

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JULY 13, 2009  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 062286, BEING A SIX-UNIT CONDOMINIUM PROJECT, AT 76 NORTH ROOSEVELT AVENUE

## **RECOMMENDATION:**

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 062286; 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, consisting of six residential condominium air parcels at 76 North Roosevelt Avenue, was reviewed and approved in tentative form by the Hearing Officer on April 12, 2007.

The developer's engineer has completed the final map which has been reviewed by a licensed surveyor. 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. Included among these conditional requirements was monumentation. No additional discretionary actions were required.

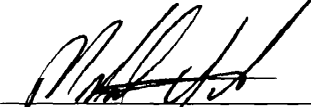
The site was formerly developed with two single family residences which were demolished in July 2008. Construction on the new condominium project began in August 2008 and is 70% complete. The remainder of the project is scheduled to be completed by March 2010.

The project consisting of six 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 Housing Rights Center, the City's TPO compliance contractor, reports that the developer has complied with the ordinance and all tenants have received all benefits due them as required by the Ordinance.

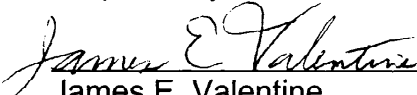
**FISCAL IMPACT:**

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.

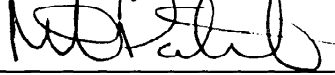
Respectfully submitted,

  
\_\_\_\_\_  
MICHAEL J. BECK  
City Manager

Prepared by:

  
\_\_\_\_\_  
James E. Valentine  
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. 062286, BEING A SIX-UNIT  
CONDOMINIUM PROJECT, AT 76 NORTH ROOSEVELT AVENUE**

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 062286 on April 12, 2007; and,

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with or provided surety for 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. 062286, for a six-unit condominium project at 76 North Roosevelt Avenue, presented herewith, is approved;
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 \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant City Attorney