

# Agenda Report

**TO:** CITY COUNCIL **DATE:** APRIL 9, 2007  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 060834, BEING A SIX-UNIT CONDOMINIUM PROJECT, AT 97 NORTH WILSON AVENUE

## **RECOMMENDATION**

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

- 1) Approve Final Tract Map No. 060834; 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, being a six-unit condominium project at 97 North Wilson Avenue, was reviewed and approved in tentative form by the Subdivision Committee on April 15, 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. A building permit has been issued for the development of the site. No additional discretionary actions were required.

Construction on the project began in July 2005 and is approximately 85 percent completed with the remaining 15 percent tentatively scheduled to be completed in April 2007. The project is being constructed on the site of a three-unit apartment building that was demolished in July 2005. The existing tenants were paying fair-market rents and relocated in February 2005.

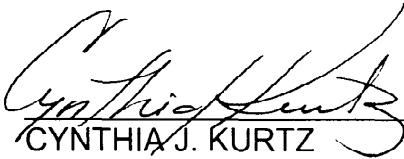
**BACKGROUND** (Continued)

The project consisting of six condominium units is not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC, which is applicable to newly constructed residential dwelling units of ten or more or subdivision maps consisting of ten or more residential lots. The property owner has satisfactorily demonstrated compliance with the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75 by compensating the dislocated tenants.

**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.

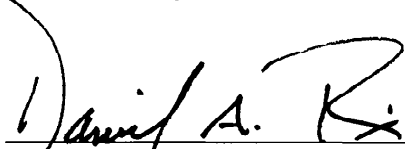
Respectfully submitted,

  
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. 060834, BEING A SIX-UNIT  
CONDOMINIUM PROJECT, AT 97 NORTH WILSON AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060834 on April 15, 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. 060834, for a six-unit condominium project at 97 North Wilson 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 \_\_\_\_\_, 2007, by the following vote:

AYES:

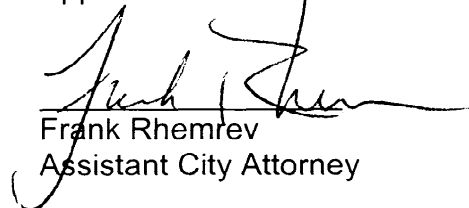
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:

  
Frank Rhemrev  
Assistant City Attorney