

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 28, 2008

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 065356, BEING THE CONVERSION OF A 64-UNIT APARTMENT COMPLEX INTO A 64-UNIT CONDOMINIUM PROJECT, AT 985 SOUTH ORANGE GROVE BOULEVARD

RECOMMENDATION

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 065356;
- 2) Accept the offer of an easement dedication for sanitary sewer 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 64-unit apartment conversion into a 64-unit condominium project at 985 South Orange Grove Boulevard, was reviewed and approved in tentative form by the Hearing Officer on August 2, 2006.

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for City Council's approval prior to recordation in the office of the County Recorder. The Tentative Vesting Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide a 10-foot easement for sanitary sewer purposes. The dedication is shown on the Final Vesting Tract Map for this project and is recommended for acceptance by the City Council. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder.

BACKGROUND (Continued)

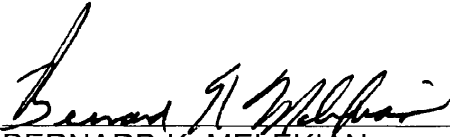
The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Building permits will be issued at a later date for interior improvements to the existing units. City Council previously passed a moratorium on the approval of condominium conversion projects on October 8, 2007; however, this project was approved by the City's Hearing Officer on August 2, 2006, before the moratorium was in place.

The project consisting of 64 condominium units is not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, and the applicant has submitted signed documentation verifying that the project will comply with the Tenant Protection 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.

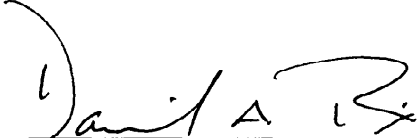
Respectfully submitted,


BERNARD K. MELEKIAN
City Manager

Prepared by:


Bonnie L. Hopkins
Principal 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. 065356, BEING A CONVERSION OF A 64-UNIT APARTMENT COMPLEX INTO A 64-UNIT CONDOMINIUM PROJECT, AT 985 SOUTH ORANGE GROVE BOULEVARD

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Vesting Tract Map No. 065356 on August 2, 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 Vesting Tract Map No. 065356, for the conversion of a 64-unit apartment into a 64-unit condominium project at 985 South Orange Grove Boulevard, presented herewith, is approved;
2. The offer of easement dedications sanitary sewer purposes as shown on said map are accepted; 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 regular meeting of the City Council of the City of Pasadena on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved as to form



Frank Rhemrev
Assistant City Attorney

JANE L. RODRIGUEZ, City Clerk