



Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 12, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062071, BEING AN EIGHT-UNIT CONDOMINIUM PROJECT, AT 208 SOUTH CHESTER AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062071; 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 an eight-unit condominium project at 208 South Chester Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 14, 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 March 2006 and was completed in December 2006. The project was constructed on the site of two single-family residences that were demolished in March 2006.

BACKGROUND (Continued)

The project consisting of eight 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. Although the project involved the demolition of two existing single-family residences and a garage, there was no impact to tenants since the buildings were owner-occupied. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, because single family homes are exempt under the provisions of the Ordinance.

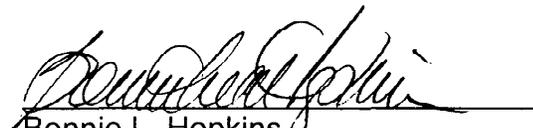
FISCAL IMPACT

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.

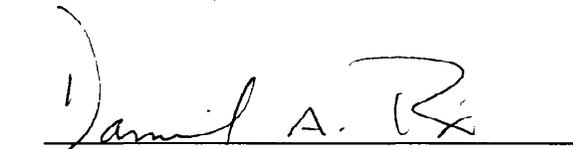
Respectfully submitted,


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. 062071, BEING AN EIGHT-UNIT
CONDOMINIUM PROJECT, AT 208 SOUTH CHESTER AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062071 on September 14, 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. 062071, for an eight-unit condominium project at 208 South Chester 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