

Agenda Report

TO: CITY COUNCIL **DATE:** JULY 14, 2008
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063608, BEING A SIX UNIT CONDOMINIUM PROJECT, AT 41 NORTH OAK AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 063608;
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City Council approval of said map.

BACKGROUND:

The subject Final Tract Map, being a six unit condominium project, at 41 North Oak Avenue, was reviewed and approved in tentative form by the Hearing Officer on October 12, 2006.

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.

The site was previously developed with a vacant single-family residence that was purchased by developer in December 2004, and relocated in April 2008. The remaining basement and garage were demolished in May 2008. Construction on the condominium project is scheduled to begin in August 2008, and is tentatively scheduled to be completed in June 2010.

BACKGROUND: (Continued)

The project consisting of six condominium units is not 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. Because the project is replacing a single-family residence, the project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

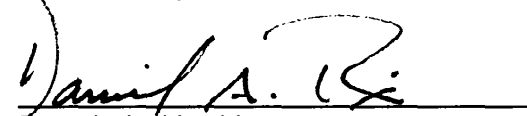
FISCAL IMPACT:

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.

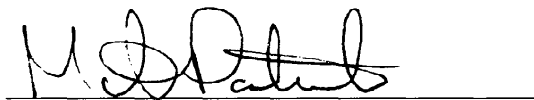
Respectfully submitted,


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 VESTING TRACT MAP NO. 063608, BEING A SIX-UNIT
CONDOMINIUM PROJECT, AT 41 NORTH OAK AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the vesting tentative map for Tract Map No. 063608 on October 12, 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 Vesting Map No. 063608, for a six-unit condominium project at 41 North Oak 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:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney