

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** SEPTEMBER 17, 2007

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 060912, BEING A 37-UNIT CONDOMINIUM PROJECT, AT 215 SOUTH MARENGO AVENUE

## **RECOMMENDATION**

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

- 1) Approve Final Vesting Tract Map No. 060912;
- 2) Accept the offer of easement dedications 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 Vesting Tract Map, being a project consisting of 36 air parcels and one live/work air parcel for condominium purposes at 215 South Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on July 14, 2004, and granted a one-year extension by the Zoning Administrator on July 11, 2006.

The developer's engineer has completed the final map which has been reviewed by a licensed 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. Included among these conditional requirements was a dedication of the lands necessary to provide a 20-foot radius property line corner rounding at the southwest corner of the intersection of Marengo Avenue and Cordova Street for street purposes.

**BACKGROUND (Continued)**

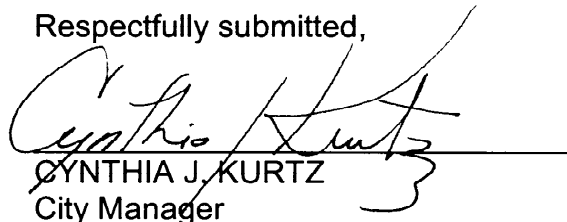
The dedications are shown on the Final Vesting Tract Map for this development and are recommended for acceptance by the City Council. A building permit has been issued for the development of the site. Construction on the project began in November 2005 and is approximately 90% completed. The remaining 10% is tentatively scheduled to be completed by November 2007. A vacant six-unit apartment building was demolished in June 2005 to construct the new residential building. The developer purchased the apartment building after it was vacated, and staff has not been able to ascertain the rental rates of the previous tenants. No additional discretionary actions were required.

The project has complied with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42, and is providing 6 affordable units on site. The project is not required to comply with the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as the Vesting Tract Map was approved prior to the passage of the 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.

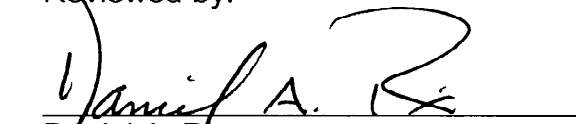
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

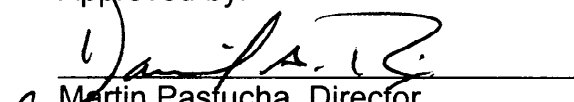
Prepared by:

  
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 VESTING TRACT MAP NO. 060912, BEING A 37 UNIT  
CONDOMINIUM PROJECT, AT 215 SOUTH MARENGO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Vesting Tract Map No. 060912 on July 14, 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 Vesting Tract Map No. 060912, for a 37-unit condominium project at 215 South Marengo Avenue, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, are 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