

Agenda Report

March 3, 2014

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 071999, FOR THE CONSOLIDATION OF THREE LAND PARCELS INTO ONE LAND LOT FOR MIXED-USE BUILDING WITH 118 RESIDENTIAL UNITS, AT 686 EAST UNION STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel Map No. 071999;
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.

HEARING OFFICER RECOMMENDATION:

The tentative map was approved on August 15, 2012 by the Subdivision Hearing Officer, to be recorded within two years.

BACKGROUND:

The subject Final Parcel Map for the consolidation of three land parcels into one land lot for mixed-use building with 118 residential units was reviewed and approved in tentative form by the Subdivision Hearing Officer on August 15, 2012.

Upon receipt of the Conditions of Approval, new partners joined the original developer in late 2012 and took over development responsibilities. During the first half of 2013, the new partnership was finalizing the development program for the project and evaluating the alternatives between a parcel map, a lot tie, or a lot line adjustment. It was decided that the development would continue with the parcel map alternative. In July 2013, a civil engineering firm, Psomas, was engaged to complete the map process.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant 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. An inspection for the boundary monuments was performed in October 2013. All monuments were found to be set as shown on the map. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation. Included among these conditional requirements were various dedications of easements for street purposes.

The southeast corner of Union Street and El Molino Avenue currently has a 10-foot radius property line. In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall dedicate to the City the land necessary to provide a 20-foot radius property line corner rounding at the southeast corner of Union Street and El Molino Avenue.

Union Street has an existing eight-foot wide sidewalk. The applicant shall dedicate to the City a two-foot strip of land along the Union Street frontage of the subject property for street purposes to facilitate a ten-foot wide sidewalk.

El Molino Avenue has an existing ten-foot wide sidewalk. Nine feet of the existing ten-foot wide sidewalk is located in the public right-of-way while the remaining one foot is in private property. The applicant shall dedicate to the City a one-foot strip of land along the El Molino Avenue frontage of the subject property for street purposes.

The three abovementioned dedications are shown on the Final Parcel Map for this development and are recommended for acceptance by the City Council. The Planning and Community Development Department is currently processing Building Permit BLD2013-01155 for the construction of a mixed-use building with 118 residential units. Construction is tentatively scheduled to start in early 2014.

The City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42) and Density Bonus, Waivers and Incentives (Zoning Code, Chapter 17.43) are applicable to this project. As set forth in the Inclusionary Housing Plan approved administratively by the Assistant City Manager on October 24, 2013 for this project, the applicant intends to provide 11 on-site, affordable rental units at the Very Low Income level to satisfy the requirements under Chapters 17.42 and 17.43. The applicant shall be required to enter into an Inclusionary Housing Agreement with the City as a building permit condition. This project will not involve the displacement of tenant households from multifamily dwelling units; hence, the City's Tenant Protections Ordinance (Pasadena Municipal Code, Chapter 9.75) do not apply to this project.

COUNCIL POLICY CONSIDERATION:

The proposed Final Parcel 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. The consolidation of the three existing parcels into a single parcel is consistent with the General Plan and the Central District Specific Plan. The proposed mixed use project also meets all the requirements of the General Plan and the Central District Specific Plan.

ENVIRONMENTAL ANALYSIS:

The approval of a Final Parcel 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.

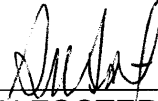
An Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on December 15, 2004. The Initial Study determined that the proposed project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The project has since been revised and on January 18, 2012, an addendum to the Initial Study was adopted by the Hearing Officer. The addendum concluded that the previously adopted Mitigated Negative Declaration applies to the current project.

On August 15, 2012, the Hearing Officer adopted the environmental determination that the project is not likely to cause substantial environmental damage or substantially, and unavoidably injure fish or wildlife or their habitat in that the property and surrounding area is an urbanized area and is developed with commercial uses and multi-family uses. The consolidation of three parcels into one will not significantly change the surrounding area and will not lead to degradation of the environment. Further, no fish or wildlife habitats in the vicinity have been identified. As such, approval of the Final Parcel Map will not result in significant environmental impacts.

FISCAL IMPACT:

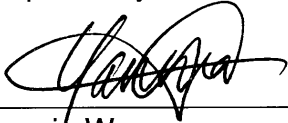
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



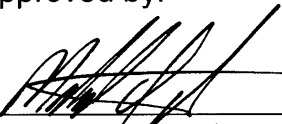
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Parcel Map No. 071999

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL PARCEL MAP NO. 071999, FOR THE CONSOLIDATION OF THREE LAND PARCELS INTO ONE LAND LOT FOR MIXED-USE BUILDING WITH 118 RESIDENTIAL UNITS, AT 686 EAST UNION STREET

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the tentative map for Parcel Map No. 071999 on August 15, 2012;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel 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 Parcel Map No. 071999, for the consolidation of three land parcels into one land lot for mixed-use building with 118 residential units, at 686 East Union Street, presented herewith, is approved;
2. The offer of easement dedications for street purposes as shown on said map, presented herewith, is approved and 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 _____, 2014, by the following vote:

AYES:

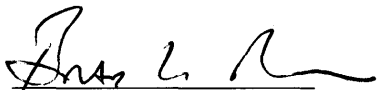
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Brad L. Fuller
Assistant City Attorney

1 PARCEL
51,055 S.F.

PARCEL MAP NO. 71999

SHEET 1 OF 3 SHEETS

IN THE CITY OF PASADENA
STATE OF CALIFORNIA

A PORTION OF LOT 9 IN BLOCK "E" OF THE SAN PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 3, PAGE 315 OF MISCELLANEOUS RECORDS, AND A PORTION OF LOTS 2, 3, 4 AND 5 OF WALLACE BROS. HULL STREET SUBDIVISION OF THE NORTH HALF OF LOT 9 IN BLOCK "E" OF SAN PASQUAL TRACT, AS PER MAP RECORDED IN BOOK 53 PAGE 86 OF MISCELLANEOUS RECORDS, BOTH IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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, AND WE HEREBY DEDICATE TO THE CITY OF PASADENA FOR STREET PURPOSES THOSE STRIPS OF LAND SO DESIGNATED ON SAID MAP, AND ALL USES INCIDENT THERETO.

MILL CREEK DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY, (OWNER)

BY: K. H. Reich BY: _____
TITLE: Managing Member TITLE: _____

PREFERRED BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2013 AS INSTRUMENT NO. 20131137609 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

BY: Anna Blonin BY: _____
TITLE: S.V.P. TITLE: _____

STATE OF CA
COUNTY OF Los Angeles SS
ON 10/14/2013 BEFORE ME, Sonia Guercero
A NOTARY PUBLIC, PERSONALLY APPEARED Kenneth McCormick

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/HEY 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 Sonia Guercero
NAME OF NOTARY Sonia Guercero
COUNTY IN WHICH COMMISSIONED Los Angeles
DATE COMMISSION EXPIRES 9/17/2014
COMMISSION NUMBER 1904263

STATE OF CA
COUNTY OF Los Angeles SS
ON 10/9/2013 BEFORE ME, Cindy Hua Chou
A NOTARY PUBLIC, PERSONALLY APPEARED James Belanic

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/HEY 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 Cindy Hua Chou
NAME OF NOTARY Cindy Hua Chou
COUNTY IN WHICH COMMISSIONED Los Angeles
DATE COMMISSION EXPIRES 3/29/2014
COMMISSION NUMBER 2016254

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THE _____ DAY OF _____ 2013 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THOSE STRIPS OF LAND FOR STREET PURPOSES SO DESIGNATED ON SAID MAP.

CITY OF PASADENA Mark Jomsky DATE _____

CITY SURVEYOR'S STATEMENT:

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: John C. Bentley DATE 10-14-13
P.L.S. NO. 7223
EXPIRES 12/31/2014



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF URBAN PARTNERS, LLC IN APRIL 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED.

[Signature] DATE 10/9/2013
JOHN D. CHAPPE JR., PLS 7230
LICENSE EXPIRES 12-31-2014
PSOMAS



BASIS OF BEARINGS:

THE BEARING NORTH 89°40'56" EAST OF THE CENTERLINE OF COLORADO BOULEVARD, SHOWN AS NORTH 89°56'09" WEST ON RECORD OF SURVEY RECORDED IN BOOK 140, PAGE 80 OF RECORDS OF SURVEYS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SIGNATURE OMISSIONS:

THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c), 3A (I-VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT OPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE CITY OF PASADENA, A MUNICIPAL CORPORATION, EASEMENT HOLDER BY DEED RECORDED OCTOBER 15, 1989 AS INSTRUMENT NO. 89-1951272, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

VROMAN'S PLAZA, INC, A CALIFORNIA CORPORATION, EASEMENT HOLDER AS DISCLOSED BY DOCUMENTS RECORDED FEBRUARY 28, 2005 AS INSTRUMENT NO. 05-0445193 AND FEBRUARY 28, 2005 AS INSTRUMENT NO. 05-0445194, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. NOTE: SAID EASEMENT IS INDETERMINATE IN NATURE.

595 COLORADO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR OR ASSIGNEE, LESSEE UNDER AN UNRECORDED LEASE DISCLOSED BY PARKING LEASE OPTION AGREEMENT RECORDED SEPTEMBER 30, 2005 AS INSTRUMENT NO. 05-2364031, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____

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/HEY 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 _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

STATE OF _____)
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____

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/HEY 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 _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE 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 (a)(1) (2) AND (3) HAVE BEEN COMPLIED WITH.

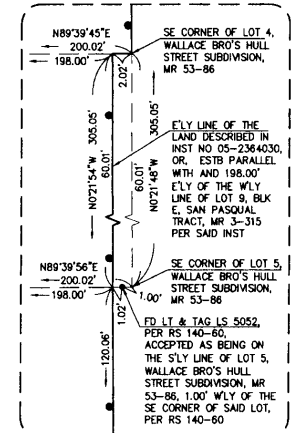
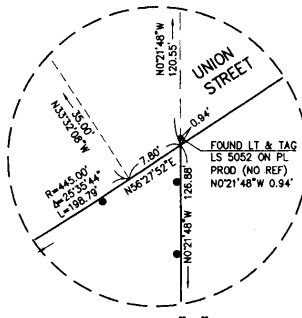
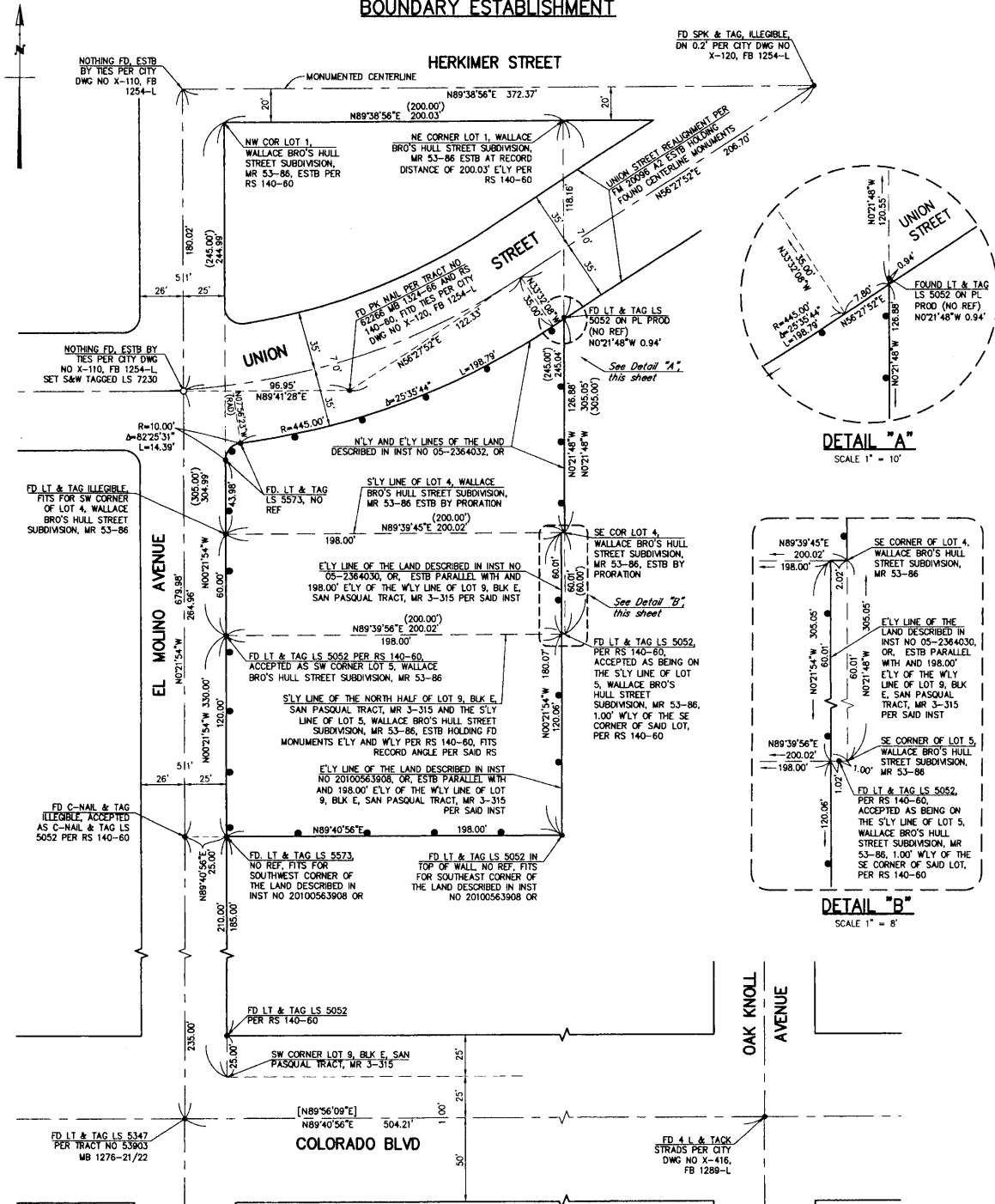
CITY ENGINEER, CITY OF PASADENA
R.C.E. NO. 48650
EXPIRES 6-30-14
DATE _____



PARCEL MAP NO. 71999

IN THE CITY OF PASADENA
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 86492 AND 86493 OF THE SUBDIVISION MAP ACT.

