

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JUNE 5, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 062937 FOR A MIXED-USE PROJECT COMPRISED OF 38 RESIDENTIAL UNITS AND FOUR COMMERCIAL SPACES AT 169 WEST GREEN STREET

## **RECOMMENDATION**

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

- 1) Approve Final Tract Map No. 062937; 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 38 condominium units and four commercial spaces at 169 West Green Street was reviewed and approved in tentative form by the Subdivision Committee on August 10, 2005.

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 mixed-use project began in January 2004, and is completed. Certificate of Occupancy is expected to be issued in June 2006. The project was constructed on a lot that was previously used for surface parking. The project will result in an increase to the City's housing stock.

**BACKGROUND** (Continued)

The project is not subject to compliance with the Tenant Protection Ordinance, Chapter 9.75 of the Pasadena Municipal Code (PMC), as no tenants/residents were displaced. The project has a recorded Inclusionary Housing and Density Bonus Agreement dated June 13, 2003, providing for three very low-income rental units. The project has complied with the standards of the Inclusionary Housing Ordinance, Chapter 17.42.040 of the PMC, and is deemed completed.

**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.

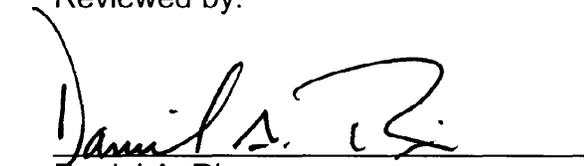
Respectfully submitted,

  
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. 062937 FOR A MIXED-USE PROJECT  
COMPRISED OF 38 RESIDENTIAL UNITS AND FOUR COMMERCIAL SPACES  
AT 169 WEST GREEN STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062937 on August 10, 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 Map No. 062937 for a mixed-use project comprised of 38 residential units and four commercial spaces at 169 West 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:

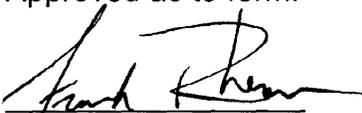
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:



Frank Rhemrev  
Assistant City Attorney