

Agenda Report

TO: CITY COUNCIL **DATE:** JUNE 19, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062070, BEING A FIVE-UNIT CONDOMINIUM PROJECT, AT 653 SOUTH LAKE AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062070;
- 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 a five-unit condominium project at 653 South Lake Avenue, was reviewed and approved in tentative form by the Subdivision Committee on February 9, 2005. The Tentative Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City.

The developer's engineer has completed the final tract 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.

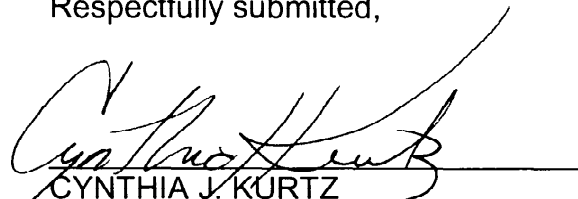
BACKGROUND (Continued)

Construction on the project began in January 2005, and was completed in May 2006. Certificates of Occupancy have not been issued to the five condominium units, as of yet. The project was constructed on a lot with a vacant 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/or single room residences and subdivision maps consisting of ten or more residential lots.

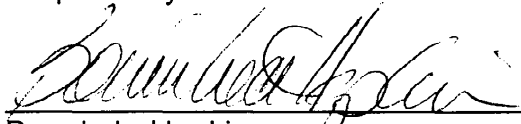
FISCAL IMPACT

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.

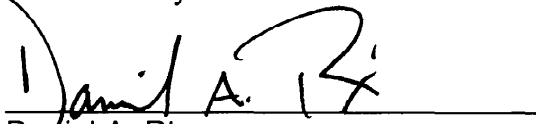
Respectfully submitted,


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 TRACT MAP NO. 062070, BEING A FIVE-UNIT
CONDOMINIUM PROJECT, AT 653 SOUTH LAKE AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062070 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. 062070, for a five-unit condominium project at 653 South Lake 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.

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

AYES:

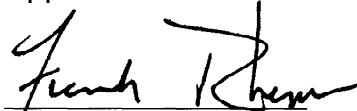
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney