

Agenda Report

TO: CITY COUNCIL **DATE:** SEPTEMBER 24, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 065888, BEING A
CONVERSION OF NINE EXISTING RENTAL UNITS INTO NINE
CONDOMINIUMS, AT 1036-1044 EAST ORANGE GROVE BOULEVARD

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 065888; 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 the conversion of an eight-unit apartment building and one-unit single-family residence into a nine-unit condominium project at 1036-1044 East Orange Grove Boulevard, was reviewed and approved in tentative form by the Hearing Officer on July 13, 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. A building permit has been issued for the development of the site. No additional discretionary actions were required.

All rental units were vacated by August 2006. The apartment building consisted of six two-bedroom units that rented for \$800/month, and two studios that rented for \$600/month. The single-family residence rented for \$2,000/month. Construction on the new carports and building modifications began in March 2007 and is approximately 85 percent completed with the remaining 15 percent tentatively scheduled to be completed in October 2007.

BACKGROUND (Continued)

The project is not subject to the Inclusionary Housing Ordinance in Pasadena Municipal Code Title 17, Chapter 17.42, as it consists of less than ten newly constructed units. The applicant has complied with 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.

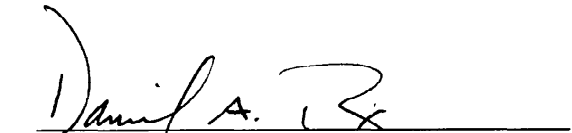
Respectfully submitted,


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. 065888, BEING THE CONVERSION OF NINE RENTAL UNITS TO NINE CONDOMINIUM UNITS, AT 1036-1044 EAST ORANGE GROVE BOULEVARD

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 065888 on July 13, 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. 065888, for the conversion of a nine-unit rental property to a nine-unit condominium project at 1036-1044 East Orange Grove Boulevard, 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:

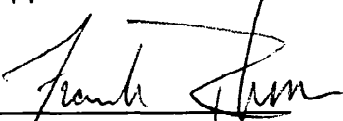
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney