

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 5, 2009

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 069841, BEING A 16-UNIT MIXED-USE PROJECT, AT 859 NORTH FAIR OAKS AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 069841; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject Final Vesting Tract Map, consisting of 14 residential condominium and two commercial air parcels at 859 North Fair Oaks Avenue, was reviewed and approved in tentative form by the Hearing Officer on December 13, 2007.

The developer's engineer has completed the final map which has been reviewed by Los Angeles County Department of Public Works. 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. No additional discretionary actions were required.

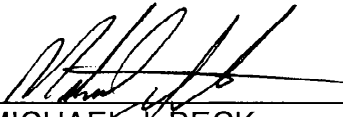
The site was formerly developed with a one-story commercial building which was demolished in November 2008. Construction on the new mixed-use project began in November 2008 and is approximately 50% complete. The project is anticipated to be completed early 2010.

The project consisting of 16 units 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 applicant has complied by agreeing to provide two of the residential units at Affordable Housing Cost rates. The project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, per the Housing Rights Center, the City's TPO compliance contractor, as there was no removal of housing 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,



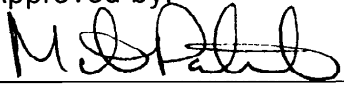
MICHAEL J. BECK
City Manager

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 VESTING TRACT MAP NO. 069841, BEING A 16-UNIT MIXED-USE PROJECT, AT 859 NORTH FAIR OAKS AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Vesting Tract Map No. 069841 on December 13, 2007; 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. 069841, for a 16-unit mixed-use project at 859 North Fair Oaks 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 _____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev

Assistant City Attorney