

Agenda Report

TO: CITY COUNCIL

DATE: March 14, 2005

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 54221, BEING A FIVE-UNIT CONDOMINIUM PROJECT COMPRISED OF FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL SPACE AT 175 EAST DEL MAR BOULEVARD

RECOMMENDATION:

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

- 1) Approve final Tract Map No. 54221;
- 2) Accept the offer of a dedication for street purposes as shown on Tract Map No. 54221; and
- 3) 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 five-unit condominium project comprised of four residential units and one commercial space at 175 East Del Mar Boulevard, was reviewed and approved in tentative form by the Subdivision Committee on January 14, 2004. The 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 a 0.5-foot wide strip of land along the Del Mar Boulevard frontage of the subject property for street purposes. The dedication is shown on the final Tract Map for this development.

The developer's engineer has completed the final map that 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 is scheduled for issue for the project in March 2005. No additional discretionary actions are required for the project.

BACKGROUND, (Continued)


Construction of the five-unit condominium project is scheduled to begin following issuance of the building permit in March 2005 and expected to be completed within a year. The project will be constructed on an existing lot that had a residential structure which was used as four apartment units. The project will result 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 new housing units.

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.

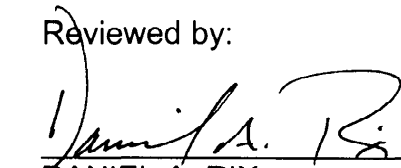
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:


for BONNIE L. HOPKINS
Principal Engineer

Reviewed by:


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. 54221, BEING A FIVE-UNIT CONDOMINIUM PROJECT COMPRISED OF FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL SPACE AT 175 EAST DEL MAR BOULEVARD

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 54221 on January 14, 2004; 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 Tract Map No. 54221, for a five-unit condominium project comprised of four residential units and one commercial space at 175 East Del Mar Boulevard, presented herewith, is approved
2. The offer of a dedication of a 0.5-foot wide strip of land along the Del Mar Boulevard frontage of the subject property for street purposes, as shown on Tract Map No. 54221, 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 _____, 2005, by the following vote:

AYES:

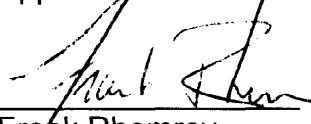
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney