

Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 9, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 060213, BEING A MIXED USE PROJECT COMPRISED OF COMMERCIAL SPACE AND 103 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES, AT 840 EAST GREEN STREET

RECOMMENDATION

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

- 1) Approve final Tract Map No. 060213; and
- 2) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND

The subject Tract Map, being a mixed use project comprised of commercial space and 103 air parcels for residential condominium purposes located at 840 East Green Street, was reviewed and approved in tentative form by the Subdivision Committee on September 8, 2004.

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 had been issued for the project. No additional discretionary actions are required.

Construction on the project began in May 2003, and was completed in November 2005. The project was constructed on a site that had a parking lot and a vacant building that was formerly occupied by a bank. The project will result in an increase to the City's housing stock.


BACKGROUND (Continued)

The developer has complied with Chapter 17.42 of the Pasadena Municipal Code ("PMC"), entitled "Affordable Housing Incentives and Requirements," by electing to pay a fee as provided by Section 17.42.050, entitled "Alternatives to Units within Project," Subsection A, entitled "In Lieu Fee." The fee, as determined by the In-Lieu Fee Schedule, is \$1,254,150 and has been paid in full.

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.

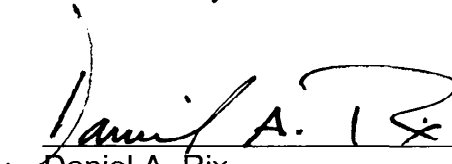
Respectfully submitted,


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. 060213, BEING A MIXED USE PROJECT COMPRISED OF COMMERCIAL SPACE AND 103 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES, AT 840 EAST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 060213 on September 8, 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. 060213, for a mixed use project comprised of commercial space and 103 air spaces for residential condominium purposes at 840 East Green Street, 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