

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 13, 2007

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 066826 FOR THE CONVERSION OF AN EXISTING MIXED-UNIT PROJECT CONSISTING OF TWO RETAIL SPACES AND 28 APARTMENTS INTO TWO RETAIL PARCELS AND 28 CONDOMINIUM UNITS AT 712 EAST WALNUT STREET

## RECOMMENDATION

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

- 1) Approve Final Vesting Tract Map No. 066826; 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 Vesting Tract Map for the conversion of a mixed-unit project consisting of two retail spaces and 28 existing apartment units into two retail parcels and 28 condominium units at 712 East Walnut Street was reviewed and approved in tentative form by the Hearing Officer on October 12, 2006.

The developer's engineer has completed the final map which has been reviewed by a surveyor. 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 conditions of approval required by the City, including monumentation. The developer has not furnished the City with a construction schedule.

This project is subject to compliance under Pasadena Municipal Code (PMC) Chapter 14.46, entitled "Standards for Conversion Projects," and Chapter 9.75 entitled "Tenant Protection." The sub-divider has demonstrated compliance with both requirements including the preparation and submittal of the required Tenant Relocation Assistance Plan, which has been approved. Conversion projects as defined under Chapter 16.46 of the PMC are not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units, single-room occupancy developments consisting of ten or more units and subdivision maps consisting of ten or more residential lots.

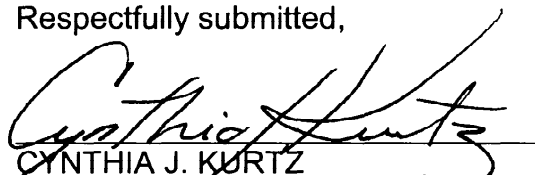
**BACKGROUND (Continued)**

The developer has no current plans to relocate existing rental tenants. The units consist of 21 two-bedroom units and seven three-bedroom units. The average rent for the apartments is \$1,700 per month.

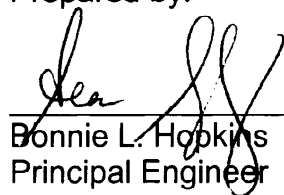
**FISCAL IMPACT**

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

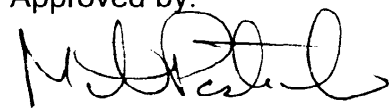
Prepared by:

  
for Bonnie L. Hopkins  
Principal Engineer

Reviewed by:

  
for 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. 066826 FOR THE CONVERSION OF AN EXISTING MIXED USE PROJECT CONSISTING OF TWO RETAIL SPACES AND 28 APARTMENT UNITS INTO TWO RETAIL PARCELS AND 28 CONDOMINIUM UNITS AT 712 EAST WALNUT STREET

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 066826 on October 12, 2006;

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. 066826 for the conversion of two existing retail spaces and 28 existing apartment units into two retail parcels and 28 condominium units at 712 East Walnut Street, 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 \_\_\_\_\_, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

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