



Agenda Report

April 24, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL PARCEL MAP NO. 071963 FOR CONSOLIDATION OF SEVEN LAND PARCELS INTO ONE PARCEL AT 324 MADELINE DRIVE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel Map No. 071963 for consolidation of seven land parcels into one parcel;
2. Accept the offer of dedications for public street purposes and for public utility 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 subject tentative map was approved on August 1, 2012 by the Subdivision Hearing Officer, to be recorded within two years.

In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2013, the State passed Assembly Bill 116, which allows all tentative maps with an expiration date prior to January 1, 2016, to be automatically extended by 24 months. The 24-month extension is in addition to the one-year extension granted by Senate Bill 1185. Therefore, the amended expiration date of this Final Parcel Map is August 1, 2017.

BACKGROUND:

The subject Final Parcel Map, as shown in Attachment A, for the consolidation of seven land parcels into one parcel was reviewed and approved in tentative form by the Subdivision Hearing Officer on August 1, 2012.

The subject subdivision is located at 324 Madeline Drive, as shown in the vicinity map in Attachment B. The application is for the consolidation of seven land parcels into one parcel, in compliance with the Master Development Plan for the Westridge School for Girls that was approved in 2007. No construction or demolition will occur in the process of this subdivision.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant surveyor. The map is now ready for 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 all the conditions of approval required by the City, including monumentation.

Included as part of the conditions of approval for the subject Final Map were two dedications to the City. The first dedication is a 60-foot wide public utility easement traversing in the east-west direction and aligning with the two Madeline Drives east and west of the subject parcel. The second dedication is a two-foot wide strip of land along a portion of the State Street frontage of the subject property for street purposes. State Street has a sub-standard eight-foot parkway with five-foot concrete sidewalk and three-foot parking strip. In order to accommodate a standard ten-foot parkway, the applicant shall dedicate the aforementioned land to the City. The limits of the dedication shall extend from the property line corner at the northeast corner of State Street and Orange Grove Boulevard to 380 feet east along State Street. Both dedications are shown on the Final Map.

COUNCIL POLICY CONSIDERATION:

The proposed Final Parcel Map is consistent with the City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The project is consistent with the General Plan Land use Element Objective 13 – Provide adequate support for businesses and institutions that serve the needs of Pasadena's diverse residents and families. It is also in compliance with Policy 13.1 – Support of Organizations in the sense of supporting the needs of the public, private and voluntary organizations and associations that provide important services to the Pasadena's community.

ENVIRONMENTAL ANALYSIS:

The approval of a Final Map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code Section 21080(b)(9); Administrative Code, Title 14, Chapter 3, Section 15315, Class 15, Minor Land Divisions). This class exemption applies to lot consolidations where no variances are requested and all utilities are available.

FISCAL IMPACT:

The developer has paid for all costs to prepare and process the subdivision documents. There is no fiscal impact as a result of this action, and it will not have any indirect or support cost requirements. There is no anticipated impact to other operational programs or capital projects as a result of this action. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of taxes from the school master development.

Respectfully submitted,



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Director of Public Works

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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Parcel Map No. 071963
Attachment B – Vicinity Map