

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** DECEMBER 19, 2005

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL OF FINAL PARCEL MAP NO. 25524, BEING A SUBDIVISION OF ONE LOT INTO TWO SEPARATE LOTS, AND ACCEPTANCE OF THE OFFER OF A DEDICATION FOR SANITARY SEWER PURPOSES, AT 1200 HARTWOOD POINT

## **RECOMMENDATION**

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

- 1) Approve final Parcel Map No. 25524;
- 2) Accept the offer of a dedication for sanitary sewer purposes as shown on Parcel Map No. 25524; and
- 3) Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

## **BACKGROUND**

The subject parcel map, being a subdivision of one lot into two separate lots at 1200 Hartwood Point, was reviewed and approved in tentative form by the Subdivision Committee on October 13, 1999. The original lot was unimproved. Since the approval of the tentative map, a single-family residence has been constructed on each of the two lots. Certificate of Occupancies were issued to both the residences in 2003.

The tentative map had an original expiration date of October 26, 2002. Under the Subdivision Map Act (Section 66452.6a(1)), a tentative map that has more than \$125,000 worth of improvements outside the boundaries of the tentative map is automatically extended for three years from the expiration of the tentative map. The developer of said parcel had provided records that showed that the construction costs of these improvements were more than \$125,000. These improvements included, but were not limited to, the extension of the sewer main in New York Drive to the subject properties. The final map was filed with the City on March 8, 2001. According to the Subdivision Map Act, the tentative map was extended to expire on October 25, 2005.

**BACKGROUND** Continued

As requested by the developer, the tentative map was granted another time extension with an expiration date of October 25, 2006, by the Subdivision Committee on November 9, 2005. The time extension is necessary to allow the developer sufficient time to have the final map recorded with the Los Angeles County Recorder prior to the expiration of the tentative map.

The tentative 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 an easement for sanitary sewer purposes through the property from New York Drive to the Hartwood Point access driveway. The dedication is shown on the parcel map for this subdivision and is recommended for acceptance by the City Council.

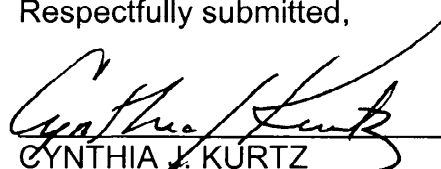
The developer's engineer has completed the final map which has been checked by the County. Monumentation has been established and inspected by the County. Said map is now ready for the City Council's approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City.

The subdivision has resulted in an increase to the City's housing stock. The subdivision is not subject to the requirements of the Inclusionary Housing Ordinance which is applicable to ten or more new housing units.

**FISCAL IMPACT**

The developer has paid for staff 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.

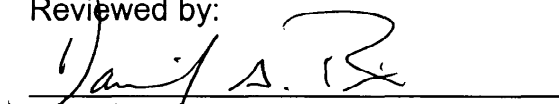
Respectfully submitted,

  
 CYNTHIA J. KURTZ  
 City Manager

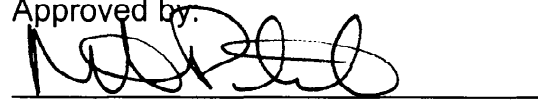
Prepared by:

  
 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 PARCEL MAP NO. 25524, BEING A SUBDIVISION OF ONE LOT INTO TWO SEPARATE LOTS, AND ACCEPTING THE OFFER OF A DEDICATION FOR SANITARY PURPOSES, AT 1200 HARTWOOD POINT

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 25524 on October 13, 1999;

WHEREAS, the Subdivision Committee of the City of Pasadena has granted a time extension with an expiration date of October 25, 2006, to the tentative map for Parcel Map No. 25524 on November 9, 2005; and

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel 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. The final map for Parcel Map No. 25524, for a subdivision of one lot into two separate lots, presented herewith, is approved;
2. The offer of a dedication of an easement for sanitary sewer purposes through the property from New York Drive to the Hartwood Point access driveway, as shown on Parcel Map No. 25524, is accepted; and
3. That 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 \_\_\_\_\_, 2005, by the following vote:

AYES:

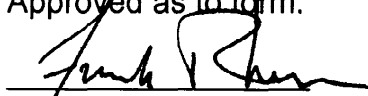
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

  
Frank Rhemrev  
Assistant City Attorney