

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** FEBRUARY 4, 2008

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL VESTING TRACT MAP NO. 063461, BEING A MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUMS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

## **RECOMMENDATION**

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Vesting Tract Map No. 063461;
- 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 an 34-unit mixed-use project consisting of 33 condominium units and one commercial parcel at 285 West Green Street, 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 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 land necessary to provide a 25-foot radius property line corner rounding at the northwest corner of the intersection of Green Street and St. John Avenue for street purposes.

**BACKGROUND** (Continued)

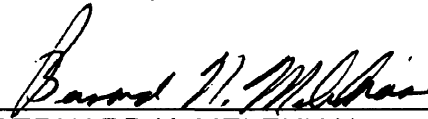
The site was previously developed with a one-story office building and a prefabricated warehouse that were demolished in December 2006. Construction on the condominium project began in March 2007, and is approximately 40 percent completed. The remaining 60 percent is tentatively scheduled to be completed in November 2008.

The project consisting of 33 condominium units and one commercial parcel is subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC. The Inclusionary Housing Requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The project has complied with Inclusionary Housing Requirements by executing an In-Lieu Fee Certificate in the amount of \$3,017,048. The developer has paid the first half of the In-Lieu Fee, and the second half is due at the issuance of a certificate of occupancy. Because the project is replacing commercial structures, the project is not subject to the requirements of the Tenant Protection Ordinance – Pasadena Municipal Code (PMC) Chapter 9.75.

**FISCAL IMPACT**

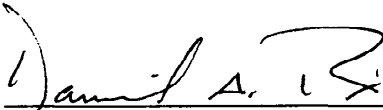
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



BERNARD K. MELEKIAN  
City Manager

Prepared by:



Bonnie L. Hopkins  
Principal 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. 063461, BEING AN 34-UNIT MIXED-USE PROJECT CONSISTING OF 33 CONDOMINIUM UNITS AND ONE COMMERCIAL PARCEL, AT 285 WEST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the vesting tentative map for Tract Map No. 063461 on December 14, 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 Vesting Map No. 063461, for an 34-unit mixed-use project at 285 West Green 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 regular meeting of the City Council of the City of Pasadena on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the following vote:

AYES:

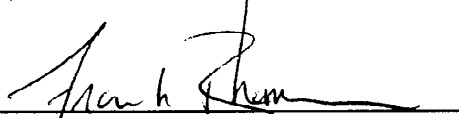
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant City Attorney