

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 13, 2006

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062589 FOR THE
CONVERSION OF 38 EXISTING APARTMENT UNITS INTO 29
CONDOMINIUM UNITS AT 120-130 SOUTH MENTOR AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062589; 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 for the conversion of 38 existing apartment units into 29 condominium units at 120-130 South Mentor Avenue was reviewed and approved in tentative form by the Subdivision Committee on October 12, 2005.

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. Construction on combining the apartment units and converting into condominium units began in October 2006, and is scheduled to be completed in December 2006.

This project is subject to compliance under Pasadena Municipal Code (PMC) Chapter 14.46, entitled "Standards for Conversion Projects," and Chapter 9.75 entitled "Tenant Protection." The sub-divider has demonstrated compliance with both requirements including the preparation and submittal of the required Tenant Relocation Assistance Plan, which has been approved. The project is not subject to standards of the Inclusionary Housing Ordinance, Chapter 17.42 of the PMC, which is applicable to new construction of ten or more residential dwelling units or subdivision maps consisting of 10 or more residential lots, because this is the conversion of existing units.

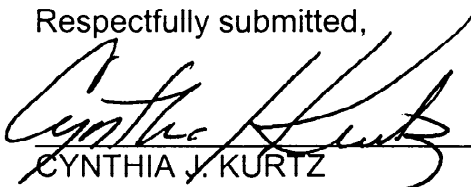
BACKGROUND (CON'D)

As part of the background information provided in agenda reports recommending approval of a final tract map, staff will also include information on prior rents. For this project, staff has made several attempts to contact the owner but have not received a response prior to the finalization of this report. If, however, contact is made, staff will verbally report this information at the Council meeting.

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,



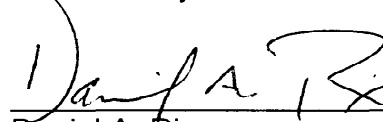
CYNTHIA J. KURTZ
City Manager

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. 062589 FOR THE CONVERSION OF 38
EXISTING APARTMENT UNITS INTO 29 CONDOMINIUM UNITS AT 120-130
SOUTH MENTOR AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062589 on October 12, 2005;

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. 062589 for the conversion of 38 existing apartment units into 29 condominium units at 120-130 South Mentor 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:

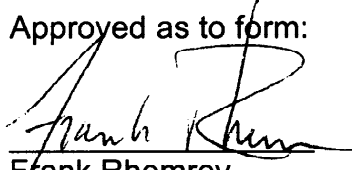
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney