

# Agenda Report

**TO:** CITY COUNCIL **DATE:** APRIL 24, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL PARCEL MAP NO. 27164, BEING A TWO-UNIT CONDOMINIUM PROJECT, AT 407 LOLA AVENUE

## RECOMMENDATION

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

- 1) Approve Final Parcel Map No. 27164;
- 2) Accept the offer of an easement dedication for street purposes as shown on said map; and
- 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 final parcel map, being a two-unit condominium project at 407 Lola Avenue, was reviewed and approved in tentative form by the Subdivision Committee on August 11, 2004. The Tentative Parcel 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 20-foot radius property line corner rounding at the northwest corner of the intersection of Lola Avenue and Maple Street for street purposes. The dedication is shown on the Final Parcel Map for this development and is recommended for acceptance by the City Council.

The developer's engineer has completed the final parcel 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 was issued for the project and no additional discretionary actions are required.

**BACKGROUND** (Continued)

Construction on the project began in April 2004, and was completed in March 2006. Certificates of Occupancy have not been issued to the two condominium units, as of yet. The project was constructed on a lot that had a single-family house that was demolished. The project has resulted in an increase to the City's housing stock. The project is not subject to compliance under the Tenant Protection Ordinance, Chapter 9.75 of the Pasadena Municipal Code (PMC), since single-family units are exempt from the ordinance. The project is also not subject to the standards of the Inclusionary Housing Ordinance, Chapter 17.42 of the PMC, which is applicable to projects consisting of ten or more newly constructed residential units and subdivision maps consisting of ten or more residential lots.

**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.

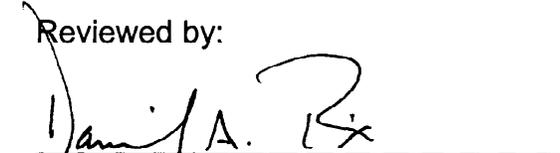
Respectfully submitted,

  
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 PARCEL MAP NO. 27164, BEING A TWO-UNIT  
CONDOMINIUM PROJECT, AT 407 LOLA AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 27164 on August 11, 2004;

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 Parcel Map No. 27164, for a two-unit condominium project at 407 Lola Avenue, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on Parcel Map No. 27164 is accepted; and
3. The City Clerk is authorized and directed to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedication shown on said map.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

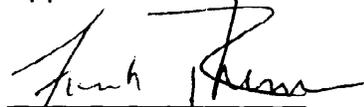
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev  
Assistant City Attorney