

Agenda Report

TO: CITY COUNCIL

Date: December 6, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Tract Map No. 060861, Being a Conversion of 32 Existing Apartment Units into 32 Condominium Units at 221 South Oak Knoll Avenue

RECOMMENDATION:

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

- 1) Approve final Tract Map No. 060861; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject tract map, being a conversion of 32 existing apartment units into 32 condominium units at 221 South Oak Knoll Avenue, was reviewed and approved in tentative form by the Subdivision Committee on April 14, 2004.

The developer's engineer has completed the final map which has been checked 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 applicant has complied with or provided surety for all the conditions of approval required by the City. No additional discretionary actions are required.

The project was in compliance with the Zoning Code at the time the 32 apartment units were built in 1988. The existing structure, however, does not comply with the current City of Gardens' development standards and is a legal non-conforming structure. The conversion project does not include any construction and would, therefore, not alter the physical footprint of the building. Only the ownership of the units would change.

BACKGROUND, (Continued)

A business license and a Multiple Family Dwelling Certificate of Occupancy have been issued by the City's Building and Neighborhood Revitalization Division. The project, therefore, has achieved code compliance.

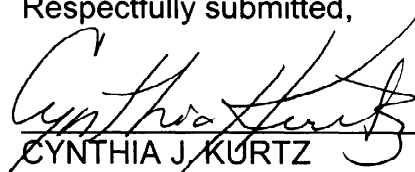
No additional units are proposed as part of the project. As such, the conversion project is not subject to the Inclusionary Housing provisions of the Zoning Code which is applicable to projects with ten or more new units.

The project is in compliance with the City Ordinance regarding conversion projects, and all tenants were paid relocation assistance payments of \$1,542 per dwelling unit by the developer.

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,



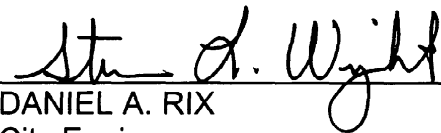
CYNTHIA J. KURTZ
City Manager

Prepared by:




for BONNIE L. HOPKINS
Principal Engineer

Reviewed by:



for 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 TRACT MAP NO. 060861, BEING A CONVERSION OF 32 EXISTING APARTMENT UNITS INTO 32 CONDOMINIUM UNITS AT 221 SOUTH OAK KNOLL AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060861 on April 14, 2004; and

WHEREAS, the Department of Public Works of the City has determined that the applicant 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 the final map for Tract Map No. 060861, for a conversion of 32 existing apartment units into 32 condominium units at 221 South Oak Knoll Avenue, presented herewith, is approved: and
2. 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