

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 4, 2007

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062032, BEING A 114-UNIT CONDOMINIUM PROJECT, AT 220 NORTH LAKE AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062032;
- 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 114-unit condominium project at 220 North Lake Avenue, was reviewed and approved in tentative form by the Subdivision Committee on January 12, 2005. Of the 114 air parcels, 106 will be residential air parcels, five will be work/live air parcels, one will be a retail area air parcel, and two will be for the common area (garage and courtyard).

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. Included among these conditional requirements was a dedication of the lands necessary to provide a 20-foot radius property line corner rounding at the northeast corner of the intersection of Lake Avenue and Walnut Street; a 20-foot radius property line corner rounding at the northwest corner of the intersection of Walnut Street and Mentor Avenue; and a 15-foot radius property line corner rounding at the southwest corner of the intersection of Locust Street and Mentor Avenue for street purposes.

BACKGROUND (Continued)

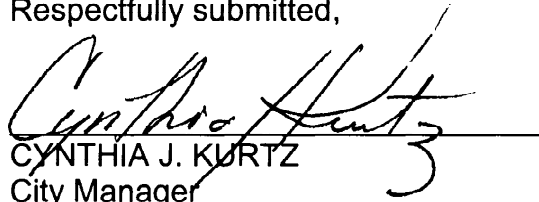
Also, the developer has provided a dedication of a variable-width of land along the Walnut Street frontage of the property for a distance of approximately 100 feet measured easterly from Lake Avenue and continuing from this point a constant width of three feet to Mentor Avenue; a three-foot strip of land along the Mentor Avenue frontage of the subject property; and a 12-foot strip of land along the Lake Avenue frontage of the subject property. 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 October 2005 and is approximately 50% completed. The remaining 50% is tentatively scheduled to be completed in February 2008. The project is being constructed on the site of three commercial buildings and surface parking that were demolished in September 2005. 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 through the payment of 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 three commercial buildings and a parking lot.

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.

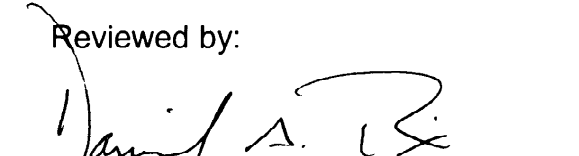
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:


Bonnie L. Hopkins
Principal Engineer

Reviewed by:


Daniel A. Rix
City Engineer

Approved by:


Martin Pastucha, Director
Department of Public Works

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 062032, BEING A 114-UNIT
CONDOMINIUM PROJECT, AT 220 NORTH LAKE AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062032 on January 12, 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. 062032, for a 114-unit condominium project at 220 North Lake Avenue, 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:

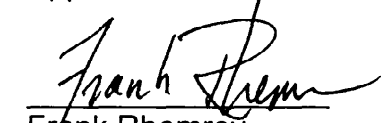
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney