

Agenda Report

TO: CITY COUNCIL

DATE: AUGUST 10, 2009

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 064441, BEING A 16-UNIT CONDOMINIUM PROJECT, AT 257 SOUTH HUDSON AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 064441; 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 16 residential condominium air parcels at 257 South Hudson Avenue, was reviewed and approved in tentative form by the Hearing Officer on January 12, 2006, and was granted an extension by the Zoning Administrator until January 24, 2009. Furthermore, Senate Bill 1185, which states that all active tentative maps that have been approved and have not expired as of July 15, 2008 shall be extended by 12 months, resulting in a new expiration date of January 24, 2010.

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. No additional discretionary actions were required.

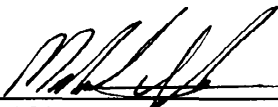
The site was formerly developed with a single-family residence which was demolished in March 2007. Construction on the new condominium project began in April 2007 and will be complete in August 2009.

The project consisting of 16 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 applicant complied by submitting an in-lieu payment, half of which was submitted at Building Permit issuance and the remainder due before Certificate of Occupancy. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, because the demolished structure was an owner-occupied single-family residence.

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 TRACT MAP NO. 064441, BEING A 16-UNIT
CONDOMINIUM PROJECT, AT 257 SOUTH HUDSON AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 064441 on January 12, 2006, the Zoning Administrator granted an extension on January 12, 2008, and Senate Bill 1185 extended the life an additional year; and,

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with or provided surety for 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. 064441, for a 16-unit condominium project at 257 South Hudson 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 _____, 2009, by the following vote:

AYES:

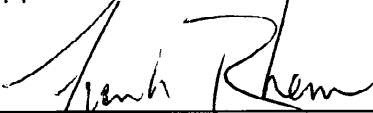
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney