

Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 19, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 061372, BEING A
CONDOMINIUM PROJECT TO CREATE 75 AIR PARCELS, AT 950 SAN
PASQUAL STREET

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 061372; 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, to create 75 air parcels on four land lots for residential condominiums and live-work units at 950 San Pasqual Street, was reviewed and approved in tentative form by the Subdivision Committee on March 9, 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 foundation permit has been issued for the development of the site, and construction on the project is scheduled to begin in April 2007, with a tentative completion date of June 2009. The project is being constructed on the site of a parking lot. No additional discretionary actions were required.

BACKGROUND (Continued)

The project is required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42 ("Chapter 17.42"). The Inclusionary Housing Requirements apply to projects of ten or more newly built residential units or subdivision resulting in ten or more residential lots. The applicant has complied with the provisions Chapter 17.42 by signing an In-Lieu Fee Certificate with an approved Inclusionary Housing Plan setting the In-Lieu Fee at \$2.8 million. Currently under negotiation the applicant may in part comply with Chapter 17.42 by providing off-site Inclusionary Units, resulting in a prorated In-Lieu Fee payment. The applicant will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as no tenants or residents were displaced as a result of this project.

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,



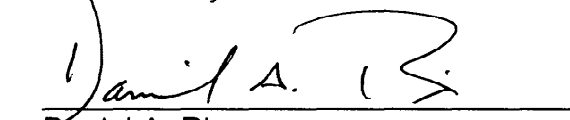
CYNTHIA J. KURTZ
City Manager

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. 061372, BEING AN 75-UNIT
CONDOMINIUM AND LIVE-WORK PROJECT, AT 950 SAN PASQUAL STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061372 on March 9, 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. 061372, for a 75-unit condominium and live-work project at 950 San Pasqual 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