

Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 6, 2006
FROM: CITY MANAGER
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062147, BEING A MIXED-USE PROJECT COMPRISED OF 55 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE COMMERCIAL SPACE, AT 240 – 260 SOUTH ARROYO PARKWAY

RECOMMENDATION

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

- 1) Approve final Tract Map No. 062147;
- 2) Accept the offer of an easement dedication for street purposes as shown on Tract Map No. 062147; and
- 2) 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 Tract Map, being a mixed-use project comprised of 55 air parcels for residential condominium purposes and one commercial space located at 240 – 260 South Arroyo Parkway, was reviewed and approved in tentative form by the Subdivision Committee on July 13, 2005. 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 was a dedication of the land necessary to provide a 20-foot radius property line corner rounding at the southeast corner of the intersection of Arroyo Parkway and Cordova Street for street purposes. Based on further investigation, the Department of Public Works has determined that a 17.5-foot radius property line corner rounding is sufficient to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp at that location. Therefore, a 20-foot radius property line corner rounding is no longer necessary. The final map is still in substantial conformance with the approved tentative tract map with the substitution of the 20-foot radius with a 17.5-foot radius property line corner rounding at that location. The dedication is shown on the final Tract Map for this development and is recommended for acceptance by the City Council.

BACKGROUND (Continued)

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. Building plans for the project are being reviewed. A building permit has not been issued for the project. No additional discretionary actions are planned for the project.

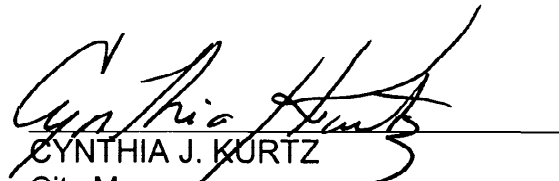
Construction on the project is tentatively scheduled to begin in March 2006, and will be completed in September 2007. Currently, the project site has two existing building structures that will be demolished for the construction of a five-story mixed-use building over two levels of subterranean parking. The project will result in an increase to the City's housing stock.

The project proposes to build 55 residential units. The Inclusionary Housing standards (Chapter 17.42 of the Pasadena Municipal Code ("PMC"), entitled "Affordable Housing Incentives and Requirements") require projects constructing 10 or more units to provide 15 percent of their number to be affordable for low and moderate-income households. This project will be required to comply with the Inclusionary Housing standards.

FISCAL IMPACT

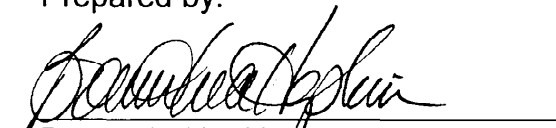
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



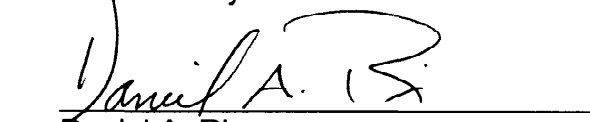
CYNTHIA J. KURTZ
City Manager

Prepared by:



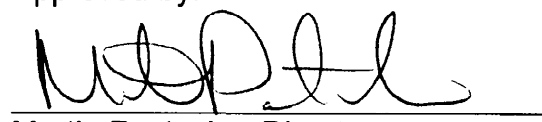
Bonnie L. Hopkins
Principal Engineer

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. 062147, BEING A MIXED-USE PROJECT COMPRISED OF 55 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE COMMERCIAL SPACE, AT 240 – 260 SOUTH ARROYO PARKWAY

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062147 on July 13, 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. 062147, for a mixed-use project comprised of 55 air spaces for residential condominium purposes and one commercial space at 240 – 260 South Arroyo Parkway, presented herewith, is approved;
2. The offer of an easement dedication for street purposes as shown on Tract Map No. 062147 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 dedication shown on said map.

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

AYES:

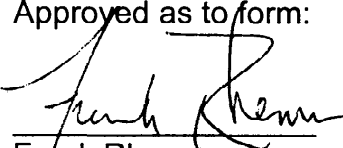
NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney