

Agenda Report

TO: CITY COUNCIL **DATE:** NOVEMBER 19, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 061334, FOR THE
CREATION OF A 28-PARCEL SINGLE-FAMILY RESIDENTIAL
SUBDIVISION AT 800 SIERRA MADRE VILLA AVENUE

RECOMMENDATION

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 061334;
- 2) Accept the offer of easement dedications for public utility, sanitary sewer, storm drain and ingress and egress purposes as shown on said map; and
- 3) 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, being for the creation of a 28-parcel single-family residential subdivision at 800 Sierra Madre Villa 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. The Tentative Vesting Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide easements for public utility, sanitary sewer, storm drain and ingress and egress purposes. The dedication is shown on the Final Vesting Tract Map for this project and is recommended for acceptance by the City Council. 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. No additional discretionary actions were required.

BACKGROUND (Continued)

Construction on the project began in August 2006, and is tentatively scheduled to be completed by June 2008. The site is currently developed with three radio antennas with a maintenance room that will be removed as a result of this project. The project will result in an increase to the City's housing stock.

The development is not required to comply with Inclusionary Housing provisions of Pasadena Municipal Code Title 17, Chapter 17.42. The development received approval of a Vesting Tentative Tract Map on January 12, 2005. This action entitled the proposed development to be compliant only to ordinances, policies and standards in effect at the date the local agency approved a Vesting Tentative Tract. The amendment to the Inclusionary Housing provisions, to include subdivisions of 10 or more residential lots, took effect on April 3, 2006. Therefore, it is not applicable to the proposed development. There was no impact to residents/tenants since the lot was not used for residential purposes prior to construction. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

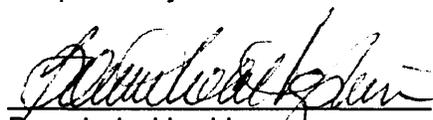
FISCAL IMPACT

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

Approved by:


Martin Pastucha, Director
Department of Public Works

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL VESTING TRACT MAP NO. 061334, FOR THE CREATION OF A 28-PARCEL SINGLE-FAMILY RESIDENTIAL SUBDIVISION, AT 800 SIERRA MADRE VILLA AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061334 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 Vesting Tract Map No. 061334, for a 28-parcel single-family residential subdivision at 800 Sierra Madre Villa Avenue, presented herewith, is approved; and
2. The offer of easement dedications for public utility, sanitary sewer, storm drain and ingress and egress purposes as shown on said map are accepted; and
3. 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