

Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 12, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063462, BEING AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 111 NORTH MAR VISTA AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 063462;
- 2) Accept the offer of an easement dedication for street purposes as shown on said map; and
- 3) 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 an eight-unit condominium project at 111 North Mar Vista Avenue, was reviewed and approved in tentative form by the Hearing Officer on January 12, 2006.

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. Included among these conditional requirements was a dedication of the land necessary to provide a 30-foot radius property line corner rounding at the southwest corner of the intersection of Mar Vista Avenue and Union Street for street purposes. The dedication is shown on the Final Tract Map for this development and is recommended for acceptance by the City Council. A building permit has been issued for the development of the site, and construction on the project began in July 2006 and is approximately 20 percent completed. The remaining 80 percent is tentatively scheduled to be completed in July 2007. The project is being constructed on the site of a single-family residence that was demolished in June 2006. No additional discretionary actions were required.

BACKGROUND (Continued)

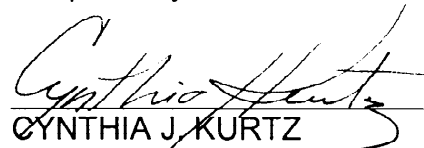
As part of the background information provided in agenda reports recommending approval of a final tract map, staff will also include information on prior rents. For this project, the applicant acquired the vacant houses in July 2005. Staff has made several attempts to contact the prior owner but have 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.

The project is not required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42. The Inclusionary Housing Requirements only apply to projects of ten or more newly built residential units or subdivision resulting in 10 or more residential lots. The project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as single-family residences are exempt from the provisions of this ordinance.

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,



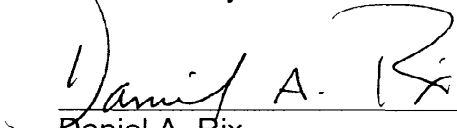
CYNTHIA J. KURTZ
City Manager

Prepared by:



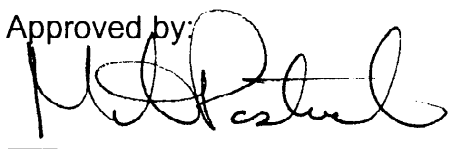
Bonnie L. Hopkins
Principal Engineer

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. 063462, BEING AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 111 NORTH MAR VISTA AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 063462 on January 12, 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. 063462, for an eight-unit condominium project at 111 North Mar Vista Avenue, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on said map, presented herewith, is approved; and
3. 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:

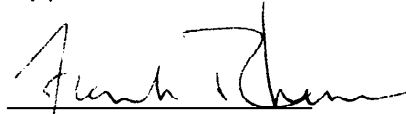
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev

Assistant City Attorney