

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JANUARY 29, 2007  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 061519, BEING A 13-UNIT  
CONDOMINIUM PROJECT, AT 985 NORTH MICHILLINDA AVENUE

## RECOMMENDATION

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

- 1) Approve Final Tract Map No. 061519; 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 13-unit condominium project at 985 North Michillinda Avenue, was reviewed and approved in tentative form by the Subdivision Committee on December 8, 2004.

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 October 2005 and is approximately 85 percent completed with the remaining 10 percent tentatively scheduled to be completed in March 2007. The project is being constructed on the site of an abandoned gas station that was demolished in October 2005.

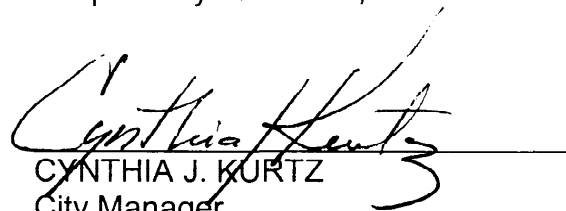
**BACKGROUND** (Continued)

The project has complied with the Inclusionary Housing provisions by electing to pay an In-Lieu Fee, as authorized in Pasadena Municipal Code Title 17, Chapter 17.42. The first half of the In-Lieu Fee has been paid; the second half is due prior to issuance of a certificate of occupancy. Although the project involved the demolition of existing structures, there was no impact to residents/tenants since the buildings were not residential. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

**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,



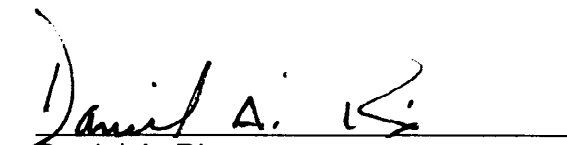
CYNTHIA J. KURTZ  
City Manager

Prepared by:



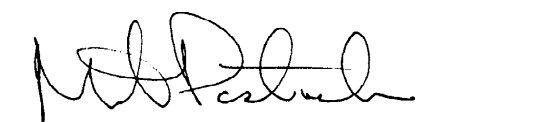
Bonnie L. Hopkins  
Principal Engineer

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. 061519, BEING A 13-UNIT  
CONDOMINIUM PROJECT, AT 985 NORTH MICHILLINDA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061519 on December 8, 2004;

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. 061519, for a 13-unit condominium project at 985 North Michillinda 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