

Agenda Report

TO: CITY COUNCIL

Date: December 6, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Vesting Tract Map No. 53981, Being an 11-Unit Condominium Project at 1088 South Marengo Avenue

RECOMMENDATION:

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

- 1) Approve final Vesting Tract Map No. 53981;
- 2) Accept the offer of a dedication for street purposes as shown on Vesting Tract Map No. 53981; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject Vesting Tract Map, being an 11-unit condominium project at 1088 South Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on November 13, 2002. The Vesting Tentative 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 15-foot radius property line corner rounding at the northeast corner of Marengo Avenue and Wallis Street for street purposes. The dedication is shown on the final Vesting Tract Map for this development and is recommended for acceptance by the City Council.

The developer's engineer has completed the final map which has been reviewed by the County. Monumentation has been established and inspected 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. A building permit has been issued and no additional discretionary actions are required.

BACKGROUND, (Continued)

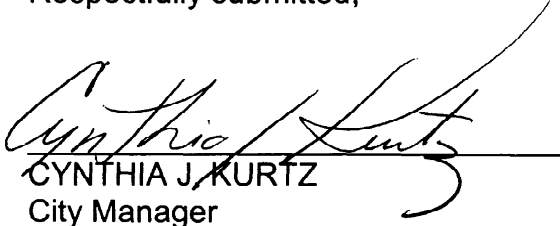
The 11-unit condominium project was completed in November 2004 and constructed on a lot that had a single-family residence. The project has resulted in an increase to the City's housing stock.

At the time the developer received approval of the Vesting Tentative Tract Map, the project was subject to the Inclusionary Housing provision of the Zoning Code which required six percent of the newly constructed units be designated as inclusionary units. In calculating the required number of inclusionary units, fractional units of 0.75 or above will be rounded up. In this case, since the project included eleven units, the project required 0.66 unit that would be rounded down to zero. Accordingly, the project is not subject to providing any inclusionary unit.

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,



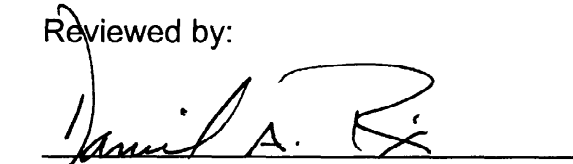
CYNTHIA J. KURTZ
City Manager

Prepared by:



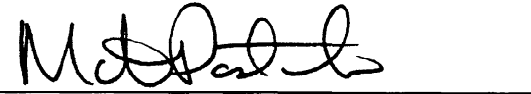
BONNIE L. HOPKINS
Principal Engineer

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. 53981, BEING AN 11-UNIT CONDOMINIUM PROJECT AT 1088 SOUTH MARENGO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Vesting Tract Map No. 53981 on November 13, 2002; and

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. 53981, for an 11-unit condominium project at 1088 South Marengo Avenue, presented herewith, is approved ;
2. The offer of a dedication of the land necessary to provide a 15-foot radius property line corner rounding at the northeast corner of Marengo Avenue and Wallis Street for street purposes, as shown on Vesting Tract Map No. 53981, is accepted; and
3. That 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 _____, 2004, by the following vote:

AYES:

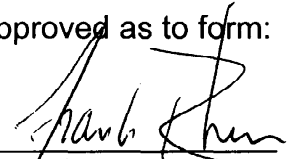
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney