

Agenda Report

TO: CITY COUNCIL **DATE:** NOVEMBER 2, 2009
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 070782, BEING A SIX-UNIT CONDOMINIUM CONVERSION, AT 824-834 EAST CALIFORNIA BOULEVARD

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 070782; 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 six residential condominium air parcels at 824-834 East California Boulevard, was reviewed and approved in tentative form by the Hearing Officer on July 15, 2009. The developer's engineer has completed the final map which has been reviewed by the City's consultant. 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 is developed with six bungalows constructed in 1926, which have been used as commercial structures. Minor tenant improvements were undertaken to convert the bungalows to residential use. Permits were issued for the tenant improvements in November 2008 and construction was complete in October 2009.

The project consisting of six 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, per the Housing Rights Center, the City’s TPO compliance contractor, as no housing units were removed from the rental market.

FISCAL IMPACT:

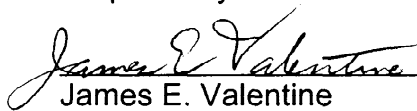
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

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. 070782, BEING A SIX-UNIT
CONDOMINIUM CONVERSION, AT 824-834 EAST CALIFORNIA BOULEVARD

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 070782 on July 15, 2009; 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. 070782, for a six-unit condominium conversion at 824-834 East California Boulevard, 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:

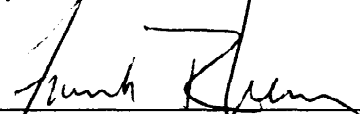
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney