

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 5, 2009
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063496, BEING A 12-UNIT CONDOMINIUM PROJECT, AT 650-652 SOUTH LAKE AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 063496; 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 12 residential condominium air parcels at 650-652 South Lake Avenue, was reviewed and approved in tentative form by the Subdivision Committee on November 9, 2005, and granted an extension until November 22, 2008 by the Zoning Administrator. Senate Bill 1185 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 November 22, 2009.

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.

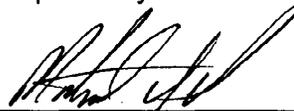
The site was formerly developed with four multi-family residences which were demolished in April 2009. Construction on the new condominium project began in April 2009 and is 75% complete. The remainder is scheduled to be complete in October 2009.

The project consisting of 12 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 in the amount of \$246,828, half of which was submitted at Building Permit issuance and the remainder due before Certificate of Occupancy. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, and the Housing Rights Center, the City's TPO compliance contractor, reports that the developer has complied with the ordinance and all tenants have received all benefits due them as required by 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,



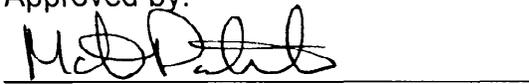
MICHAEL J. BECK
City Manager

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. 063496, BEING A 12-UNIT
CONDOMINIUM PROJECT, AT 650-652 SOUTH LAKE AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 063496 on November 9, 2005, the Zoning Administrator extended the map until November 22, 2008, and Senate Bill 1185 extended the deadline to November 22, 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. 063496, for a 12-unit condominium project at 650-652 South Lake 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:

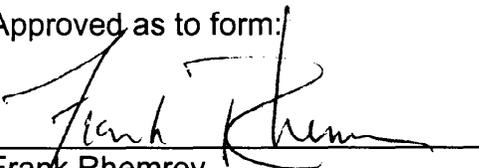
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney