

# Agenda Report

May 10, 2010

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 053880, BEING A  
35-UNIT PLANNED UNIT DEVELOPMENT, AT 1000 ROSE AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 053880;
2. Accept the offer of easement dedications for public utility, sanitary sewer, sidewalk and ingress/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 tentative vesting map was approved on August 14, 2006, by the City Council, to be completed within two years. 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 August 14, 2009. Additionally, the Zoning Administrator granted a year-long extension on August 18, 2009, giving the project a new expiration date of August 18, 2010.

The site was previously developed as a private tennis club on a site owned by the Pasadena Unified School District. The sewer was capped in 1989 and all facilities were removed except paving and fencing until it was cleared in 2007. Construction on the first two single family residences has begun and is estimated to be complete by June 2010, with the remaining 33 single family residences to be constructed in phases thereafter.

The developer's engineer has completed the final map which has been reviewed by Los Angeles County's Department of Public Works. 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 35 parcels is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The applicant has complied by agreeing to submit an in-lieu fee, due in phases as permits for individual homes are desired. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as no tenants were removed as a result of the development.

**COUNCIL POLICY CONSIDERATION:**

The proposed final map is consistent with the applicable general and specific plans as specified in Section 65450 of the California Government Code. One of the primary principles of the General Plan is the protection and preservation of the City's residential neighborhoods. The subdivision will serve as an appropriate infill development in a long established single-family residential neighborhood, in addition to meeting the General Plan directive for the site.

**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 there will be less than significant impacts on the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration was prepared and adopted by City Council on August 14, 2006. 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 VESTING TRACT MAP NO. 053880, BEING A 35-UNIT  
PLANNED UNIT DEVELOPMENT, AT 1000 ROSE AVENUE**

WHEREAS, the City Council of the City of Pasadena approved the tentative map for Vesting Tract Map No. 053880 on August 14, 2006, and re-approved by the Zoning Administrator on August 18, 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 Vesting Tract Map No. 053880, for a 35-unit planned unit development at 1000 Rose Avenue, presented herewith, is approved;
2. The offer of an easement dedication for public utility, sanitary sewer, sidewalk and ingress/egress purposes as shown on said map is 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 regular meeting of the City Council of the City of Pasadena on the

\_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:

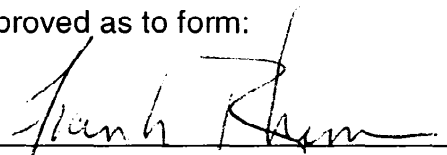
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

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