

Agenda Report

TO: CITY COUNCIL

Date: August 19, 2002

FROM: City Manager

SUBJECT: Approval of Final Parcel Map No. 25377 to
Subdivide an Existing Lot at 3315 Calvert Road

RECOMMENDATION:

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

1. Approve the final Parcel Map No. 25377.
2. Authorize the City Manager to execute a Subdivision Contract with Nevis Construction, Inc., a California Corporation.
3. Accept the grant of easement for sewer and utility purposes as shown on Parcel Map No. 25377.
4. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said grant of easement.

BACKGROUND:

The subject parcel map, to subdivide an 0.86 acre parcel of land into 2 lots, was reviewed and approved in tentative form, as Tentative Parcel Map No. 25377, by the Subdivision Committee on December 8, 1999. 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 is a grant of easement for sewer and utility purposes. The easement is required to comply with the Pasadena Municipal Code, Section 13.24.270, because the sewer connection from one of the lots crosses through the other adjoining lot. The grant of easement is shown on the parcel map for this development and is recommended for acceptance by the City Council.

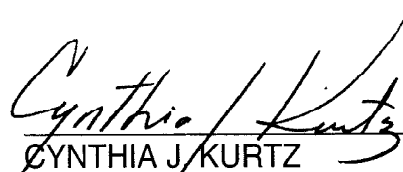
The developer's engineer has now completed the final parcel map which has been checked by the County, monumentation has been established, power service installation connection guarantee has been paid, and said map is now ready for City Council approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City.

A Subdivision Contract to guarantee the completion of the conditional requirements has been prepared and executed by the developer, and the necessary security provided. The City Attorney's office has reviewed and approved all the documents received. As such, the Subdivision Contract is now ready for approval by the City Council.

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.

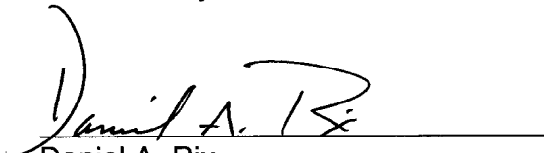
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

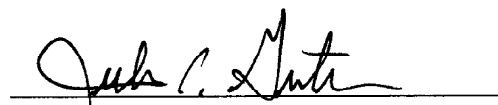
Prepared by:


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Daniel A. Rix
City Engineer

Approved by:


Julie A. Gutierrez, Director
Public Works

JO:bs