

Agenda Report

TO: CITY COUNCIL **DATE:** MAY 18, 2009
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 063312, BEING A MIXED-USE PROJECT CONSISTING OF 52 AIR PARCELS, AT 125 NORTH RAYMOND AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Tract Map No. 063312; and
- 2) Accept the offer of an easement dedication for street 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 subject Final Tract Map, being a mixed-use project consisting of 52 air parcels at 125 North Raymond Avenue, was reviewed and approved in tentative form by the Hearing Officer on December 14, 2005, and was granted an extension by the City's Zoning Administrator on November 19, 2007.

The developer's engineer has completed the final map which has been reviewed by a licensed surveyor. The Tentative Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide a 20-foot property line radius at the northwest corner of Raymond Avenue and Holly Street in order to construct an Americans with Disabilities Act (ADA) compliant curb ramp; as well as a one-foot wide strip of land along the Raymond Avenue frontage of the property to construct a standard 10-foot wide parkway.

The dedications are shown on the Final Tract Map for this project and is recommended for acceptance by the City Council. Said map is now ready for the City Council's approval prior to recordation in the Office of the County Recorder.

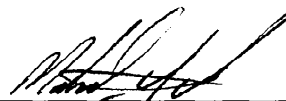
The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. The project consists of the historical and seismic renovation and restoration of the Raymond Theatre, consisting of 11 work/live units and 3 retail parcels, and a new six-story building consisting of 38 condominium units. Construction at the site began in February 2006 and is currently 90% complete; the remaining 10% will be completed by June 2009.

The project consisting of 52 air parcels is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project has complied with Inclusionary Housing Requirements by payment of an In-Lieu Fee in the amount of \$72,093. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75 because the project has neither converted apartments to condominium units nor did it remove units from the rental market.

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,



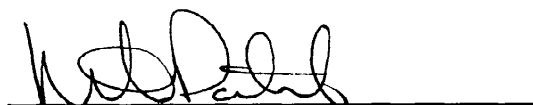
MICHAEL J. BECK
City Manager

Prepared by:



James E. Valentine
Principal Engineer

Approved by:



Martin Pastucha, Director
Department of Public Works

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 063312, BEING A MIXED-USE PROJECT
CONSISTING OF 52 AIR PARCELS, AT 125 NORTH RAYMOND AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Tract Map No. 063312 on December 14, 2005, and the Zoning Administrator of the City of Pasadena approved an extension on November 19, 2007;

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. 063312, for the construction of a mixed-use project consisting of 52 air parcels at 125 North Raymond Avenue, presented herewith, is approved; and
2. The offer of easement dedications for street 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 _____, 2009, by the following vote:

AYES:

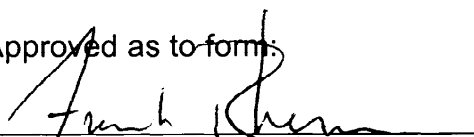
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney