

# Agenda Report

**TO:** CITY COUNCIL **DATE:** NOVEMBER 16, 2009  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 065620, BEING A FIVE-UNIT CONDOMINIUM PROJECT, AT 28 SOUTH PARKWOOD AVENUE

## **RECOMMENDATION:**

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 065620; 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 five residential condominium air parcels at 28 South Parkwood Avenue, was reviewed and approved in tentative form by the Hearing Officer on June 8, 2006. The tentative map expired and was re-approved by the Hearing Officer on October 21, 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 Los Angeles 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.

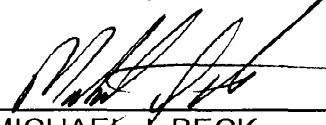
The site was previously a vacant lot, and permits were issued for construction on the three-story five-unit condominium project in December 2007. The project is approximately 90% complete, and construction is scheduled to be complete by December 2009.

The project consisting of five 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 the site was previously vacant.

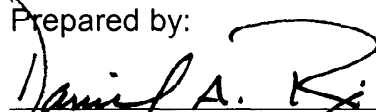
**FISCAL IMPACT:**

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. 065620, BEING A FIVE-UNIT CONDOMINIUM PROJECT, AT 28 SOUTH PARKWOOD AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 065620 on June 8, 2006, and re-approved by the Hearing Officer on October 19, 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. 065620, for a five-unit condominium project at 28 South Parkwood, 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:

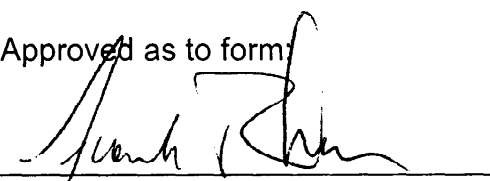
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant City Attorney