

Agenda Report

August 12, 2013

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 071053 FOR CREATION OF 11 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES ON ONE LAND LOT AT 983 SAN PASQUAL STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071053; and
2. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The tentative map was approved on December 16, 2009 by the Subdivision Hearing Officer.

BACKGROUND:

The subject Final Tract Map for the creation of 11 air parcels on one land lot for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 16, 2009. The original entitlement was valid until December 16, 2011.

In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that had been approved and had not expired by July 15, 2009 and that will expire before January 1, 2021, shall be automatically extended by 24 months. This extension is in addition to the one-year extension granted by Senate Bill 1185. Therefore, the amended expiration date of the subject Final Tract Map is December 16, 2014.

The developer's surveyor completed the Final Map which has been reviewed and approved by the City's licensed surveyor. Said map, as shown in Attachment A, is now

ready for the City Council's approval prior to recordation in the office of the Los Angeles County Registrar-Recorder/County Clerk. The developer has complied with or provided surety for the conditions of approval required by the City. All monuments are of the character and occupy the positions as indicated on the map, and are sufficient to enable the survey to be retraced.

The Planning and Community Development Department is currently reviewing Building Permit BLD2012-01142 for the construction of 11 townhomes at the subject property address.

The applicant has complied with Chapter 17.42 of the Zoning Code – "Inclusionary Housing Requirements" - with the submittal of an Inclusionary Housing Plan and election to pay the Inclusionary In-Lieu Fee. The proposed project is not subject to the requirements of Chapter 9.75, Title 9 of the Pasadena Municipal Code - Tenant Protection.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract Map is consistent with the following City Council goals and objectives: maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. It is also consistent with the applicable general and specific plans as specified in Section 65451 of the California Government Code in that the proposed density of the Final Tract Map is within the maximum density allowed for the High Density Residential designation under the General Plan, and is consistent with the size and character of other residential lots in the vicinity of the site. The Final Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1 (Size and Types), and Policy 15.2 (Increase Supply).


ENVIRONMENTAL ANALYSIS:

The approval of a Final Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item. The Hearing Officer adopted the environmental determination that the proposed subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The property is located within an urbanized area. There are no fish or wildlife or their habitat in the vicinity. The project has been reviewed in compliance with the standards of the California Environmental Quality Act, and a Mitigated Negative Declaration has been adopted. Therefore, approval of the Final Tract Map will not result in significant environmental impacts.

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,



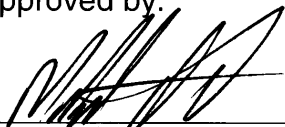
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Tract Map No. 071053

1 LOT
11,948 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 71053

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 3 OF ORANGE DALE TRACT, AS PER
MAP RECORDED IN BOOK 3, PAGE 43, OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE
LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE
DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING
OF SAID MAP AND SUBDIVISION.

GOLDEN COAST DEVELOPMENT, INC (OWNER)

Xiao Yue Wei
XIAO YUE WEI, CEO

Juan Yue 11.20.12
JUAN YUE, CFO

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON November 8, 2012 BEFORE ME, Ernie Melendrez, A NOTARY
PUBLIC, PERSONALLY APPEARED
Xiao Yue Wei WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
~~HE/SHE/IT~~ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES);
AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S)
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE *Ernie Melendrez*
PRINTED NAME Ernie Melendrez
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION NUMBER: 1120926
MY COMMISSION EXPIRES: March 31, 2015

NOTARY ACKNOWLEDGEMENT:

People's Republic of China)
COUNTRY OF Municipality of Beijing) SS:
Embassy of the United)
CITY OF States of America }

Jacelyn M Sindelar
Jacelyn M Sindelar
County of Pasadena

ON 20 NOV 2012 BEFORE ME, _____
PERSONALLY APPEARED Juan Yue WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/IT/WEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE *Jacelyn M Sindelar*
PRINTED NAME Jacelyn M Sindelar
COUNTY CLERK

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 11 UNITS,
WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED
INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY
ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA 5 COORDINATE SYSTEM
(CCS83) 1983 NAD.

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID
DISTANCES MULTIPLY GROUND DISTANCES BY 0.99998381.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON
A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY
DIRECTION IN MARCH, 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GOLDEN
COAST DEVELOPMENT, INC. ON FEBRUARY 14, 2007. I HEREBY STATE THAT THIS
FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED
TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND
OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL
CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE
CITY ENGINEER.

Alfred J Thelwell 11-29-12
ALFRED J. THELWELL DATE
LS 6999 EXPIRES: 9/30/2013



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CATALINA
AVENUE SHOWN AS N00°00'00"W ON THE MAP OF TRACT NO. 38229 RECORDED IN
BOOK 969, PAGES 97 AND 98 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS
THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF
PASADENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE
BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT WITH RESPECT TO CITY RECORDS; AND THAT ALL PROVISIONS OF THE
SUBDIVISION MAP ACT SECTION 66442 (c) (1), (2) AND (3) HAVE BEEN COMPLIED
WITH.

BY: DANIEL A. RIX, RCE 38689 DATE _____
CITY ENGINEER, CITY OF PASADENA
LICENSE EXPIRES: 03-31-2015

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL
PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE
TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.

BY: DEAN J. BOULDIN, PLS 7842 DATE _____
LICENSE EXPIRES: 12/31/2015

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY
RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____
20____ APPROVED THE ATTACHED MAP.

BY: MARK JOMSKY, CITY CLERK DATE _____
CITY OF PASADENA

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS
BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND
SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF
TRACT NO. 71053, AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____ BY: _____ DEPUTY

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE
BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492
AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE _____ BY: _____ DEPUTY

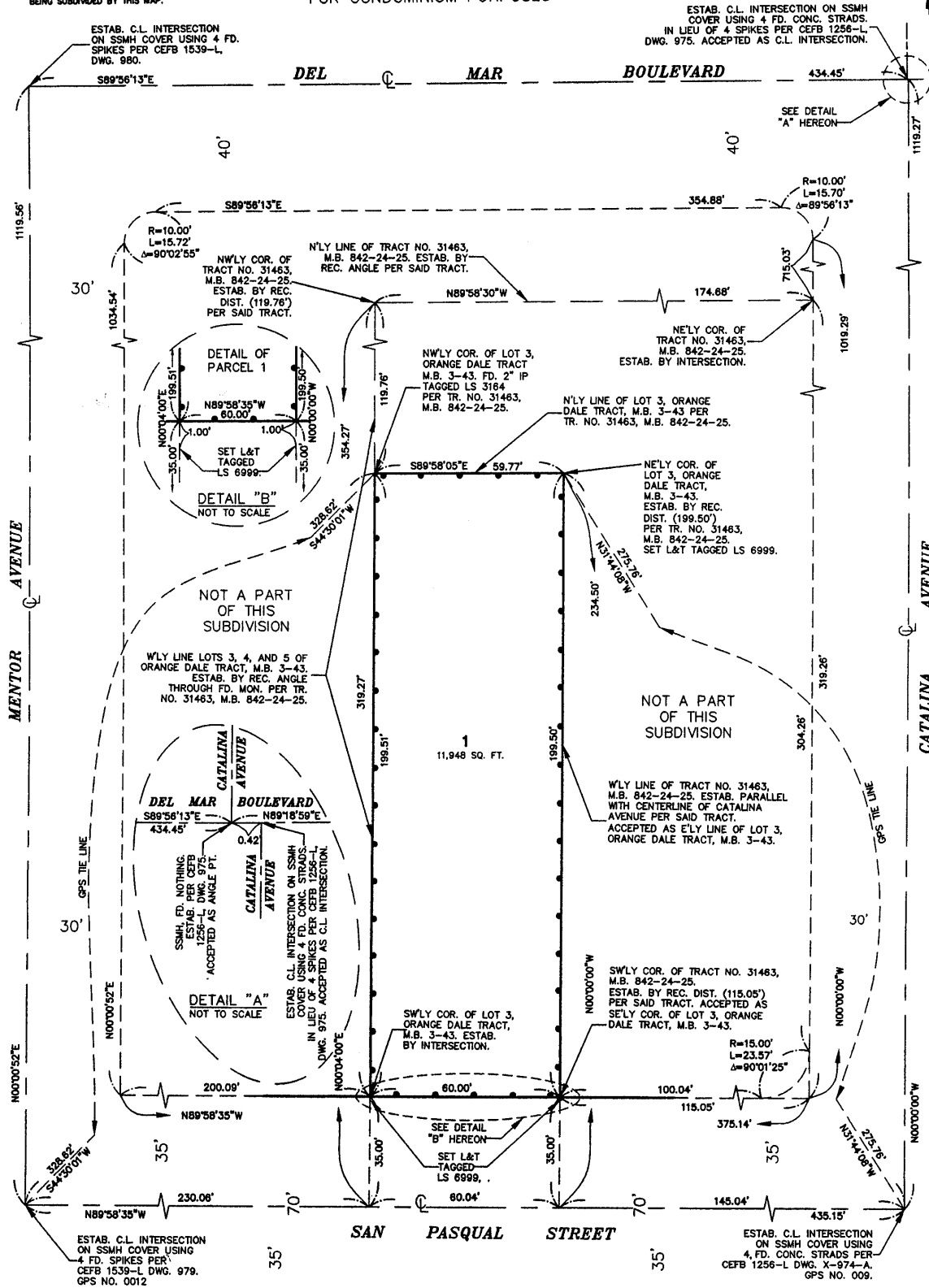
TRACT NO. 71053

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



ESTAB. C.L. INTERSECTION ON SSMH COVER USING 4 FD. CONC. STRADS. IN LIEU OF 4 SPIKES PER CEFB 1539-L, DWG. 980.

ESTAB. C.L. INTERSECTION ON SSMH COVER USING 4 FD. CONC. STRADS. IN LIEU OF 4 SPIKES PER CEFB 1256-L, DWG. 975. ACCEPTED AS C.L. INTERSECTION.

NWLY COR. OF TRACT NO. 31463, M.B. 842-24-25. ESTAB. BY REC. DIST. (119.76') PER SAID TRACT.

NLY LINE OF TRACT NO. 31463, M.B. 842-24-25. ESTAB. BY REC. ANGLE PER SAID TRACT.

NELY COR. OF TRACT NO. 31463, M.B. 842-24-25. ESTAB. BY INTERSECTION.

NWLY COR. OF LOT 3, ORANGE DALE TRACT, M.B. 3-43, FD. 2" IP TAGGED LS 3184 PER TR. NO. 31463, M.B. 842-24-25.

NLY LINE OF LOT 3, ORANGE DALE TRACT, M.B. 3-43 PER TR. NO. 31463, M.B. 842-24-25.

NELY COR. OF LOT 3, ORANGE DALE TRACT, M.B. 3-43. ESTAB. BY REC. DIST. (199.50') PER TR. NO. 31463, M.B. 842-24-25. SET L&T TAGGED LS 6999.

WLY LINE LOTS 3, 4, AND 5 OF ORANGE DALE TRACT, M.B. 3-43. ESTAB. BY REC. ANGLE THROUGH MON. PER TR. NO. 31463, M.B. 842-24-25.

WLY LINE OF TRACT NO. 31463, M.B. 842-24-25. ESTAB. PARALLEL WITH CENTERLINE OF CATALINA AVENUE PER SAID TRACT. ACCEPTED AS ELY LINE OF LOT 3, ORANGE DALE TRACT, M.B. 3-43.

DEL MAR BOULEVARD
S89°56'13"E
434.45'

SSMH, FD. NOTINGS ESTAB. PER CEFB 1256-L, DWG. 975. ACCEPTED AS ANGLE PT.

ESTAB. C.L. INTERSECTION ON SSMH COVER USING 4 FD. CONC. STRADS. IN LIEU OF 4 SPIKES PER CEFB 1256-L, DWG. 975. ACCEPTED AS C.L. INTERSECTION.

SWLY COR. OF LOT 3, ORANGE DALE TRACT, M.B. 3-43. ESTAB. BY INTERSECTION.

SWLY COR. OF TRACT NO. 31463, M.B. 842-24-25. ESTAB. BY REC. DIST. (115.05') PER SAID TRACT. ACCEPTED AS SELY COR. OF LOT 3, ORANGE DALE TRACT, M.B. 3-43.

ESTAB. C.L. INTERSECTION ON SSMH COVER USING 4 FD. CONC. STRADS PER CEFB 1539-L, DWG. 979. GPS NO. 0012

SEE DETAIL "B" HEREON
SET L&T TAGGED LS 6999

ESTAB. C.L. INTERSECTION ON SSMH COVER USING 4 FD. CONC. STRADS PER CEFB 1256-L, DWG. X-974-A, GPS NO. 009.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 071053 FOR CREATION OF 11 AIR
PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES ON ONE LAND
LOT AT 983 SAN PASQUAL STREET

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved
the tentative map for Tract Map No. 071053 on December 16, 2009;

WHEREAS, the Department of Public Works of the City has determined that the
developer of said Tract Map 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. 071053, for the creation of 11 air parcels, at
983 San Pasqual 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
_____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Brad L. Fuller
Assistant City Attorney