

Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 10, 2007

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 065893, BEING A COMMERCIAL PROJECT TO CONSOLIDATE FIVE EXISTING LOTS INTO A SINGLE PARCEL, AT 1687-1733 EAST COLORADO BOULEVARD

RECOMMENDATION

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

- 1) Approve Final Parcel Map No. 065893;
- 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 Parcel Map, being a commercial project to consolidate five air parcels into a single parcel for commercial purposes at 1687-1733 East Colorado Boulevard, was reviewed and approved in tentative form by the Subdivision Committee on April 13, 2006.

The developer's engineer has completed the final map which has been reviewed by a licensed 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 10-foot radius property line corner rounding at the northeast corner of the intersection of Colorado Boulevard and Meridith Avenue for street purposes.

BACKGROUND (Continued)

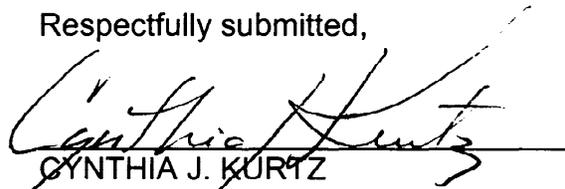
The dedications are shown on the Final Parcel Map for this development and are recommended for acceptance by the City Council. A building permit has been issued for the development of the site, and construction on the project began in September 2006 and is approximately 50% completed. One building was demolished and two new buildings are under construction, as well as tenant improvements to several existing commercial spaces. The remaining 50% is tentatively scheduled to be completed by December 2007. The project is being constructed on the site of several existing commercial buildings and a parking lot that will remain. No additional discretionary actions were required.

The project is not required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42 or the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as commercial structures are exempt from the provisions of this ordinance.

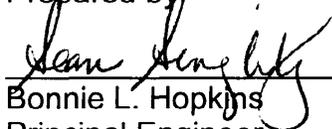
FISCAL IMPACT

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.

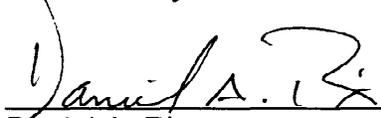
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:


for Bonnie L. Hopkins
Principal Engineer

Reviewed by:


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. 065893, BEING A COMMERCIAL PROJECT CONSISTING OF FIVE AIR PARCELS, AT 1687-1733 EAST COLORADO BOULEVARD

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 065893 on April 13, 2006;

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. 065893, for a commercial project at 1687-1733 East Colorado Boulevard, 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:

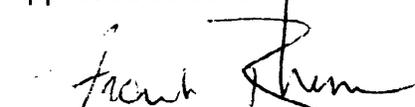
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney