

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 24, 2006

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 54348 FOR A MIXED-USE PROJECT COMPRISED OF RETAIL AND OFFICE SPACES AND NINE RESIDENTIAL CONDOMINIUM UNITS AT 141 SOUTH HUDSON AVENUE

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 54348; and
- 2) 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 for the mixed-use project comprised of retail and office spaces and nine residential condominium units at 141 South Hudson Avenue was reviewed and approved in tentative form by the Subdivision Committee on April 9, 2003. A time extension was granted for the subject map by the Zoning Administrator.

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. A building permit was issued for the project. No additional discretionary actions were required.

Construction on the project began in May 2004, and is approximately 90 percent completed with the remaining 10 percent tentatively scheduled to be completed in May 2006. The project is being constructed on a parcel that was used as a parking lot. Therefore, the development will not result in the displacement of tenants/renters and is not subject to the Tenant Protection Ordinance, Chapter 9.75 of the Pasadena

BACKGROUND (Continued)

Municipal Code (PMC). The project is also not subject to the standards of the Inclusionary Housing Ordinance, Chapter 17.42 of the PMC, which is applicable to projects of ten or more newly constructed residential units and subdivision maps consisting of ten or more residential lots.

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,



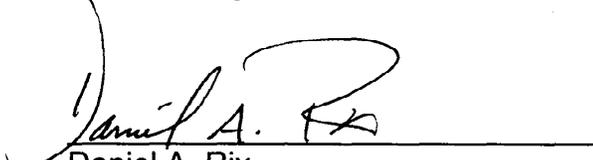
CYNTHIA J. KURTZ
City Manager

Prepared by:



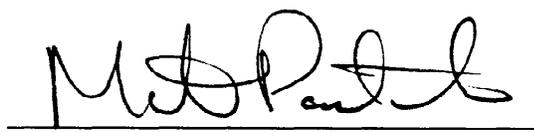
Bonnie L. Hopkins
Principal Engineer

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. 54348 FOR A MIXED-USE PROJECT COMPRISED OF RETAIL AND OFFICE SPACES AND NINE RESIDENTIAL CONDOMINIUM UNITS AT 141 SOUTH HUDSON AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 54348 on April 9, 2003;

WHEREAS, a time extension with an expiration date of April 21, 2006 was granted for the tentative map for Tract No. 54348 by the Zoning Administrator;

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. 54348 for the mixed-use project comprised of retail and office spaces and nine residential condominium units at 141 South Hudson Avenue, presented herewith, is approved; and
2. 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 _____, 2006, by the following vote:

AYES:

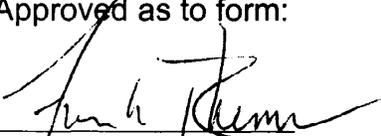
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney