

Agenda Report

June 6, 2011

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 068073, BEING A 28-UNIT CONDOMINIUM PROJECT, AT 107 SOUTH HOLLISTON AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 068073; 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 March 4, 2009, and the exercise of the right granted must be commenced within two years. The original entitlement was valid until March 4, 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 have been approved and have 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 March 4, 2014.

BACKGROUND:

The subject Final Tract Map, for the creation of 28 air parcels on one land lot for condominium conversion purposes, was reviewed and approved in tentative form by the Subdivision Committee on March 4, 2009. The site is developed with a 3-story, 31-unit apartment complex with an underground parking garage, constructed in 1985. No new building additions are proposed and no trees are proposed for removal.

The developer's engineer has completed the final map which has been reviewed by and approved by the Land Development Division of the Los Angeles County Department of Public Works. 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, including monumentation.

The project consisting of 28 units is not subject to standards of the Inclusionary Housing Requirements, Chapter 17.42 of the PMC, since said requirements are applicable to newly constructed residential dwelling units of ten or more, or subdivision maps consisting of ten or more residential lots. The subject final tract map is for the conversion of existing apartment dwellings to condominiums with no new residential buildings, therefore the project is exempt from the Inclusionary Housing Requirements.

The project is subject to the requirements of the Tenant Protection Ordinance in accordance with Pasadena Municipal Code (PMC) Chapter 9.75. The City's Tenant Protection Ordinance compliance contractor reports that the developer has complied with the ordinance to the satisfaction of the Housing Department.

COUNCIL POLICY CONSIDERATION:

The proposed final parcel map is in conformance with the City Council 2009-2012 Strategic Plan Goal to support and promote the quality of life and the local economy. It is also consistent with the applicable general and specific plans as specified in Section 65450 of the California Government Code in that the proposed density of the Final Tract Map is consistent with the maximum density allowed for the Low-Medium Density Residential classification under the General Plan, and is consistent with the size of other residential lots in the vicinity. 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).

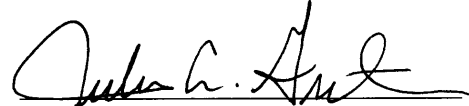
ENVIRONMENTAL ANALYSIS:

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. On March 4, 2009, the Hearing Officer found the conversion component at 107 South Holliston Avenue to be categorically exempt from environmental review under California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities). The creation of air parcels for condominium purposes will not result in any expansion to the existing use. The use will remain as a multi-family residential use.

FISCAL IMPACT:

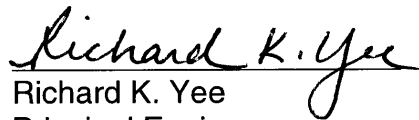
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined at property sale in the form of property taxes.

Respectfully submitted,



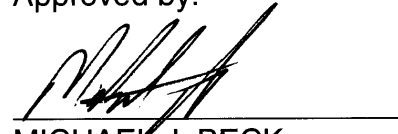
JULIE A. GUTIERREZ
Assistant City Manager/Acting Director
of Public Works

Prepared by:



Richard K. Yee
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING FINAL TRACT MAP NO. 068073, BEING A 28-UNIT
CONDOMINIUM CONVERSION, AT 107 SOUTH HOLLISTON AVENUE**

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 068073 on March 4, 2009;

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 Tract Map No. 068073, for the creation of 28 air parcels, at 107 South Holliston Avenue, presented herewith, is approved;
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 _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Frank Rhemrev
Assistant City Attorney

1 LOT
29,424 SQ. FT.

SHEET 1 OF 3 SHEETS

TRACT NO. 68073

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

BEING A SUBDIVISION OF A PORTION OF LOTS 40 AND 41
OF THE J.R. GIDDINGS SUBDIVISION, AS PER MAP RECORDED
IN BOOK 15, PAGE 13 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM CONVERSION PURPOSES

OWNERS' 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.

BAXTER HOLLISTON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (OWNER)

BY: David Mak, Managing Member BY: Curt Wang, Managing Member
(PRINT NAME AND TITLE) (PRINT NAME AND TITLE)

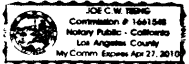
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ON SEPTEMBER 14TH, 2009 BEFORE ME, JOE C. W. TSENG

A NOTARY PUBLIC, PERSONALLY APPEARED DAVID MAK, CURT WANG 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/HE/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 [Signature]

NAME OF NOTARY: JOE C. W. TSENG
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES: APRIL 27TH 2010
MY COMMISSION NUMBER: 1661548



METRO UNITED BANK, A CALIFORNIA CORPORATION, PRESENT BENEFICIARY BY A NAME CHANGE UNDER A DEED OF TRUST RECORDED JUNE 20, 2006 AS INSTRUMENT NO. 06-1349235, OF OFFICIAL RECORDS.

BY: Henry Lee, Deputy BY: _____
(PRINT NAME AND TITLE) (PRINT NAME AND TITLE)

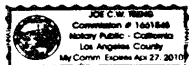
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I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

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

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. 68073 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

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 AUGUST, 2009, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BAXTER HOLLISTON, LLC, ON APRIL 30, 2006. 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 AND FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

BY: Hong Cao
HONG CAO DATE 9/10/09
L.S. NO. 6924
EXP. 9-30-2011



BASES OF BEARINGS NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00° 05' 39" WEST OF THE CENTERLINE OF HOLLISTON AVENUE AS SHOWN ON MAP OF TRACT NO. 35853, FILED IN BOOK 919, PAGES 52 AND 53 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; AND THAT ALL PROVISIONS OF SUBDIVISION MAP ACT SECTION 66442(6)(1), (2) AND (3) HAVE BEEN COMPLIED WITH.

DANIEL A. RIX DATE _____
CITY ENGINEER, CITY OF PASADENA
R.C.E. 38689
REGISTRATION EXPIRES: 3-31-2011

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.

CITY CLERK DATE _____
CITY OF PASADENA

COUNTY ENGINEER'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 BY THE CITY ENGINEER.

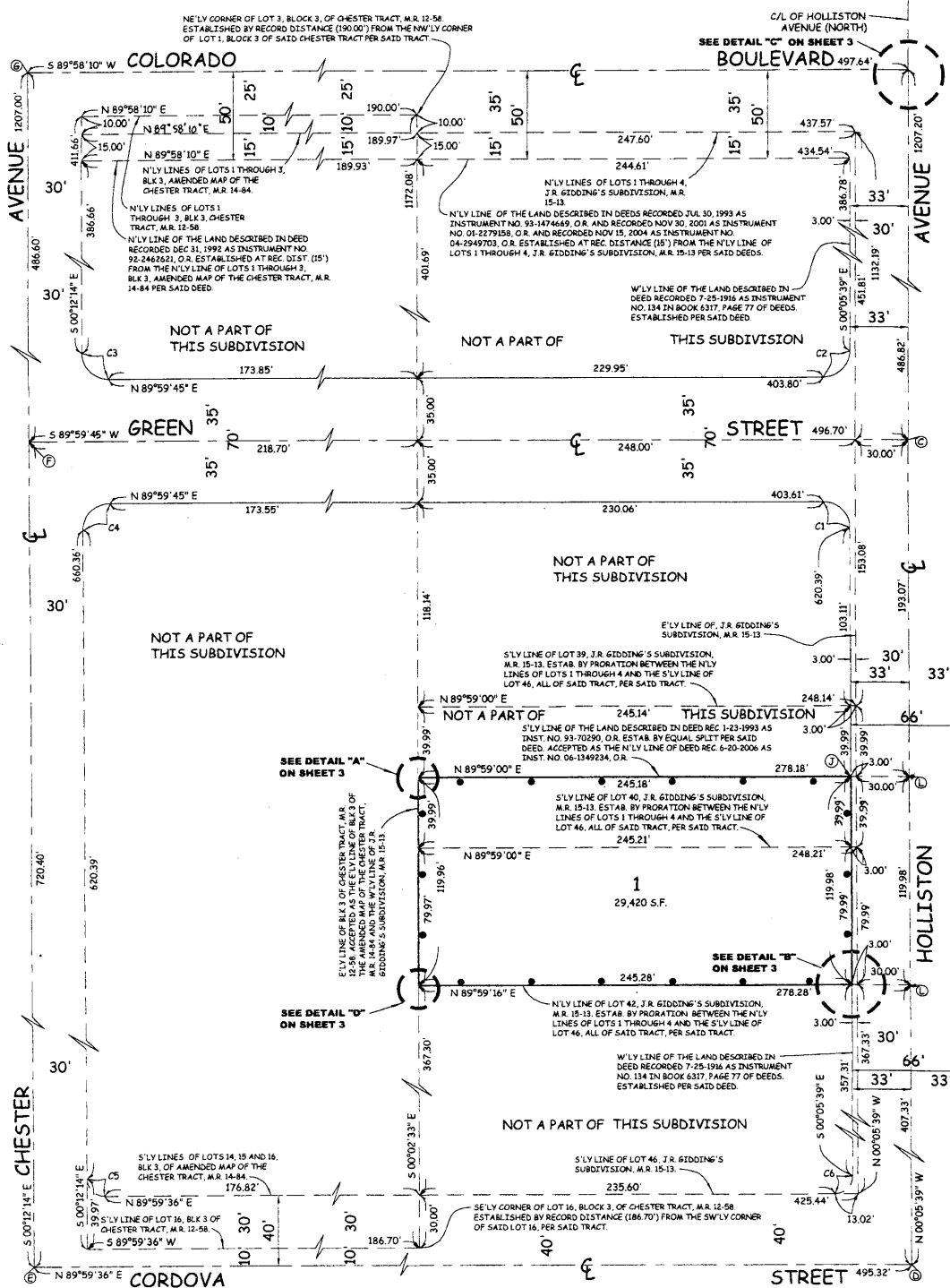
COUNTY ENGINEER
BY _____ DATE _____
DENNIS F. HUNTER, DEPUTY
L.S. NO. 8539
EXPIRES: 12/31/2010

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM CONVERSION PROJECT FOR 28 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

TRACT NO. 68073

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM CONVERSION PURPOSES



MONUMENT NOTES:

- ① FD. S. & "CITY ENGR" W. 0.13' E/LV OF FOUND MONUMENT B PER CITY ENGINEER F.B. 1534-L, DRAWING NO. X-327, ACCEPTED AS CENTERLINE INTERSECTION (SOUTH). FOR TIES SEE MON. B.
- ② FD. S. & "CITY ENGR" W. PER CITY ENGINEER F.B. 1534-L, DRAWING NO. X-327, FITS 3 FD. L. & T. TAGGED "CITY ENGR" TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION (NORTH). SET 1 L. & T. TAGGED L.S. 6924 TANGENT TIE
- ③ FD. S. & "CITY ENGR" W. PER CITY ENGINEER F.B. 1534-L, DRAWING NO. 947, FITS 3 FD. L. & T. TAGGED "CITY ENGR" TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.
- ④ ESTAB. BY RECORD DISTANCE (1207.00') PER TRACT NO. 35853, M.B. 919-52-53 FROM FD. MON. (A) AND THROUGH FD. MON. (C) ACCEPTED AS CENTERLINE INTERSECTION. FD. P.C. NAIL (NO REF) (NO TAG) AT S 52°50'00" W 0.21' FROM ESTAB. C/L INT. REMOVED AND SET SPC. & WASHER, STAMPED L.S. 6924 AT ESTAB. C/L INT.

MONUMENT NOTES: (CONT'D)

- ⑤ ESTAB. BY RECORD DISTANCE (1207.00') PER TRACT NO. 35853, M.B. 919-52-53 FROM FD. MON. (B) AND THRU FD. MON. (C) ACCEPTED AS CENTERLINE INTERSECTION. SET SPC. & WASHER, STAMPED L.S. 6924.
- ⑥ FD. S. & "CITY ENGR" W. PER CITY ENGINEER F.B. 1504-L, DRAWING NO. 952, FITS 3 FD. L. & T. TAGGED "CITY ENGR" TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION. SET 1 L. & T. TAGGED L.S. 6924 TANGENT TIE
- ⑦ FD. S. & "CITY ENGR" W. PER CITY ENGINEER F.B. 1504-L, DRAWING NO. X-322, FITS 5 FD. L. & T. TAGGED "CITY ENGR" TIES PER SAID FIELD BOOK. ACCEPTED AS CENTERLINE INTERSECTION.

MONUMENT NOTES: (CONT'D)

- ⑧ FD. L. & T. TAGGED L.S. 3173, (NO REF.) AT N 72°10'41" W 0.31' FROM TRACT COR. OR E/LV FACE OF WALL, 9.5' ABOVE GROUND.
- ⑨ FD. L. & T. TAGGED L.S. 3173, (NO REF.) AT S 67°20'08" E 1.05' FROM TRACT COR.
- ⑩ SET L. & T. TAGGED L.S. 6924
- ⑪ SET 2" I.P. CEMENT PLUG & TACK, TAGGED L.S. 6924, FLUSH AT N 89°59'16" E 1.00' FROM TRACT COR.
- ⑫ SET SPC. & WASHER, STAMPED L.S. 6924
- ⑬ SET 2" I.P. CEMENT PLUG & TACK, TAGGED L.S. 6924, FLUSH, AT N 89°59'00" E 1.00' FROM TRACT COR.

CURVE DATA TABLE:

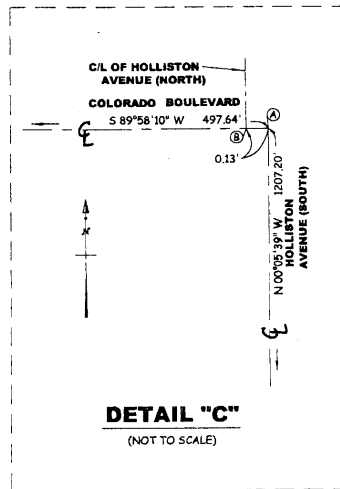
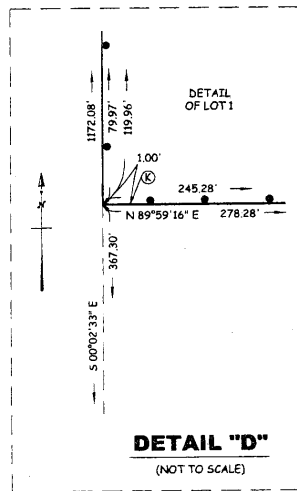
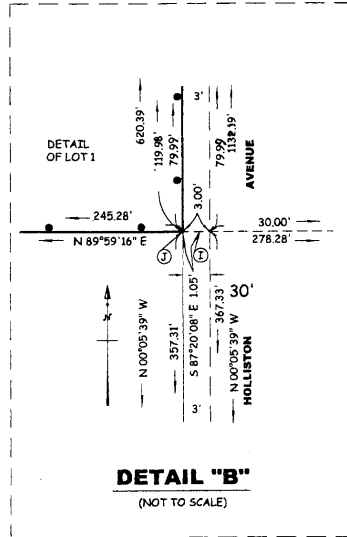
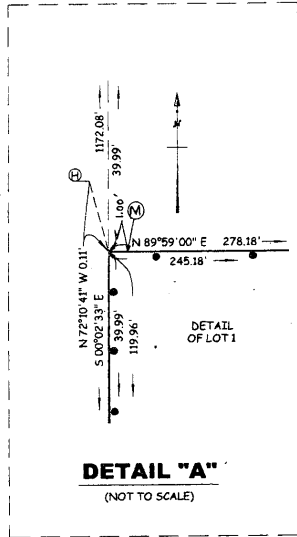
NO.	DELTA ANGLE	T	R	ARCL
C1	89°54'36"	14.98'	15.00'	23.54'
C2	90°05'24"	15.02'	15.00'	23.59'
C3	89°48'01"	14.99'	15.00'	23.51'
C4	90°11'59"	15.05'	15.00'	23.61'
C5	89°48'10"	9.97'	10.00'	15.67'
C6	90°05'15"	10.02'	10.00'	15.72'

LEGEND:

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

TRACT NO. 68073

IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM CONVERSION PURPOSES



MONUMENT NOTES:

(M) (A) (B) (H) (T) (K) SEE SHEET 2 OF 3 SHEETS.

LEGEND: ————
INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.