

Agenda Report

TO: CITY COUNCIL

DATE: JULY 30, 2007

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 061130, BEING A SEVEN-UNIT CONDOMINIUM PROJECT, AT 149-155 HARKNESS AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 061130; 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 a seven-unit condominium project at 149-155 Harkness Avenue, was reviewed and approved in tentative form by the Subdivision Committee on March 9, 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. A building permit has been issued for the development of the site. No additional discretionary actions were required.

Construction on the project began in January 2006 and is approximately 85 percent completed with the remaining 15 percent tentatively scheduled to be completed in August 2008. The project is being constructed on a site that has been vacant for at least ten years.


BACKGROUND (Continued)

The project consisting of seven condominium units is not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC, which is applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. Because the project is being constructed on a vacant lot and there are no tenant impacts, the project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

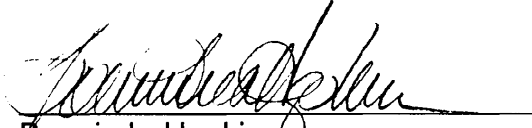
FISCAL IMPACT

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.

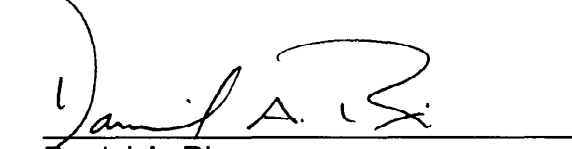
Respectfully submitted,


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. 061130, BEING A SEVEN-UNIT
CONDOMINIUM PROJECT, AT 149-155 HARKNESS AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061130 on March 9, 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. 061130, for a seven-unit condominium project at 149-155 Harkness 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:

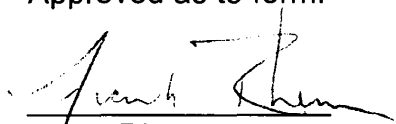
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney