

Agenda Report

TO: CITY COUNCIL

Date: October 4, 2004

FROM: CITY MANAGER

SUBJECT: Approval of Final Parcel Map No. 26941, Being a Four-Unit Condominium Project at 372 East California Boulevard and 610 South Euclid Avenue

RECOMMENDATION

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

- 1) Approve final Parcel Map No. 26941;
- 2) Accept the offer of a dedication for street purposes as shown on Parcel Map No. 26941; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject parcel map, being a four-unit condominium project at 372 East California Boulevard and 610 South Euclid Avenue, was reviewed and approved in tentative form by the Subdivision Committee on June 11, 2003. The 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 the land necessary to provide a 15-foot radius property line corner rounding at the southeast corner of California Boulevard and Euclid Avenue for street purposes. The dedication is shown on the parcel 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 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 developer has complied with or provided surety for all the conditions of approval required by the City. A building permit had been issued and no additional discretionary actions are required.

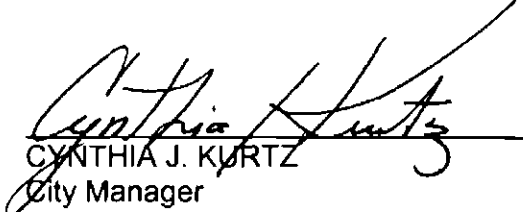
BACKGROUND, Continued

The four-unit condominium project is approximately 90 percent complete and is being constructed on two land lots that had a single-family dwelling. The project is tentatively scheduled to be completed by October 2004. The project has resulted in an increase to the City's housing stock. The project is not subject to the requirements of the Inclusionary Housing Ordinance which is applicable to ten or more housing units.

FISCAL IMPACT

The developer 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,



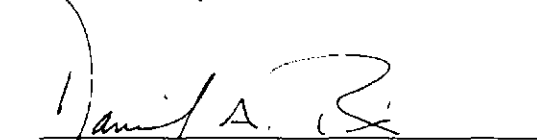
CYNTHIA J. KURTZ
City Manager

Prepared by:



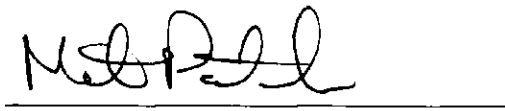
BONNIE L. HOPKINS
Principal Engineer

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 PARCEL MAP NO. 26941, BEING A FOUR-UNIT CONDOMINIUM PROJECT AT 372 EAST CALIFORNIA BOULEVARD AND 610 SOUTH EUCLID AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 26941 on June 11, 2003; 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. The final map for Parcel Map No. 26941, for a four-unit condominium project at 372 East California Boulevard and 610 South Euclid 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 southeast corner of California Boulevard and Euclid Avenue for street purposes, as shown on Parcel Map No. 26941, 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:

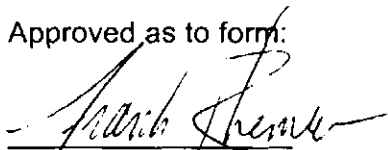
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney