

# Agenda Report

**TO:** CITY COUNCIL **DATE:** AUGUST 13, 2007  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 066395 FOR THE  
CONVERSION OF 18 EXISTING APARTMENT UNITS INTO 16  
CONDOMINIUM UNITS AT 84 NORTH WILSON AVENUE

## RECOMMENDATION

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

- 1) Approve Final Vesting Tract Map No. 066395; 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 Vesting Tract Map for the conversion of 18 existing apartment units into 16 condominium units at 84 North Wilson Avenue was reviewed and approved in tentative form by the Hearing Officer on September 14, 2006.

The developer's engineer has completed the final map which has been reviewed by a surveyor. 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. The developer has not furnished the City with a construction schedule.

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. Conversion projects as defined under Chapter 16.46 of the PMC are not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units, single-room occupancy developments consisting of ten or more units and subdivision maps consisting of ten or more residential lots.

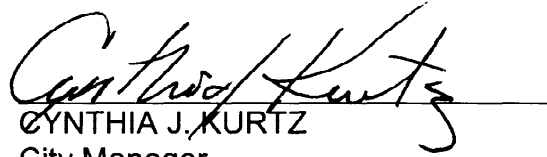
**BACKGROUND (Continued)**

The developer has no current plans to relocate existing rental tenants. The units consist of 17 two-bedroom units and one three-bedroom unit. The average rent for the apartments is \$1,088 per month.

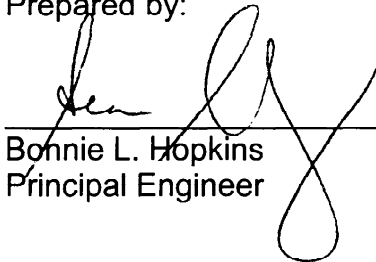
**FISCAL IMPACT**

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

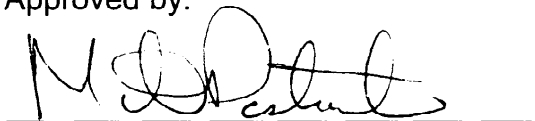
Prepared by:

*for*   
Bonnie L. Hopkins  
Principal Engineer

Reviewed by:

*for*   
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. 066395 FOR THE CONVERSION OF 18  
EXISTING APARTMENT UNITS INTO 16 CONDOMINIUM UNITS AT 84 NORTH  
WILSON AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative  
map for Tract Map No. 066395 on September 14, 2006;

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. 066395 for the conversion of 18 existing  
apartment units into 16 condominium units at 84 North Wilson 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  
\_\_\_\_\_, 2007, by the following vote:

AYES:

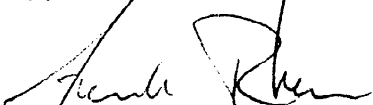
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:



Frank Rhemrev  
Assistant City Attorney