

Agenda Report

TO: CITY COUNCIL **DATE:** MAY 15, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 061294 FOR THE
CONVERSION OF THREE EXISTING DWELLING UNITS INTO THREE
CONDOMINIUM UNITS AT 447 NORTH MARENGO AVENUE

RECOMMENDATION

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

- 1) Approve Final Parcel Map No. 061294;
- 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 for the conversion of three existing dwelling units, comprised of one single-family residence and two apartment units, into three condominium units at 447 North Marengo Avenue, was reviewed and approved in tentative form by the Subdivision Committee on August 11, 2004. During the map check process it was determined that a four-foot strip of land located along the frontage of the subject property, which is currently used as part of the roadway, has not been dedicated for street purposes. Although the dedication is not a condition of the parcel map, the developer has offered the dedication for street purposes. The dedication is shown on the Final Parcel Map for the condominium conversion 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. No building permit and additional discretionary actions were required for the condominium conversion.

BACKGROUND (Continued)

The condominium conversion will not result in an increase or decrease to the City's housing stock. At the time when the application for the tentative map was submitted, the single-family residence was owner-occupied and the two apartment units were vacant. The existing single-family residence is still owner-occupied and the two apartment units are currently rented. 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 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.

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.

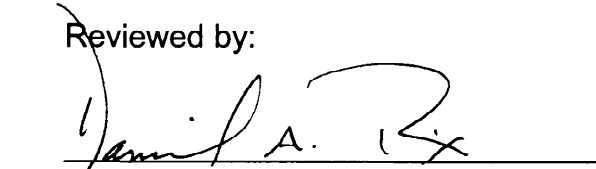
Respectfully submitted,


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. 061294 FOR THE CONVERSION OF THREE EXISTING DWELLING UNITS INTO THREE CONDOMINIUM UNITS AT 447 NORTH MARENGO AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 061294 on August 11, 2004;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel 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. 061294 for the conversion of three existing dwelling units, comprised of one single-family residence and two apartment units, into three condominium units at 447 North Marengo Avenue, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on Parcel Map No. 061294 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:

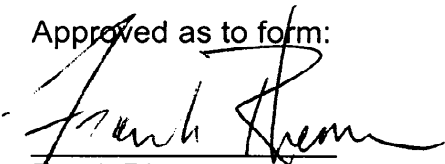
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney