

Agenda Report

TO: CITY COUNCIL **DATE:** AUGUST 13, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062283, BEING A MIXED-USE PROJECT TO CREATE FIVE AIR PARCELS, AT 355 EAST COLORADO BOULEVARD AND 380 EAST UNION STREET

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062283;
- 2) Accept the offer of easement dedications 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 to create five air parcels on three land lots at 355 East Colorado Boulevard and 380 East Union Street, was reviewed and approved in tentative form by the Subdivision Committee on March 9, 2005. Of the five air parcels, two will be residential including 46 condominium units, and three will be retail/commercial parcels.

The developer's engineer has completed the final map which has been reviewed by a surveyor. 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. Included among these conditional requirements was a dedication of the lands necessary to provide a 20-foot radius property line corner rounding at the southeast corner of the intersection of Union Street and Euclid Avenue, and a 15-foot radius property line corner rounding at the northwest corner of the intersection of Colorado Boulevard and Euclid Avenue for street purposes.

BACKGROUND (Continued)

The dedications are shown on the Final Tract Map for this development and are recommended for acceptance by the City Council. A building permit has been issued for the development of the site, and construction on the project began in December 2005 and is approximately 50% completed. The remaining 50% is tentatively scheduled to be completed by December 2007. The project is being constructed on the site of an existing commercial building and parking structure that will remain. No additional discretionary actions were required.

The project is required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42, and has complied by paying an in-lieu fee. The project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as commercial structures are exempt from the provisions of this ordinance. Prior to the development of this project the land use was a commercial building and a parking structure.

FISCAL IMPACT

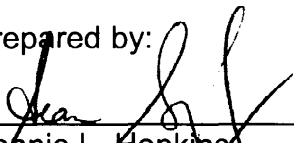
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



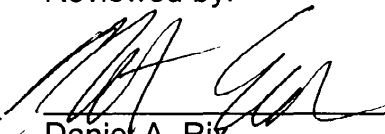
CYNTHIA J. KURTZ
City Manager

Prepared by:

for 

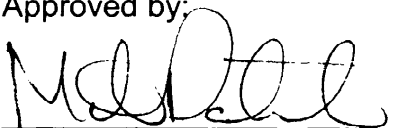
Bonnie L. Hopkins
Principal Engineer

Reviewed by:

for 

Daniel A. Rix
City 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. 062283, BEING A MIXED-USE PROJECT CONSISTING OF FIVE AIR PARCELS, AT 355 EAST COLORADO BOULEVARD AND 380 EAST UNION STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062283 on March 9, 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. 062283, for a mixed-use project at 355 East Colorado Boulevard and 380 East Union Street, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, are approved; 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 _____ meeting of the City Council on the _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney