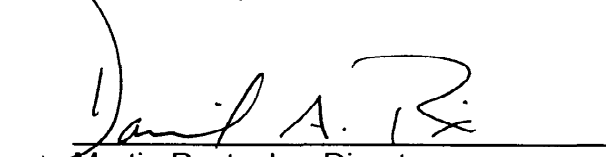
Bonnie L. Hopkins
Principal Engineer

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. 061750, FOR THE CREATION OF A 13-
UNIT CONDOMINIUM PROJECT, AT 44-54 SOUTH CRAIG AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the
tentative map for Tract Map No. 061750 on October 13, 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. 061750, for a 13-unit condominium project
at 44-54 South Craig 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
_____, 2006, by the following vote:

AYES:

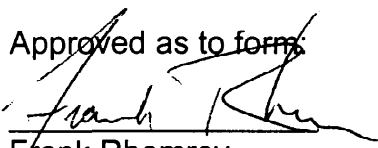
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney