

Agenda Report

TO: CITY COUNCIL **DATE:** NOVEMBER 20, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062061, BEING A MIXED-USE PROJECT COMPRISED OF 71 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE COMMERCIAL SPACE, AT 770 EAST WALNUT STREET

RECOMMENDATION

It is recommended that the City Council adopt the following resolution to:

- 1) Approve final Tract Map No. 062061;
- 2) Accept the offer of easement dedications for street purposes as shown on Tract Map No. 062061; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedication.

BACKGROUND

The subject Tract Map, being a mixed-use project comprised of 71 air parcels for residential condominium purposes and one commercial space located at 770 East Walnut Street, was reviewed and approved in tentative form by the Subdivision Committee on August 3, 2005. The Tentative Tract Map was approved on the basis that the development comply with various conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide a 12-foot radius property line corner rounding at the southwest corner of the intersection of Walnut Street and Hudson Avenue for street purposes. Additionally, a variable-width strip of land with a minimum width of three feet at the west end of the property and a maximum of 12.55 feet along Walnut Street, and an eight-foot strip of land approximately 100 feet long along the Hudson Avenue frontage of the property are required for street purposes. These dedications are shown on the final Tract Map for this development and are recommended for acceptance by the City Council.

BACKGROUND (Continued)

The developer's engineer has completed the final map which has been reviewed by the County. Said map is now ready for the 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. Building plans for the project are being reviewed. A building permit has not been issued for the project. No additional discretionary actions are planned for the project.

Construction on the project is tentatively scheduled to begin in February 2007, and will be completed in February 2009. Currently, the project site has the following existing buildings: three apartment buildings (consisting of 12 units, nine units and three units, respectively), one single-family residence and two commercial buildings. All of the existing buildings will be demolished for the construction of a four-story, mixed-use building over two levels of subterranean parking. The residents of the existing buildings vacated the property in November 2005.

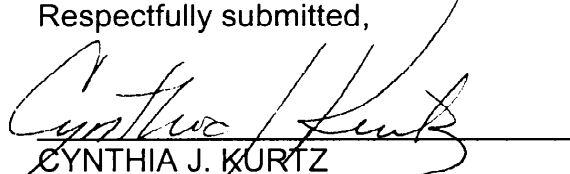
The project consisting of 71 newly built residential units has an 11 Inclusionary Housing Unit requirement. The Inclusionary Housing provisions (Chapter 17.42 of the Pasadena Municipal Code ("PMC")), entitled "Affordable Housing Incentives and Requirements", require projects constructing 10 or more units to provide 15 percent of their number as affordable for low and/or moderate-income households. The developer of this project has elected to comply with the Inclusionary Housing provisions by providing off-site rental Inclusionary units. Development of this project will have no impact on tenant/renters since the project was vacant at the time of actual demolition. Therefore the project will not be subject to Pasadena Municipal Code (PMC) Chapter 9.75 entitled "Tenant Protection."

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, staff has made several attempts to contact the owner but have not received a response prior to the finalization of this report. If, however, contact is made, staff will verbally report this information at the Council meeting.

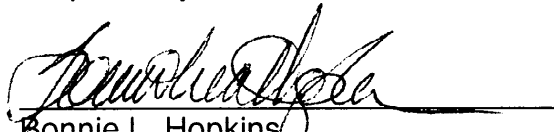
FISCAL IMPACT

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.

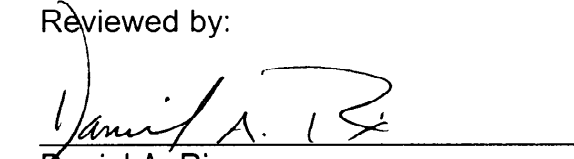
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

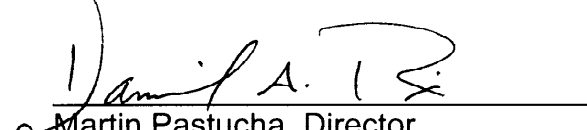
Prepared by:


Bonnie L. Hopkins
Principal Engineer

Reviewed by:


Daniel A. Rix
City Engineer

Approved by:


Martin Pastucha, Director
for Department of Public Works

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL TRACT MAP NO. 062061, BEING A MIXED-USE PROJECT COMPRISED OF 71 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE COMMERCIAL SPACE, AT 770 EAST WALNUT STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062061 on August 3, 2005;

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 Tract Map No. 062061, for a mixed-use project comprised of 71 air spaces for residential condominium purposes and one commercial space at 770 East Walnut Street, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on Tract Map No. 062061 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 and acceptance of said dedication shown on said map.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form



Frank Rhemrev
Assistant City Attorney