

# Agenda Report

**TO:** CITY COUNCIL **DATE:** APRIL 24, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 061028 FOR A MIXED-USE PROJECT COMPRISED OF COMMERCIAL SPACE AND 34 CONDOMINIUM UNITS AT 315 NORTH HILL AVENUE

## **RECOMMENDATION**

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

- 1) Approve Final Tract Map No. 061028;
- 2) Accept the offer of an easement dedication 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 and acceptance of said dedication.

## **BACKGROUND**

The subject Final Tract Map for a mixed-use project comprised of commercial space and 34 condominium units at 315 North Hill Avenue was reviewed and approved in tentative form by the Subdivision Committee on July 14, 2004. The tentative map was approved on the basis that the project comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a dedication of the land necessary to provide a 20-foot radius property line corner rounding at the southwest corner of the intersection of Hill Avenue and Corson Street for street purposes. The dedication is shown on the Final Tract Map for this project and is recommended for acceptance by the City Council.

The developer's engineer has completed the Final Tract 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.

**BACKGROUND** (Continued)

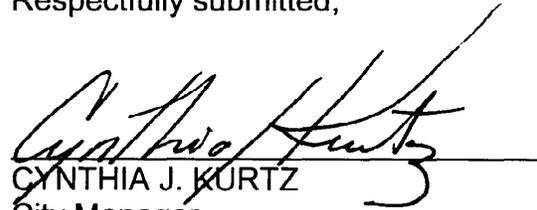
Construction on the project began in October 2004, and is approximately 60 percent completed with the remaining 40 percent tentatively scheduled to be completed in September 2006. The project is being constructed on three vacant lots. The development will result in an increase to the City's housing stock.

The developer has complied with the standards of the Inclusionary Housing Ordinance and has recorded an Inclusionary Housing/Density Bonus Agreement providing five Inclusionary off-site transfer units from the developer's Delacey Flats project at 250 South Delacey Avenue and six Density Bonus units as required under Section 17.42.060A of the Pasadena Municipal Code. As the site was vacant prior to construction, the project is not subject to the Tenant Protection Ordinance – Chapter 9.75 of the Pasadena Municipal Code.

**FISCAL IMPACT**

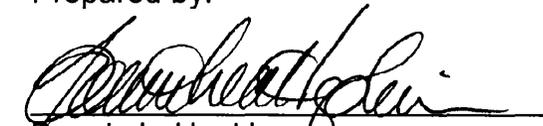
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



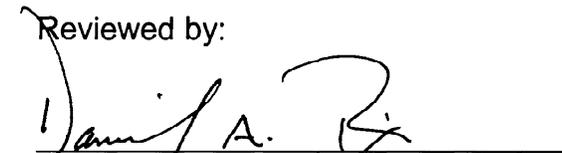
CYNTHIA J. KURTZ  
City Manager

Prepared by:



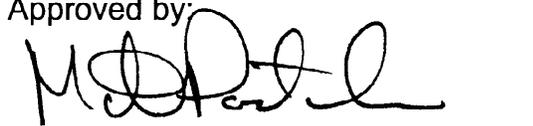
Bonnie L. Hopkins  
Principal Engineer

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. 061028 FOR A MIXED-USE PROJECT COMPRISED OF COMMERCIAL SPACE AND 34 CONDOMINIUM UNITS AT 315 NORTH HILL AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 061028 on July 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. 061028 for a mixed-use project comprised of commercial space and 34 condominium units at 315 North Hill Avenue, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on said map 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.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

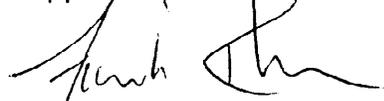
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:



Frank Rhemrev  
Assistant City Attorney