

OFFICE OF THE CITY MANAGER

September 22, 2005

TO: City Council

FROM: City Manager

SUBJECT: Approval of Final Parcel Map No. 26658, Being a Subdivision of One Lot with an Existing Single-Family Residence into Two Separate Lots, and Accept the Offer of a Dedication for Street Purposes at 203 Columbia Street

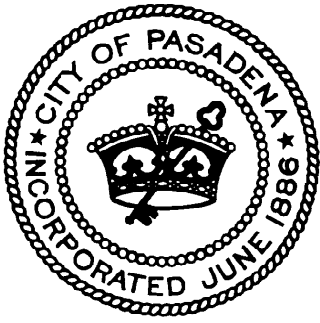
At the September 19, 2005 meeting of the City Council, the above item from the consent calendar was held pending response to the question: Was this property previously owned by Caltrans?

The current property owner, Bijan Badihian, D.O., purchased the property in September 1997 from a private property owner. This information was determined from legal documents cited by Mr. Badihian. A title report will need to be obtained to determine the history of past ownership.

Staff have requested information from Caltrans as to whether 203 Columbia Street was ever owned by Caltrans. As of 2 p.m. on September 22, we have not received a reply to our inquiry, but we will inform you as soon as we have an answer.

CYNTHIA J. KURTZ  
City Manager

wldr59a:tc



# Agenda Report

**TO:** CITY COUNCIL **DATE:** SEPTEMBER 19, 2005  
**FROM:** CITY MANAGER  
**SUBJECT:** APPROVAL OF FINAL PARCEL MAP NO. 26658, BEING A  
SUBDIVISION OF ONE LOT WITH AN EXISTING SINGLE-FAMILY  
RESIDENCE INTO TWO SEPARATE LOTS, AND ACCEPT THE OFFER  
OF A DEDICATION FOR STREET PURPOSES, AT 203 COLUMBIA  
STREET

## RECOMMENDATION

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

- 1) Approve final Parcel Map No. 26658;
- 2) Accept the offer of a dedication for street purposes as shown on Parcel Map No. 26658; 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 with an existing single-family residence into two separate lots at 203 Columbia Street, was reviewed and approved in tentative form by the Subdivision Committee on January 8, 2003. It is the developer's intent to develop the resulting lot with a new single-family residence.

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 the land necessary to provide a 15-foot radius property line corner rounding at the northwest corner of Columbia Street and Pasadena Avenue for street purposes. The dedication is shown on the parcel map for this subdivision and is recommended for acceptance by the City Council.

**BACKGROUND** Continued


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 developer has not applied for a building permit.

The subdivision will result in an increase to the City's housing stock after the resulting lot is developed with a single-family residence. 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. 26658, BEING A SUBDIVISION OF ONE LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE INTO TWO SEPARATE LOTS, AND ACCEPTING THE OFFER OF A DEDICATION FOR STREET PURPOSES, AT 203 COLUMBIA STREET

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 26658 on January 8, 2003; 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. 26658, for a subdivision of one lot with an existing single-family residence into two separate lots, presented herewith, is approved;
2. The offer of a dedication of the land necessary to provide a 15-foot radius property line corner rounding at the northwest corner of Columbia Street and Pasadena Avenue for street purposes, as shown on Parcel Map No. 26658, 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:

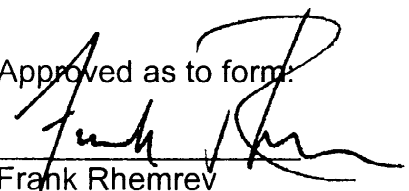
NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant City Attorney