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

BY _____ DATE _____
DEPUTY

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. 69061 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

LEGEND

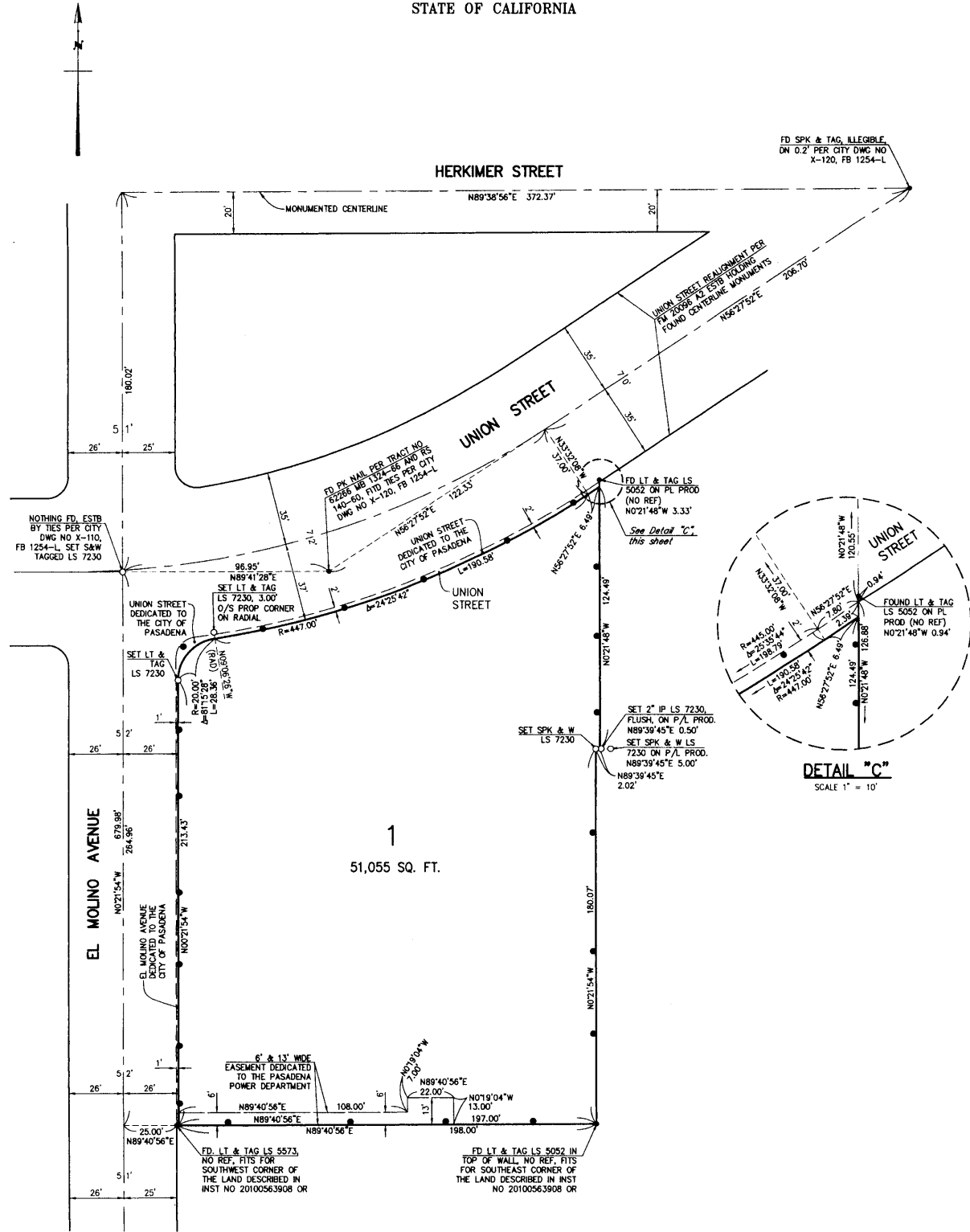
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- () RECORD DATA PER WALLACE BRO'S HULL STREET SUBDIVISION, MR 53-86
- [] RECORD DATA PER RECORD OF SURVEY, BOOK 140, PAGE 60
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

SCALE 1" = 30'

PARCEL MAP NO. 71999

SHEET 3 OF 3 SHEETS

IN THE CITY OF PASADENA
STATE OF CALIFORNIA



LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- () RECORD DATA PER WALLACE BRO'S HULL STREET SUBDIVISION, MR 53-86
- [] RECORD DATA PER RECORD OF SURVEY, BOOK 140, PAGE 60
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.