

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 4, 2007

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 065018 FOR THE
CONVERSION OF 30 EXISTING APARTMENT UNITS INTO 30
CONDOMINIUM UNITS AT 70 NORTH CATALINA AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 065018; 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 30 existing apartment units into 30 condominium units at 70 North Catalina Avenue was reviewed and approved in tentative form by the Hearing Officer on May 11, 2006.

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. Construction on converting the units into condominium units began in April 2007 and is approximately 90% complete. The project is scheduled to be completed in June 2007.

This project is subject to compliance under Pasadena Municipal Code (PMC) Chapter 14.46, entitled "Standards for Conversion Projects," and Chapter 9.75 entitled "Tenant Protection." The sub-divider has demonstrated compliance with both requirements including the preparation and submittal of the required Tenant Relocation Assistance Plan, which has been approved. Conversion projects as defined under Chapter 16.46 of the PMC are not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units, single room occupancy developments consisting of 10 or more units and subdivision maps consisting of 10 or more residential lots.


BACKGROUND (Continued)

None of the current rental residents are purchasing their units. 11 units were not re-rented after being vacated, and the other 19 units are in the process of relocating or considering purchase. The average rent for the two-bedroom units is \$1500 per month, and none were offered at affordable rates.

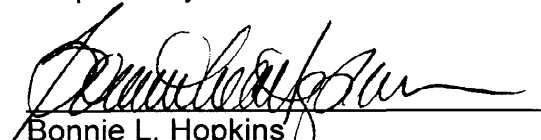
FISCAL IMPACT

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.

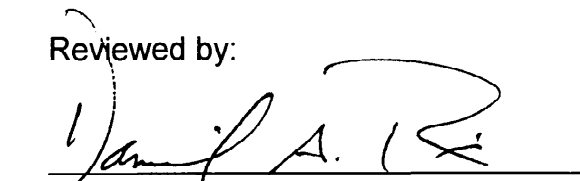
Respectfully submitted,


for CYNTHIA J. KURTZ
City Manager

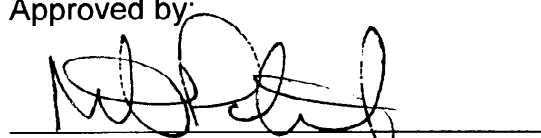
Prepared by:


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. 065018 FOR THE CONVERSION OF 30 EXISTING APARTMENT UNITS INTO 30 CONDOMINIUM UNITS AT 70 NORTH CATALINA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 065018 on May 11, 2006;

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. 065018 for the conversion of 30 existing apartment units into 30 condominium units at 70 North Catalina 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:

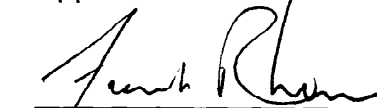
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney