

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 7, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 054332, BEING A 12-UNIT CONDOMINIUM PROJECT, AT 1430 NORTH FAIR OAKS AVENUE

RECOMMENDATION

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

- 1) Approve final Tract Map No. 054332; and
- 2) 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 Tract Map, being a 12-unit condominium project at 1430 North Fair Oaks Avenue, was reviewed and approved in tentative form by the Subdivision Committee on December 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 project. No additional discretionary actions are required.

Construction on the project is scheduled to begin in August 2006, and is estimated to be completed in June 2007. The project will be constructed on a site that was previously developed with a 1,000 square foot commercial structure that was demolished. The project will result in an increase to the City's housing stock. The project is a residential development with a Density Bonus of two units. The developer has entered into an Inclusionary Housing Density Bonus Ownership Agreement, which is being recorded by the Los Angeles County Recorder. As such, this development has complied with standards of the Inclusionary Housing provisions Pasadena Municipal Code Title 17, Chapter 17.42. 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,



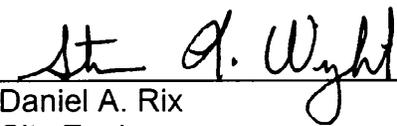
CYNTHIA J. KURTZ
City Manager

Prepared by:



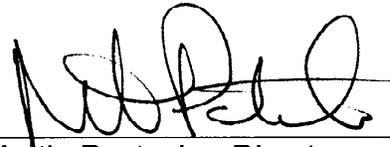
Bonnie L. Hopkins
Principal Engineer

Reviewed by:

For 

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. 054332, BEING A 12-UNIT
CONDOMINIUM PROJECT AT 1430 NORTH FAIR OAKS AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 054332 on December 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. 054332, for a 12-unit condominium project at 1430 North Fair Oaks Avenue, presented herewith, is approved;
2. 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:

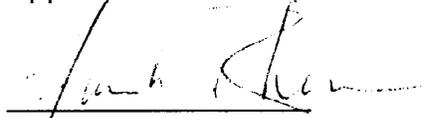
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney