

# Agenda Report

**TO:** CITY COUNCIL **DATE:** DECEMBER 4, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 062031, FOR THE CREATION OF AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 692-694 SOUTH MARENGO AVENUE

## RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062031; 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 for the creation of a eight-unit condominium project at 692-694 South Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on February 9, 2005.

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. 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. No additional discretionary actions were required.

Construction on the project began in July 2005, and is approximately 80% completed with the remaining 20% tentatively scheduled to be completed by January 2007. The site was initially developed with two single-family houses which were demolished in June 2005. The residents of the demolished homes vacated the property in May 2005. Sunny Construction acquired the properties in 2004 and rented them to the existing tenants for the year prior to demolition. One property was rented as a single-family home at market value for \$1200 per month, and the other property was rented as a duplex at market value for \$700 per month for one half and \$800 per month for the other.

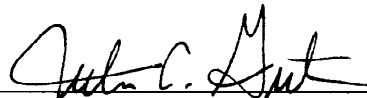
**BACKGROUND** (Continued)

The project is not subject to standards of the Inclusionary Housing Ordinance, Chapter 17.42 of the PMC, which is applicable to new construction of ten or more residential dwelling units or subdivision maps consisting of 10 or more residential lots. The developer/sub-divider is not required to comply with the terms and conditions of the Tenant Protection Ordinance (Pasadena Municipal Code 9.75) since the Master Application is dated September 18, 2004 and the Subdivision Committee approved the project on February 9, 2005. The Tenant Protection Ordinance became effective November 1, 2004.

**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.

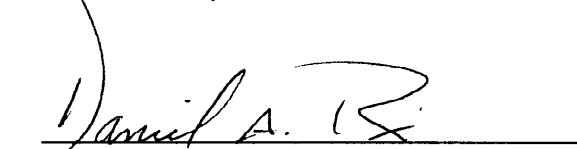
Respectfully submitted,

  
\_\_\_\_\_  
for CYNTHIA J. KURTZ  
City Manager

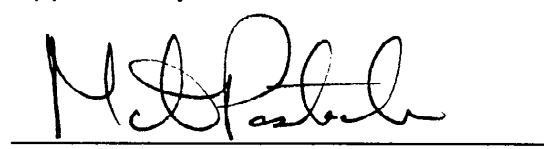
Prepared by:

  
\_\_\_\_\_  
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. 062031, FOR THE CREATION OF AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 692-694 SOUTH MARENCO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062031 on February 9, 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. 062031, for an eight-unit condominium project at 692-694 South Marengo 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:

*FR*  
for Frank Rhemrev  
Assistant City Attorney

11/25/06

(12001642)