

Agenda Report

May 10, 2010

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 071055, BEING A SIX-UNIT MIXED-USE DEVELOPMENT, AT 1142 NORTH ALLEN AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071055; and
2. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The tentative vesting map was approved on May 20, 2009, by the Hearing Officer, to be recorded within two years.

BACKGROUND:

The site was previously developed as a service station which was demolished in June 2009. Construction on the mixed-use project consisting of four residential condominiums and two live/work parcels began in December 2009 and is approximately 60% complete, with an estimated completion date of September 2010.

The developer's engineer has completed the final map which has been reviewed by a licensed land surveyor. 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 six parcels is not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC, which applies to projects of ten units or more. However, the development of the subject residential project is financially assisted by the City. It includes four affordable units at the moderate income level. Affordable housing grant deed restrictions are recorded against the property. The

project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as the site was previously developed as a commercial site.

COUNCIL POLICY CONSIDERATION:

The proposed final map is consistent with the applicable general and specific plans as specified in Section 65451 of the California Government Code in that the proposed density of the Tract Map is within the maximum density allowed for the Neighborhood Commercial classification under the General Plan, and is consistent with the size of other residential lots in the vicinity. The Tract Map is also 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).

ENVIRONMENTAL ANALYSIS:

An Initial Environmental Study was prepared for the project proposal in conformance with the requirements of the California Environmental Quality Act (CEQA). It was determined that no adverse environmental impacts would result from the project, and therefore a categorical exemption was adopted by the Hearing Officer on May 20, 2009. The final tract map approval discussed herein is a ministerial action and therefore does not require further environmental review.

FISCAL IMPACT:

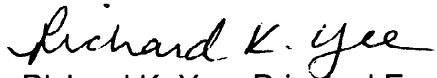
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined at property sale in the form of property taxes.

Respectfully submitted,



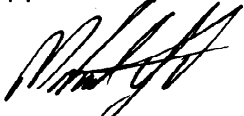
MARTIN PASTUCHA
Director
Department of Public Works

Prepared by:



Richard K. Yee, Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL TRACT MAP NO. 071055, BEING A SIX-UNIT MIXED-USE DEVELOPMENT, AT 1142 NORTH ALLEN AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 071055 on May 20, 2009; 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 Tract Map No. 071055, for a six-unit mixed-use development at 1142 North Allen Avenue, 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:

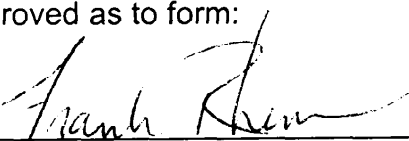
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney