

Agenda Report

TO: CITY COUNCIL **DATE:** APRIL 10, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 061002, BEING A 24-UNIT
CONDOMINIUM PROJECT, AT 1701 - 1715 NORTH FAIR OAKS
AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 061002; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject Final Tract Map, being a 24-unit condominium project at 1701 - 1715 North Fair Oaks Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 14, 2005.

The developer's engineer has completed the final map which has been reviewed 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, including monumentation. A building permit has been issued for the development of the site. No additional discretionary actions were required.

Construction on the project began in October 2005 and is approximately 10 percent completed with the remaining 90 percent tentatively scheduled to be completed in September 2006. The project is being constructed on four land lots that are being consolidated into one land lot. The project will result in an increase to the City's housing stock.

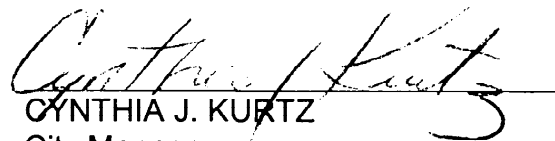
BACKGROUND (Continued)

The developer has complied with the standards of the Inclusionary Housing Ordinance and has a recorded Inclusionary Housing/Density Bonus Agreement providing five affordable ownership units for moderate-income households as required under Section 17.42.060A of the Pasadena Municipal Code. Although the project involved the demolition of existing structures, there was no impact to residents/tenants since the buildings were vacant prior to the actual demolition which commenced in June 2005. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

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.

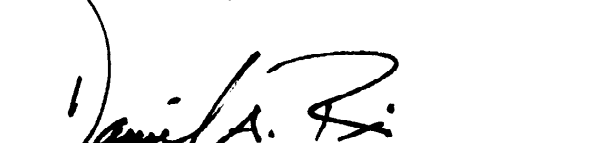
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

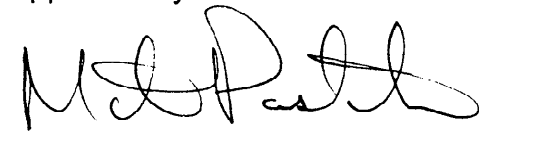
Prepared by:


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 TRACT MAP NO. 061002, BEING A 24-UNIT
CONDOMINIUM PROJECT, AT 1701 - 1715 NORTH FAIR OAKS AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061002 on September 14, 2005;

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. 061002, for a 24-unit condominium project at 1701 - 1715 North Fair Oaks Avenue, presented herewith, is approved; and
2. 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 _____, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney