

Agenda Report

TO: CITY COUNCIL **DATE:** JUNE 26, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062268 FOR THE
CONVERSION OF 12 EXISTING APARTMENT UNITS INTO NINE
CONDOMINIUM UNITS AT 317 EAST DEL MAR BOULEVARD

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062268; 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 for the conversion of 12 existing apartment units into nine condominium units at 317 East Del Mar Boulevard was reviewed and approved in tentative form by the Subdivision Committee on May 11, 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. Building permits were issued to combine twelve apartment units and convert into nine condominium units in January 2005. No additional discretionary actions are required.

Construction began in December 2005, and is scheduled to be completed in July 2006. The project will result in a decrease to the City's housing stock. The condominium conversion is subject to compliance under Chapter 16.46, entitled "Standards for Conversion Projects", and Chapter 9.75, entitled "Tenant Protection" of the Pasadena Municipal Code (PMC). The project is not subject to the standards of the Inclusionary Housing Ordinance which is only applicable to projects consisting of ten or more newly constructed residential units or approved subdivision maps creating ten or more residential lots.

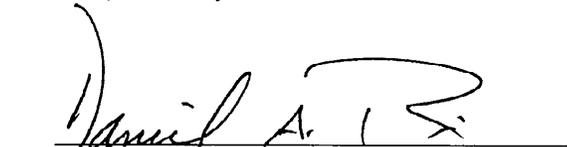
FISCAL IMPACT

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.

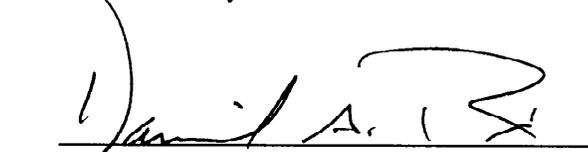
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

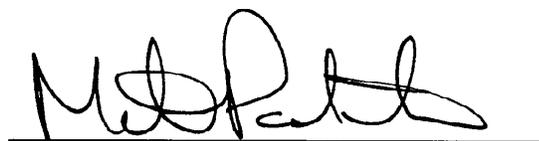
Prepared by:


Bonnie L. Hopkins
Principal Engineer

Reviewed by:


Daniel A. Rix
City Engineer

Approved by:


Martin Pastucha, Director
Department of Public Works

BLH:ss

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 062268 FOR THE CONVERSION OF 12
EXISTING APARTMENT UNITS INTO 9 CONDOMINIUM UNITS AT 317 EAST
DEL MAR BOULEVARD

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062268 on May 11, 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. 062268 for the conversion of 12 existing apartment units into 9 condominium units at 317 East Del Mar Boulevard, 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:

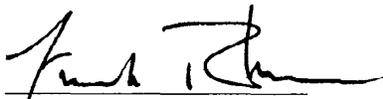
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney