

Agenda Report

TO: CITY COUNCIL **DATE:** MAY 1, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 54085 FOR A SIX-UNIT
CONDOMINIUM DEVELOPMENT AT 511 SOUTH MARENGO AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 54085; 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 six-unit condominium project at 511 South Marengo Avenue was reviewed and approved in tentative form by the Subdivision Committee on May 14, 2003. A time extension with an expiration date of May 27, 2006, was granted for the subject map by the Zoning Administrator.

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. A building permit was issued for the project. No additional discretionary actions were required.

Construction on the project began in February 2004, and is approximately 40 percent completed with the remaining 60 percent tentatively scheduled to be completed in November 2006. The project is being constructed on a lot that has a single-family residence which is being retained, and five new condominium units are being constructed. The project will result in an increase to the City's housing stock.


BACKGROUND (Continued)

The project is not subject to compliance with the Tenant Protection Ordinance, Chapter 9.75 of the Pasadena Municipal Code (PMC), as the tentative map was approved prior to the effective date, November 1, 2004, of 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 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.

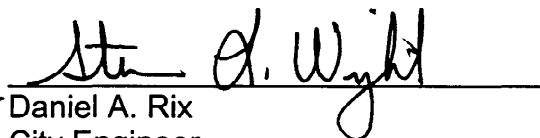
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

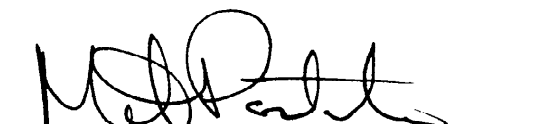
Prepared by:


Bonnie L. Hopkins
Principal Engineer

Reviewed by:


for 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. 54085 FOR A SIX-UNIT CONDOMINIUM
DEVELOPMENT AT 511 SOUTH MARENGO AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 54085 on May 14, 2003;

WHEREAS, a time extension with an expiration date of May 27, 2006, was granted for the tentative map for Tract No. 54085 by the Zoning Administrator;

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. 54085 for a six-unit condominium development at 511 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:

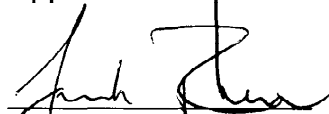
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney