

Agenda Report

TO: CITY COUNCIL **DATE:** DECEMBER 8, 2008
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 065526, BEING A 22-UNIT
CONDOMINIUM PROJECT, AT 88 NORTH ROOSEVELT AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 065526; 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, consisting of 22 residential condominium air parcels at 88 North Roosevelt Avenue, was reviewed and approved in tentative form by the Hearing Officer on September 14, 2006.

The developer's engineer has completed the final map which has been reviewed by Los Angeles County Department of Public Works. 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. Included among these conditional requirements was monumentation. No additional discretionary actions were required.

The site was formerly developed with five residential structures consisting of seven rental units. The former residents were relocated in December 2005 and a demolition permit was issued in March 2007 for the existing residential structures. Construction on the new condominium project began in April 2007 and is scheduled to be complete in January 2009. The project is currently 90% complete.

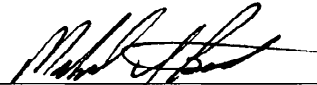
BACKGROUND: (Continued)

The project consisting of 22 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 partially complied with Inclusionary Housing Requirements by a first half payment of an In-Lieu Fee. Second half payment of the In-Lieu Fee is due upon issuance of a certificate of occupancy. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75. The City's Tenant Protection compliance contractor, the Housing Rights Center, reports that the applicant has complied with the ordinance and all tenants have been compensated. 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,



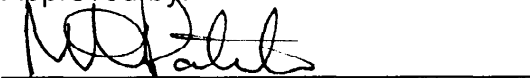
MICHAEL J. BECK
City Manager

Prepared by:



Reny Quijano
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. 065526, BEING A 22-UNIT
CONDOMINIUM PROJECT, AT 88 NORTH ROOSEVELT AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 065526 on September 14, 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. 065526, for a 22-unit condominium project at 88 North Roosevelt Avenue, presented herewith, is approved;
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:

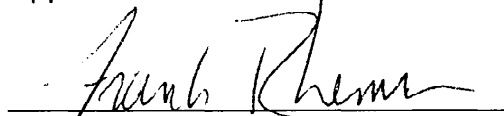
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney