

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 11, 2008
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 060713, BEING AN 18-UNIT CONDOMINIUM PROJECT, AT 96-110 NORTH CRAIG AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 060713; 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 18-unit condominium project at 96-110 North Craig Avenue, was reviewed and approved in tentative form by the Subdivision Committee on November 10, 2005.

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for 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. No additional discretionary actions were required.

BACKGROUND: (Continued)


The site was previously developed with six rental single family residences which were demolished in October 2006. Construction on the new condominium project began in November 2006 and is 95% complete, with the remaining 5% scheduled to be completed in August 2008.

The project consisting of 18 units is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project has complied with Inclusionary Housing Requirements by payment of an In-Lieu Fee. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75. The City's Housing/Community Development Office reported in October 2005 that a Tenant Relocation Assistance Plan was reviewed and approved. The owner did not have any information regarding previous rental 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,



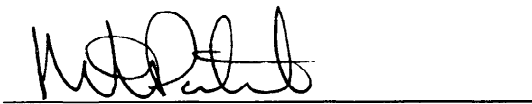
BERNARD K. MELEKIAN
City Manager

Prepared by:



Bonnie L. Hopkins
Principal 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. 060713, BEING AN 18-UNIT
CONDOMINIUM PROJECT, AT 96-110 NORTH CRAIG AVENUE.

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060713 on November 10, 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. 060713, for an 18-unit condominium project at 96-110 North Craig 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 regular meeting of the City Council of the City of Pasadena on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney