

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 10, 2009
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 068327, BEING A FOUR-UNIT CONDOMINIUM PROJECT, AT 865 WRIGHT AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Parcel Map No. 068327;
- 2) Accept the offer of an easement dedication for street purposes as shown on said map; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject Final Parcel Map, being a four-unit condominium project at 865 Wright Avenue, was reviewed and approved in tentative form by the Hearing Officer on November 15, 2007.

The developer's engineer has completed the final map which has been reviewed by a licensed surveyor. The Tentative Parcel Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of a one-foot strip of land along the Johnson Alley frontage. The City of Pasadena's standard alley width is 20 feet (10 feet on either side of the center line of the alley), and Johnson Alley is currently 18 feet wide. The dedication of a one-foot strip of land along the Johnson Alley frontage will result in the standard alley width of 10 feet on the south side of the alley along the subject frontage, as well as allow the developer to widen the Johnson Alley approach at Wright Avenue to improve pedestrian and driver safety.

The dedication is shown on the Final Parcel Map for this project and is recommended for acceptance by the City Council. Said map is now ready for the City Council's approval prior to recordation in the Office of the County Recorder.

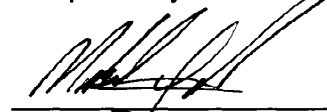
The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. The project consists of the demolition of an existing garage and the construction of one new unit, to join three existing units. Construction at the site began in June 2007 and was completed in July 2008.

The project consisting of four air parcels 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. The project has complied with the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

FISCAL IMPACT:

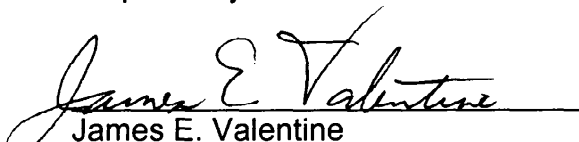
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



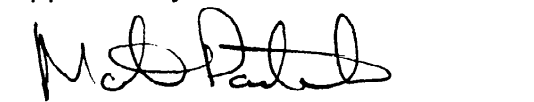
MICHAEL J. BECK
City Manager

Prepared by:



James E. Valentine
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 PARCEL MAP NO. 068327, BEING A FOUR-UNIT
CONDOMINIUM PROJECT, AT 865 WRIGHT AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Parcel Map No. 068327 on November 15, 2007;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel 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 Parcel Map No. 068327, for the construction of a four-unit condominium project at 865 Wright Avenue, presented herewith, is approved; and
2. The offer of an easement dedication for street purposes as shown on said map is accepted; and
3. 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 _____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney