

Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 12, 2007
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 063527, BEING A 179-UNIT STUDENT HOUSING PROJECT, AT 261-291 NORTH MADISON AVENUE

RECOMMENDATION

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

- 1) Approve Final Parcel Map No. 063527;
- 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 Parcel Map, being a 179-unit student housing project at 261-291 North Madison Avenue, was reviewed and approved in tentative form by the Subdivision Committee on December 14, 2005.

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 the dedication of the land necessary to provide a 25-foot radius property line corner rounding at the southwest corner of the intersection of Madison Avenue and Corson Street for street purposes. The dedication is shown on the Final Parcel Map for this development and is recommended for acceptance by the City Council. The construction of the project has been completed. No additional discretionary actions were required.

BACKGROUND (Continued)

Construction on the project began in December 2005 and is completed. The project was constructed on the site of nine student housing buildings consisting of 52 units that were demolished in December 2005.

This project has complied with the Inclusionary Housing Regulations, Pasadena Municipal Code Title 17, Chapter 17.42 with a recorded inclusionary housing covenant agreement for 169 Inclusionary Units, 11-12-2004 . Although the project involved the demolition of existing structures, there was no impact to residents/tenants because the project consisted of student housing. As such, the project will not be subject to the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

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.

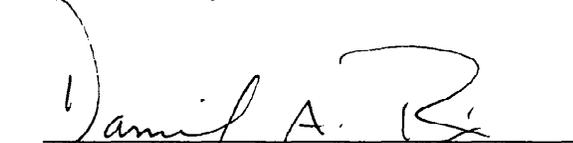
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

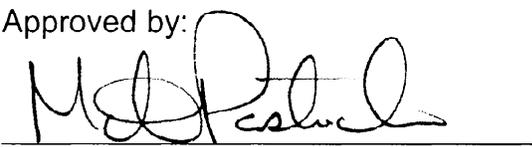
Prepared by:


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 PARCEL MAP NO. 063527, BEING A 179-UNIT STUDENT
HOUSING PROJECT, AT 261-291 NORTH MADISON AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 063527 on December 14, 2005;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel 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 Parcel Map No. 063527, for a 179-unit student housing project at 261-291 North Madison Avenue, presented herewith, is approved; and
2. Accept the offer of an easement dedication for street purposes as shown on said map; 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