

# Agenda Report

March 8, 2010

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 062132, BEING A 30-UNIT MIXED-USE CONDOMINIUM PROJECT CONSISTING OF 28 RESIDENTIAL AND TWO COMMERCIAL AIR PARCELS, AT 155 CORDOVA STREET

## **RECOMMENDATION:**

It is recommended that the City Council:

- 1) Find that, an Initial Environmental Study recommending a Negative Declaration was posted (as per California Environmental Quality Act Guidelines Section 15074) and adopted by the Design Commission on August 26, 2004 for the final map proposed herein, and there are no changed circumstances or new information which would require further environmental review; and
- 2) Adopt a resolution to approve Final Vesting Tract Map No. 062132; and authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

## **HEARING OFFICER RECOMMENDATION:**

The tentative map expired on January 25, 2007 and was re-approved for an additional year by the Hearing Officer on July 2, 2008. Senate Bill 1185, which became law on July 15, 2008, states that all active tentative maps that have been approved and have not expired as of July 15, 2008, shall be extended by 12 months, resulting in a new expiration date of July 2, 2010.

## **BACKGROUND:**

The site was formerly developed with five residential structures consisting of 16 units. A demolition permit was issued in June 2008 for the existing residential structures, and the structures were demolished in July 2008. Construction on the new condominium project began in September 2008 and is scheduled for completion in July 2010.

The developer's engineer has completed the final map which has been reviewed by the City's consultant. Said map is now ready for City Council's approval prior to recordation in the office of the Los Angeles County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City. No additional discretionary actions were required.

The project consisting of 28 residential units is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the Pasadena Municipal Code (PMC). The applicant complied by submitting an in-lieu payment in the amount of \$63,165. The project is subject to the requirements of the Tenant Protection Ordinance Chapter 9.75 of the PMC, and the Housing Rights Center, the City's TPO compliance contractor, reports that the developer has complied with the ordinance and all tenants have received all benefits due them as required by the Ordinance.

#### **COUNCIL POLICY CONSIDERATION:**

The adoption of the Vesting Tentative Tract Map by City Council would create twenty-eight (28) air parcels and two (2) commercial air parcels on one land lot for condominium purposes. The project is consistent with City Council's objective to support and promote the quality of life and local economy by adhering to the land use policies of the General Plan and the Zoning Ordinance. The proposed condominium project would be consistent with the following General Plan Objectives and Policies; Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply). The proposed project is also in substantial compliance with the Central District development standards.

#### **ENVIRONMENTAL ANALYSIS:**

Due to the location of the subject site and the residential density proposed, an initial environmental study recommending a Mitigated Negative Declaration has been prepared and posted for this project. Due to the size, scale and location of the proposed project, the City of Pasadena required the applicant to prepare a Traffic Analysis/Report. A Traffic Analysis was prepared by a licensed Traffic Engineer, reviewed by the City of Pasadena. Through a previous action, the Design Commission adopted a Mitigated Negative Declaration for 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.

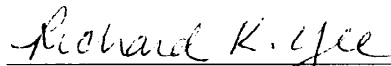
Respectfully submitted,



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MARTIN PASTUCHA  
Director  
Department of Public Works

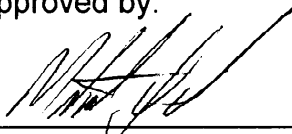
Prepared by:



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Richard K. Yee, Principal Engineer

Approved by:



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MICHAEL J. BECK  
City Manager

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**RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL VESTING TRACT MAP NO. 062132, BEING A 30-UNIT MIXED-USE CONDOMINIUM PROJECT CONSISTING OF 28 RESIDENTIAL AIR PARCELS AND TWO COMMERCIAL AIR PARCELS, AT 155 CORDOVA STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Vesting Tract Map No. 062132 on January 25, 2005, and re-approved by the Hearing Officer on July 2, 2008; and,

WHEREAS, the Department of Public Works of the City has determined that the developer of said tract has complied with or provided surety for 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. 062132, for a 30-unit mixed-use condominium project at 155 Cordova Street, presented herewith, is approved;
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 regular meeting of the City Council of the City of Pasadena on the \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY, City Clerk

Approved as to form:

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