

Agenda Report

TO: CITY COUNCIL **DATE:** MAY 19, 2008
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 066786, BEING AN 11-UNIT CONDOMINIUM PROJECT, AT 1018-1026 SOUTH MARENGO AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 066786; 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 an 11-unit condominium project at 1018-1026 South Marengo Avenue, was reviewed and approved in tentative form by the Hearing Officer on August 10, 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 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.

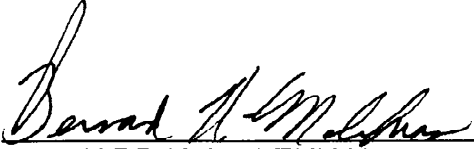
The site was previously developed with two multi-family structures and two single family residences, all of which were demolished in November 2006. Construction on the condominium project began in November 2006 and is approximately 95 percent completed, with the remaining five percent tentatively scheduled to be completed in May 2008.

The project consisting of 11 condominium units is 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 has complied with Inclusionary Housing Requirements by payment of an In-Lieu Fee. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75. The City’s Tenant Protection compliance contractor, the Housing Rights Center, reports that the applicant has complied with the ordinance and all tenants have been compensated.

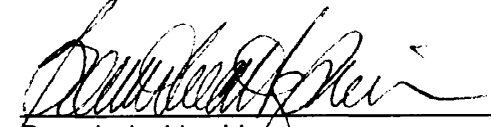
FISCAL IMPACT:

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 TRACT MAP NO. 066786, BEING AN 11-UNIT
CONDOMINIUM PROJECT, AT 1018-1026 SOUTH MARENGO AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 064911 on August 10, 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. 066786, for an 11-unit condominium project at 1018-1026 South Marengo 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 regular meeting of the City Council of the City of Pasadena on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney