

# Agenda Report

May 10, 2010

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 069618, BEING A 68-UNIT CONDOMINIUM PROJECT, AT 123-139 SOUTH LOS ROBLES AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 069618; 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 tentative vesting map was approved on October 17, 2007, 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 October 17, 2010.

## **BACKGROUND:**

The site is currently developed with an existing historic building, the Livingstone Hotel, to be converted into 32 condominiums and one commercial air parcel, at 139 South Los Robles Avenue; and was previously developed with a commercial building at 123 South Los Robles Avenue that was partially demolished in June 2009, to be replaced with a four-story mixed-use building consisting of 34 condominiums and one commercial air parcel. Construction on the converted Livingstone Hotel began in June 2009 and is 95% complete, with the remaining 5% scheduled to be complete by May 2010. Construction on the new four-story mixed-used building is scheduled to begin in late 2010.

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 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 68 units is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The applicant has complied by agreeing to provide five inclusionary units on-site. The project is subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, and the Housing Rights Center, the City's TPO compliance contractor, reports that the developer has complied with the ordinance and all tenants have received all benefits due them as required by the Ordinance.

**COUNCIL POLICY CONSIDERATION:**

The project is consistent with the City's General Plan, Objective 7, which promotes the preservation of character and scale in Pasadena's established residential neighborhoods. The project complies with all applicable development standards of the Central District Specific Plan, and the project is consistent with the size and character of other developments on properties in the vicinity. The Vesting 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:**

On June 20, 2007, in reviewing an Affordable Housing Concession Permit for 123 South Los Robles, the Hearing Officer adopted a Mitigated Negative Declaration for the new construction housing component. On October 17, 2007, the Hearing Officer found the conversion component at 139 South Los Robles Avenue to be categorically exempt under California Environmental Quality Act Guidelines Section 15301, Class 1, Existing Facilities. Class 1 exempts projects that involve negligible or no expansion to existing use. The creation of air and land parcel for condominium purposes will not result in any expansion to the existing use. The use will remain as a multi-family residential use. 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. 069618, BEING A 68-UNIT CONDOMINIUM PROJECT, AT 123-139 SOUTH LOS ROBLES AVENUE

WHEREAS, the Hearing Officer of the City of Pasadena approved the tentative map for Vesting Tract Map No. 069618 on October 17, 2007, and extended by Senate Bill 1185 for an additional year; 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. 069618, for a 68-unit condominium project at 123-139 South Los Robles 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 \_\_\_\_\_, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

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