

Agenda Report

January 11, 2010

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 062356, BEING A 12-UNIT CONDOMINIUM PROJECT, AT 633 SOUTH LAKE AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Find that, on December 16, 2009, the final map proposed herein was found to be categorically exempt under California Environmental Quality Act Guidelines Section 15301 (existing facilities), and there are no changed circumstances or new information which would require further environmental review; and
- 2) Adopt a resolution to approve Final Vesting Tract Map No. 062356; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The tentative map expired on March 28, 2008 and was re-approved by the Hearing Officer on December 16, 2009.

BACKGROUND:

The sites at 635 and 641 South Lake Avenue were previously developed with five residential buildings consisting of seven rental units, and the buildings were demolished in July 2008. Construction on the new 12-unit, three-story project began in August 2008 and is now complete.

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.

COUNCIL POLICY CONSIDERATION:

The project is consistent with the City's General Plan, Objective 7, which promotes the preservation of character and scale in Pasadena's established residential neighborhoods. The City of Gardens Development Standards are designed to create residential in-fill projects that are consistent and compatible with the neighborhood in which they are located. In this case, the project is below the maximum residential density permitted for the subject site and the project meets all of the residential development standards. The Vesting Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1 (Size and Types), and Policy 15.2 (Increase Supply).

The project consisting of 12 units is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The applicant complied by submitting an in-lieu payment in the amount of \$297,168. 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.

ENVIRONMENTAL ANALYSIS:

On December 16, 2009, the Hearing Officer found this project to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3, Section 15301, Class 1, Existing Facilities). Class 1 exempts projects that involve negligible or no expansion to existing use. The creation of air and land parcel for condominium purposes will not result in any expansion to the existing use. The use will remain as a multi-family residential use. There are no changed circumstances or new information which would require further environmental review.

FISCAL IMPACT:

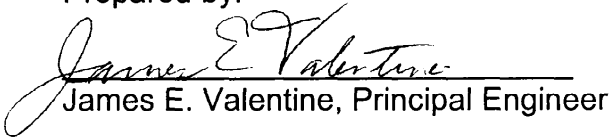
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



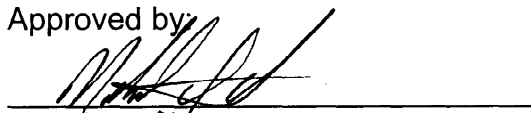
MARTIN PASTUCHA
Director
Department of Public Works

Prepared by:



James E. Valentine, Principal Engineer

Approved by:



Michael J. Beck
City Manager

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL VESTING TRACT MAP NO. 062356, BEING A 12-UNIT
CONDOMINIUM PROJECT, AT 633 SOUTH LAKE AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Vesting Tract Map No. 062356 on March 9, 2005, and re-approved by the Hearing Officer on December 16, 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 Vesting Tract Map No. 062356, for a 12-unit condominium project at 633 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 _____, 2010, by the following vote:

AYES:

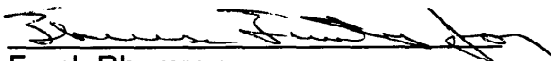
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney