

Agenda Report

TO: CITY COUNCIL **DATE:** MAY 23, 2005
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 060194, BEING A MIXED-USE PROJECT COMPRISED OF 61 RESIDENTIAL CONDOMINIUM UNITS AND A 4,434-SQUARE FOOT COMMERCIAL SPACE, AT 100 - 120 WEST GREEN STREET

RECOMMENDATION

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

- 1) Approve final Tract Map No. 060194;
- 2) Accept the offer of three easement dedications for street purposes as shown on Tract Map No. 060194; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedications.

BACKGROUND

The subject Tract Map, being a mixed-use project, comprised of 61 residential condominium units and a 4,434-square foot commercial space, at 100 - 120 West Green Street, was reviewed and approved in tentative form by the Subdivision Committee on April 14, 2004. The Tentative Tract Map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements were three easement dedications for street purposes. Two of the easements were necessary to provide for intersection improvements at the southwest corner of Green Street and De Lacey Avenue and at the northwest corner of De Lacey Avenue and Dayton Street. The third easement was necessary to widen the parkway along Dayton Street by two feet, creating a ten-foot wide parkway. The dedications are shown on the final Tract Map for this development and are recommended for acceptance by the City Council.

Final design approval was granted to the mixed-use project effective August 20, 2004, and prior to the adoption of the mixed-use development standards by the City Council on February 28, 2005. The project was designed to meet the mixed-use development interpretation which was in effect at the time of review and approval.

BACKGROUND (Continued)

The developer's engineer has completed the final map which has been reviewed by David Evans and Associates, the City's consultant. 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. A building permit has been issued for the project. No additional discretionary actions are required.


Construction on the project began in February 2005 and is approximately ten percent completed with the remaining 90 percent scheduled to be completed by June 2006. The project is being constructed on one land lot that had a parking lot, warehouse and the Friend Paper Company building. The existing Friend Paper Company pressroom will be retained. The project will result in an increase to the City's housing stock.

The developer has complied with the standards of the Inclusionary Housing Ordinance by 100 percent payment of the In-Lieu fee in the total amount of \$1,288,434 as provided under Section 17.710.50A of the Pasadena Municipal Code.

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.

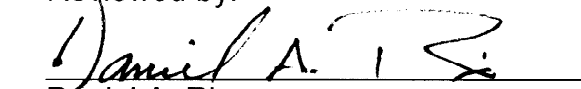
Respectfully submitted,


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. 060194, BEING A MIXED-USE PROJECT COMPRISED OF 61 RESIDENTIAL CONDOMINIUM UNITS AND A 4,434-SQUARE FOOT COMMERCIAL SPACE, AT 100 - 120 WEST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060194 on April 14, 2004;

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. 060194, for a mixed-use project comprised of 61 residential condominium units and a 4,434-square foot commercial space at 100 - 120 West Green Street, presented herewith, is approved;
2. The offer of three easement dedications for street purposes as shown on Tract Map No. 060194 is accepted; and
3. The City Clerk is authorized and directed to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedications shown on said map.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney