

Agenda Report

TO: CITY COUNCIL

DATE: MAY 18, 2009

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 065586, BEING A FIVE-UNIT CONDOMINIUM PROJECT, AT 128 NORTH ALLEN AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 065586; 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 a five-unit condominium project at 128 North Allen Avenue, was reviewed and approved in tentative form by the Hearing Officer on June 12, 2008.

The developer's engineer has completed the final map which has been reviewed by a licensed surveyor. The Tentative Tract Map was approved on the basis that the development complies with various related conditional requirements recommended by the City. Said map is now ready for the City Council's approval prior to recordation in the Office of the County Recorder.

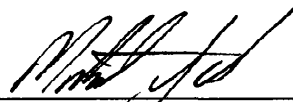
The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Two single-family residences on the site were demolished in November 2007. Construction at the site began in December 2007 and was completed in April 2009.

The project consisting of five 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. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as single-family residences do not apply to the ordinance.

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,



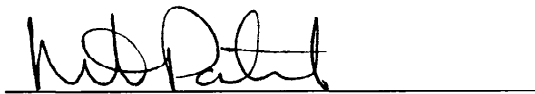
MICHAEL J. BECK
City Manager

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. 065586, BEING A FIVE-UNIT
CONDOMINIUM PROJECT, AT 128 NORTH ALLEN AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 065586 on June 12, 2008;

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. 065586, for the construction of a five-unit condominium project at 128 North Allen 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:

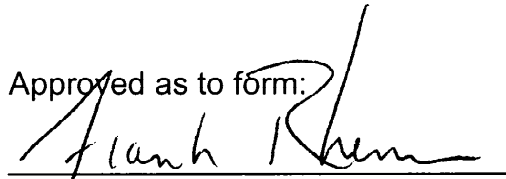
AYES:

NOES:

ABSENT:

ABSTAIN:

Approved as to form:



Frank Rhemrev
Assistant City Attorney

MARK JOMSKY, City Clerk