

# Agenda Report

**TO:** CITY COUNCIL

**Date:** July 26, 2004

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 53860,  
BEING A 52-UNIT CONDOMINIUM PROJECT AT  
435 NORTH ALTADENA DRIVE

## **RECOMMENDATION:**

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

1. Approve the final map for Vesting Tract Map No. 53860.
2. Accept the offer of a variable width easement for public utility purposes as shown on Vesting Tract Map No. 53860.
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedication.

## **BACKGROUND:**

The subject vesting tract map, being a 52-unit condominium project at 435 North Altadena Drive, was reviewed and approved in tentative form as Vesting Tentative Tract Map No. 53860 by the Subdivision Committee on February 19, 2003. The vesting tentative 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 a variable width easement for public utility purposes. The dedication is shown on the vesting tract map for this development and is recommended for acceptance by the City Council.

The developer's engineer has now completed the final vesting tract map which has been checked by the County. 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 and no additional discretionary actions are required.


**BACKGROUND:** Continued

The 52-unit condominium project is approximately 30 percent completed and is being constructed on three lots that had a commercial building. The project will result in an increase to the City's housing stock. The developer has complied with the standards of the Inclusionary Housing Ordinance by payment of the In-Lieu fee in the total amount of \$57,019 as provided under Section 17.710.50A of the Pasadena Municipal Code.

**FISCAL IMPACT:**

The applicant has paid for staff 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.

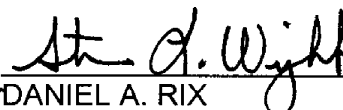
Respectfully submitted,

  
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