

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 14, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 054151, BEING A 15-UNIT
CONDOMINIUM PROJECT AT 460 NORTH CATALINA AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 054151;
- 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.

BACKGROUND

The subject Final Tract Map, being a 15-unit condominium project at 460 North Catalina Avenue, was reviewed and approved in tentative form by the Subdivision Committee on February 19, 2003, and granted a one-year extension on May 11, 2006.

The developer's engineer has completed the final map which has been reviewed by the County. 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 the land necessary to provide a 15-foot radius property line corner rounding at the southeast corner of Catalina Avenue and Villa Street in order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp and an approximate 25-foot radius curb return to improve vehicular movements. The dedication is shown on the Final Tract Map for this project and is recommended for acceptance by the City Council. 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.

BACKGROUND (Continued)

Construction on the project began in February 2005, and is approximately 80 percent completed with the remaining 20 percent tentatively scheduled to be completed by December 2006. The project will result in an increase to the City's housing stock.

The developer has complied with the standards of the Inclusionary Housing Ordinance by paying an in-lieu fee as required under Section 17.42.060A of the Pasadena Municipal Code. There was no impact to residents/tenants since the lot was vacant prior to construction. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

FISCAL IMPACT

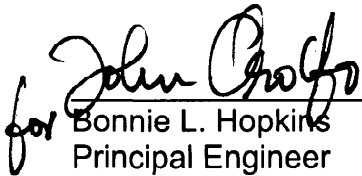
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,




JULIE A. GUTIERREZ
Assistant City Manager

Prepared by:



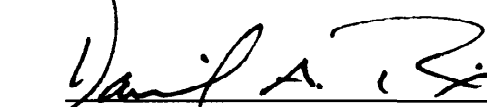
for Bonnie L. Hopkins
Principal Engineer

Reviewed by:



Daniel A. Rix
City Engineer

Approved by:



for 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. 054151, BEING A 15-UNIT
CONDOMINIUM PROJECT, AT 460 NORTH CATALINA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 054151 on February 19, 2003;

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. 054151, for a 15-unit condominium project at 460 North Catalina Avenue, presented herewith, is approved; and
2. The offer of an easement dedication for street purposes as shown on said map 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.

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

AYES:

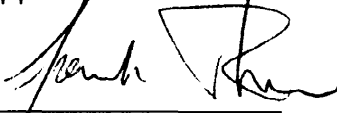
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney