

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 14, 2008

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 062623, BEING A 41-UNIT MIXED-USE PROJECT, AT 584 NORTH FAIR OAKS AVENUE

RECOMMENDATION

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 062623;
- 2) Accept the offer of an easement dedication for street 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 a 41-unit mixed-use project consisting of 40 residential condominium air parcels and one non-residential (office) air parcel at 584 North Fair Oaks Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 20, 2005, and a modification to add one condominium unit was reviewed and approved by the Hearing Officer on January 11, 2007.

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for 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)

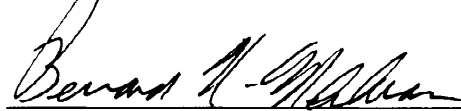
The site was previously developed with several residential structures. Five existing structures consisting of eight units were demolished in September 2006, and three existing structures were relocated on-site in November 2006. The demolished structures were rental units. In November 2006, rehabilitation work began on those three structures and five other existing structures on-site. The rehabilitation work is 50% done and is scheduled to be complete by August 2008. Additionally, four new multi-family structures were constructed. Construction on the new condominium project began in September 2006 and is 95% done, with the remaining 5% scheduled to be complete in April 2008.

The project consisting of 40 condominium units is supported with assistance from the Pasadena Community Development Commission, Affordable Housing Agreement CDC-564. Of the 40 units, 33 are affordable units, four are market-rate units, and three are work-force rate units. The project exceeds standards of the Inclusionary Housing Requirements, PMC Title 17, Chapter 17.42. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75 and has complied. As part of the background information provided in agenda reports recommending approval of a final tract map, staff will also include information on prior rents. For this project, the owner did not have any information regarding previous rental rates.

FISCAL IMPACT

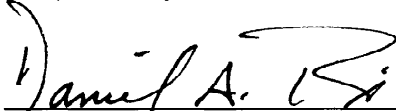
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



BERNARD K. MELEKIAN
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. 062623, BEING A 41-UNIT
MIXED-USE PROJECT, AT 584 NORTH FAIR OAKS AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the vesting tentative map for Tract Map No. 062623 on January 11, 2007;

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. 062623, for a 41-unit mixed-use project at 584 North Fair Oaks Avenue, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, are approved; 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 regular meeting of the City Council of the City of Pasadena on the _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney