

Agenda Report

TO: CITY COUNCIL **DATE:** DECEMBER 18, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 063076, BEING A TWO-UNIT CONDOMINIUM PROJECT, AT 406-408 LINDA ROSA AVENUE

RECOMMENDATION

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

- 1) Approve Final Parcel Map No. 063076;
- 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 406-408 Linda Rosa Avenue, was reviewed and approved in tentative form by the Subdivision Committee on August 10, 2005. 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 northeast corner of the intersection of Linda Rosa 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 June 2006, and is approximately 50% completed with an estimated completion date of April 2007. Certificates of Occupancy have not been issued to the two condominium units.

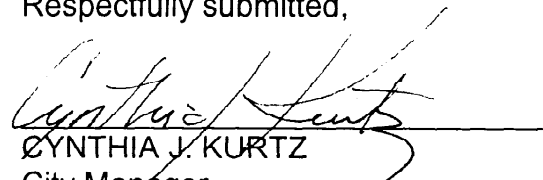
The project was constructed on a lot that had two single-family houses that were demolished. One house was vacant for thirty years and was in a state of dilapidation; the other home was owner-occupied and vacated in December 2004.

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.

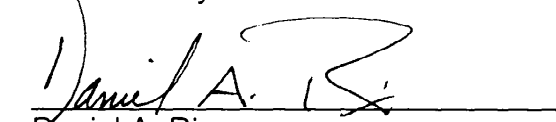
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

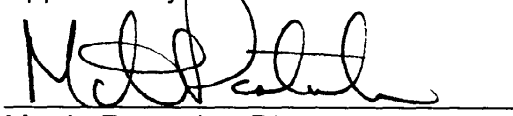
Prepared by:


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. 063076, BEING A TWO-UNIT CONDOMINIUM PROJECT, AT 406-408 LINDA ROSA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 063076 on August 10, 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 Parcel Map No. 063076, for a two-unit condominium project at 406-408 Linda Rosa Avenue, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on Parcel Map No. 063076 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:

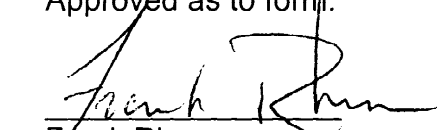
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney