

Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 17, 2007

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 060251, BEING A 34-UNIT CONDOMINIUM PROJECT, AT 250 SOUTH DE LACEY AVENUE

RECOMMENDATION

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

- 1) Approve Final Vesting Tract Map No. 060251;
- 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 Vesting Tract Map, being a project consisting of 34 air parcels for condominium purposes at 250 South De Lacey Avenue, was reviewed and approved in tentative form by the Subdivision Committee on October 3, 2003, granted a one-year extension by the Zoning Administrator on June 1, 2005, and granted another one-year extension by the Hearing Officer on December 14, 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 15-foot radius property line corner rounding at the southeast corner of the intersection of De Lacey Avenue and Orange Place for street purposes; and 2-foot dedications along the De Lacey Avenue and Orange Place frontages of the property for parkway widening.

BACKGROUND (Continued)


The dedications are shown on the Final Vesting 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. Construction on the project began in May 2006 and is approximately 60% completed. The remaining 40% is tentatively scheduled to be completed by April 2008. The site was originally developed as a paved parking lot. 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 done so by paying an in-lieu fee. The project is not required to comply with the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75, as no tenants were relocated because of the previous parking lot use.

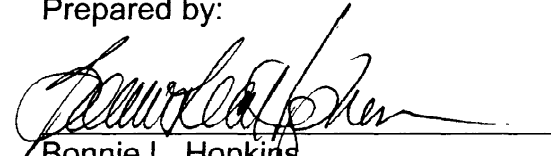
FISCAL IMPACT

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.

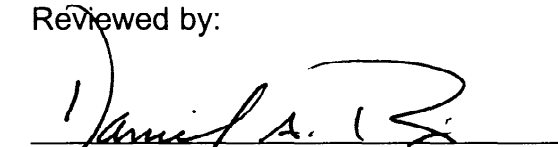
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

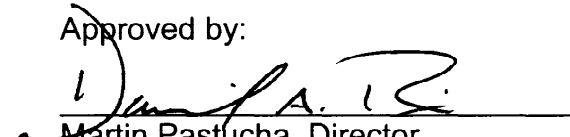
Prepared by:


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 VESTING TRACT MAP NO. 060251, BEING A 34 UNIT
CONDOMINIUM PROJECT, AT 250 SOUTH DE LACEY AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the
tentative map for Vesting Tract Map No. 060251 on October 3, 2003;

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 Vesting Tract Map No. 060251, for a 34-unit condominium
project at 250 South De Lacey 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:

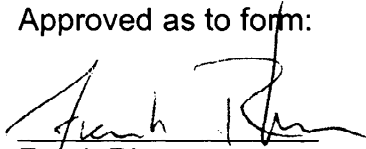
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney