

Agenda Report

September 24, 2012

TO: Honorable Mayor and City Council

FROM: Department of Public Works

**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 066601, BEING THE
CREATION OF 11 AIR PARCELS FOR CONDOMINIUM PURPOSES
ON ONE COMMON LAND LOT AT 151 SOUTH HUDSON AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 066601; 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 subject tentative map was approved on November 15, 2007 by the Hearing Officer and exercise of the right granted was to be commenced within two years. The original entitlement was valid until November 15, 2009.

BACKGROUND:

The subject Final Tract Map, being the creation of 11 air parcels for condominium purposes, at 151 South Hudson Avenue, was reviewed and approved in tentative form by the Subdivision Committee on November 15, 2007. In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that had been approved and had not expired by July 15, 2009 and that will expire before January 1, 2021, shall be automatically extended by 24 months. This extension is in addition to the one-year extension granted by Senate Bill 1185. Therefore, the amended expiration date of the subject final Tract Map is November 15, 2012.

The development consists of the construction of a four-story plus loft, mixed-use complex with nine residential units, two commercial units and one level of subterranean

parking. Construction on the condominium project began in 2007 and is approximately 90 percent complete.

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 County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation.

The project consisting of nine residential condominium units is not required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42. The requirements of the Tenant Protection Ordinance - Pasadena Municipal Code (PMC) Chapter 9.75 are not applicable because the project did not involve the displacement of residential tenants.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract map is in conformance with the City Council 2009-2012 Strategic Plan Goal to support and promote the quality of life and the local economy. It is also 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 Final Tract Map is below the maximum density allowed for the Central District Specific Plan classification under the General Plan, and it is consistent with the size and character of other residential lots in the vicinity of the site. The Final 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).

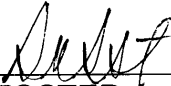
ENVIRONMENTAL ANALYSIS:

The approval of a Final Tract map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item. It was acknowledged by the Hearing Officer that, as part of the approval of the Consolidated Design Review, the project was found on August 14, 2006 to be Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development). The proposed Tract Map application will not result in any new environmental impacts. It has been determined that no further environmental review is required.

FISCAL IMPACT:

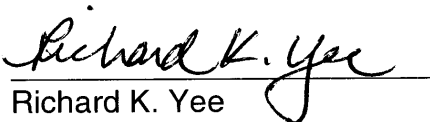
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined at property sale in the form of property taxes.

Respectfully submitted,



SIOBHAN FOSTER
Director of Public Works

Prepared by:



Richard K. Yee
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Tract Map No. 066601

1 LOT
11,716 SQ. FT.

TRACT NO. 066601

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



BEING A SUBDIVISION OF LOT 38 OF S. PALMATEER'S
SUBDIVISION OF LOT 6 AND THE SOUTH HALF OF LOT 3 IN
BLOCK "K" OF SAN PASQUAL TRACT, AS PER MAP RECORDED IN
BOOK 12, PAGE 16 OF MISCELLANEOUS RECORDS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

PASADENA HUDSON PROJECT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST AND GREEN & HUDSON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST, (OWNER)

BY:  DATE: 8-10-2012
PRINT NAME: MARGARET LAI, Manager
BY:  DATE: 8-10-2012
PRINT NAME: Vanessa Lavender, manager

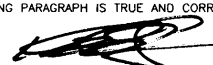
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON AUGUST 10, 2012 BEFORE ME, Helena Chang, A NOTARY PUBLIC PERSONALLY APPEARED Margaret Lai, Vanessa Lavender WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/THEY EXECUTED THE SAME IN HIS/HER/ITS/AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/THEY SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND.

SIGNATURE: 
NOTARY PUBLIC IN AND FOR SAID STATE CA
NAME PRINTED: Helena Chang
MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles COUNTY
MY COMMISSION NUMBER: 1916767
MY COMMISSION EXPIRES: 12/12/2014



BASIS OF BEARINGS:

THE BEARING OF N00°01'53"W AS SHOWN ON THE CENTERLINE OF NORTH HUDSON AVENUE ON MAP OF TRACT NO. 46476 AS RECORDED IN MAP BOOK 1163 PAGES 50-51 RECORDS OF LOS ANGELES COUNTY.

SIGNATURE OMISSIONS NOTE:

THE SIGNATURE(S) OF HUDSON CORDOVA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR ARTWORK PURPOSES, BY DEED RECORDED MARCH 29, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20070733122, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE, AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOCAL AGENCY.

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 11 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

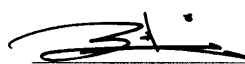
I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON TRACT MAP NO. 066601 AS REQUIRED BY LAW.

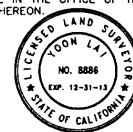
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JULY 9, 2012, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PASADENA HUDSON PROJECT, LLC ON AUGUST 30, 2011. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.


YOON LAI
P.L.S. 8886
AUG 9, 2012
DATE



CITY ENGINEER'S CERTIFICATE


I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT 66442 (a) (1), (2) and (3) HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
DANIEL A. RIX, RCE 38689
CITY ENGINEER, CITY OF PASADENA
LICENSE EXPIRES: 3/31/2013



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

 8/10/12
BY: _____ DATE _____
DEAN J. BOULBIN, P.L.S. 7842
LICENSE EXPIRES: 12/31/2012



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____ 20____, APPROVED THE ATTACHED MAP.

BY: _____ DATE _____
MARK JOWSKY, CITY CLERK
CITY OF PASADENA

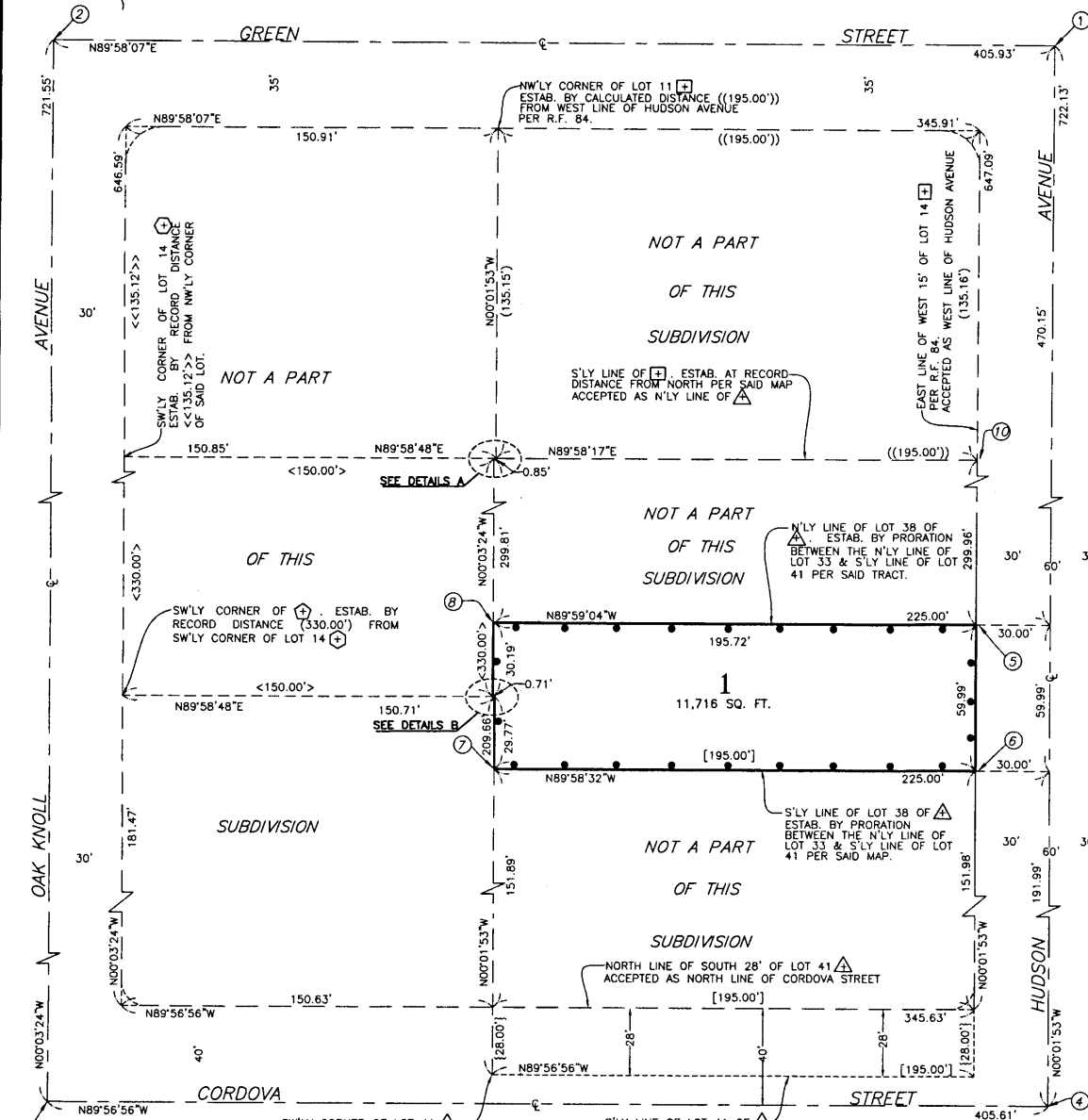
SCALE: 1" = 30'

TRACT NO. 066601

IN THE CITY OF PASADENA
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES

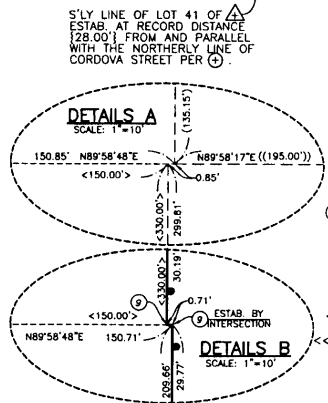
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



MONUMENT NOTES

- ① FD. S&W TAGGED LS 6924, NO REF. IN-LIEU OF S&W PER TRACT NO. 54348, M.B. 1316-53-54. ACCEPTED AS C.L. INTERSECTION.
- ② FD. S&W TAGGED LS 6924, NO REF., FITS RECORD DISTANCE PER TRACT NO. 54348, M.B. 1316-53-54. ACCEPTED AS CENTERLINE INTERSECTION.
- ③ FD. S&W TAGGED RCE 18906 PER TRACT NO. 64441, M.B. 1356-95-96. ACCEPTED AS CENTERLINE INTERSECTION.
- ④ FD. S&W TAGGED RCE 18906 PER TRACT 64441, M.B. 1356-95-96. ACCEPTED AS CENTERLINE INTERSECTION.
- ⑤ FD. LT LS 6924 ON PCC SIDEWALK, 1.00' OFFSET FROM PROP. COR. ALONG PROP. LINE PROD. PER TRACT NO. 54348, M.B. 1316-53-54.
- ⑥ LT PLS 8886 ON PCC SIDEWALK, AT 1.00' OFFSET FROM PROP. COR. ALONG PROP. LINE PROD. TO BE SET.
- ⑦ FD. LT LS 6924 NO REF., ON TOP OF 6' HIGH WALL AT N79°36'16"W, 0.66' FROM PROP. COR.
- ⑧ S&W TAGGED PLS 8886 FLUSHED WITH AC PAVEMENT. TO BE SET.
- ⑨ LT PLS 8886 ON TOP OF 6' HIGH WALL. TO BE SET.
- ⑩ FD. LT RE 1216, NO REF. AT 1.00' OFFSET FROM PROP. CORNER ALONG S'LY LINE PROD. OF [1].



- [1] MAP OF THE GOODWIN-LUKENS TRACT, M.R. 9-84.
 - [2] MAP OF WALLACE BROS. TRACT, M.R. 9-92.
 - [3] MAP OF CRAIG TRACT, M.R. 10-16.
 - [4] MAP OF S. PALMATEER'S SUBDIVISION OF LOT 6 AND SOUTH HALF OF LOT 3, BLOCK K, SAN PASQUAL TRACT, M.R. 12-16.
 - [5] TRACT NO. 46476, M.B. 1163/50-51
- ((195.00')) RECORD & CALCULATED DATA PER R.F. 84
 (195.00') RECORD DATA PER [1]
 [195.00'] RECORD DATA PER [2]
 [28.00'] RECORD DATA PER [3]
 <150.00'> RECORD DATA PER [4]
 <<135.12'>> RECORD DATA PER [5]

NOTE:
 ALL DIMENSIONS SHOWN HEREON ARE MEASURED DISTANCE UNLESS STATED OTHERWISE.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 066601, BEING THE CREATION OF 11 AIR
PARCELS FOR CONDOMINIUM PURPOSES ON ONE COMMON LAND LOT
AT 151 SOUTH HUDSON AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 066601 on November 15, 2007;

WHEREAS, the Department of Public Works of the City of Pasadena has determined that the developer of said tract map 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 Tract Map No. 066601, for the creation of 11 air parcels for condominium purposes from one common land lot, at 151 South Hudson 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 _____ meeting of the City Council on the _____ day of _____, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney