

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** OCTOBER 3, 2005

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 060877, BEING A MIXED-USE PROJECT COMPRISED OF 33 RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL SPACE, AT 35 NORTH RAYMOND AVENUE

## **RECOMMENDATION**

It is recommended that the City Council adopt the following resolution to:

- 1) Approve final Tract Map No. 060877;
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

## **BACKGROUND**

The subject Tract Map, being a mixed-use project comprised of 33 residential condominium units and one commercial space located at 35 North Raymond Avenue, was reviewed and approved in tentative form by the Subdivision Committee on January 12, 2005.

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for the 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, including monumentation. A building permit has been issued for the project. No additional discretionary actions are required.

The site is developed with a historic two-story building. The project includes the construction of two additional floors to the existing building and utilizes the existing basement to provide a one-level subterranean garage with 35 parking spaces. Construction on the project began in August 2004 and is approximately 50 percent completed with the remaining 50 percent tentatively scheduled to be completed by December 2005. The project will result in an increase to the City's housing stock.

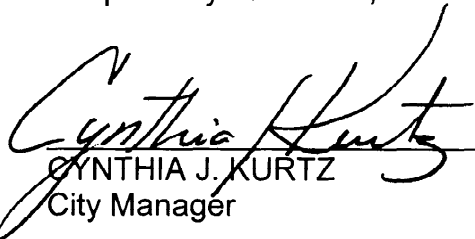
**BACKGROUND** (Continued)

The developer has complied with Chapter 17.42 of the Pasadena Municipal Code (:PMC"), entitled "Affordable Housing Incentives And Requirements," by electing to pay a fee as provided by Section 17.42.050, entitled "Alternatives to Units within Project," Subsection A "In Lieu Fee." The fee, as determined by the In-Lieu Fee Schedule, is \$240,530.

**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.

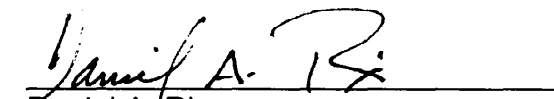
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager


Prepared by:

  
Bonnie L. Hopkins  
Principal Engineer

Reviewed by:

  
Daniel A. Rix  
City 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. 060877, BEING A MIXED-USE PROJECT COMPRISED OF 33 RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL SPACE, AT 35 NORTH RAYMOND AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060877 on January 12, 2005;

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with 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. 060877, for a mixed-use project comprised of 33 residential condominium units and one commercial space at 35 North Raymond Avenue, presented herewith, is approved; and
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 \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev  
Assistant City Attorney