

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 9, 2006

FROM: CITY MANAGER

SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 062266, FOR THE CREATION OF A 31-UNIT CONDOMINIUM PROJECT, AT 700 EAST UNION STREET

RECOMMENDATION

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

- 1) Approve Final Tract Map No. 062266;
- 2) Accept the offer of easement dedications 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.

BACKGROUND

The subject Final Tract Map, being for the creation of a 31-unit condominium project at 700 East Union Street, was reviewed and approved in tentative form by the Subdivision Committee on February 14, 2005.

The developer's engineer has completed the final map which has been reviewed by the County. 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 southwest corner of the intersection of Union Street and Oak Knoll Avenue for street purposes, and a 2-foot strip of land along Union Street to provide for standard 10-foot wide parkway sidewalk. The dedication is shown on the Final Tract Map for this development and is recommended for acceptance by the City Council. 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. No additional discretionary actions were required.

BACKGROUND (Continued)


Construction on the project began in August 2004, and is approximately 90% completed with the remaining 10% tentatively scheduled to be completed by October 2006. The site was initially developed with a commercial office building which was demolished in August 2004. The project will result in an increase to the City's housing stock.

Developer has complied with the Inclusionary Housing provisions under Pasadena Municipal Code Chapter 17.42, through payment of an In-Lieu Fee. 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.

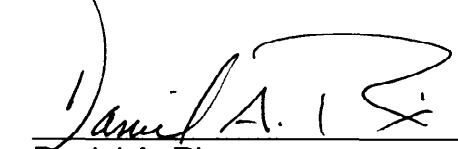
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

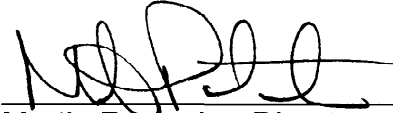
Prepared by:


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. 062266, FOR THE CREATION OF A 31-
UNIT CONDOMINIUM PROJECT, AT 700 EAST UNION STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Tract Map No. 062266 on February 14, 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. 062266, for a 31-unit condominium project at 700 East Union Street, 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