

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 5, 2009
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063192, BEING A SIX-UNIT CONDOMINIUM PROJECT, AT 148 NORTH MAR VISTA AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 063192; 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 148 North Mar Vista Avenue, was reviewed and approved in tentative form by the Hearing Officer on March 9, 2006, and granted an extension until February 26, 2009 by the Zoning Administrator. Senate Bill 1185, which became law on July 15, 2008, 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 February 26, 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 vacant triplex and garage which was demolished in April 2006. Construction on the new condominium project began in April 2006 and was complete in August 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 there was no displacement of tenants.

FISCAL IMPACT:

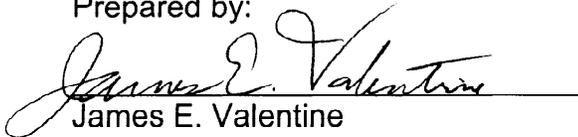
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



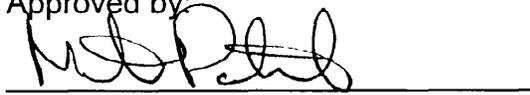
MICHAEL J. BECK
City Manager

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. 063192, BEING A SIX-UNIT
CONDOMINIUM PROJECT, AT 148 NORTH MAR VISTA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 063192 on March 9, 2006, the Zoning Administrator extended the map until February 26, 2009, and Senate Bill 1185 extended the deadline to February 26, 2010; 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. 063192, for a six-unit condominium project at 148 North Mar Vista 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:


for Frank Rhemrev
Assistant City Attorney