

Agenda Report

DATE: March 21, 2011

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 070441, FOR THE CREATION OF TWO AIR PARCELS FOR THE CONSTRUCTION ONE SINGLE-FAMILY RESIDENCE BEHIND AN EXISTING RESIDENCE, AT 1453 BRESEE AVENUE

RECOMMENDATION:

It is recommended that the City Council:

- 1) Adopt a resolution to approve Final Parcel Map No. 070441;
- 2) Accept the offer of easement dedication for sidewalk purpose 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 vesting map was approved on December 2, 2009 by the Hearing Officer, to be recorded within two years.

BACKGROUND:

The subject Final Parcel Map, for the creation of two air parcels on one land lot for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Committee on December 2, 2009.

The developer's engineer has completed the final map which has been reviewed by a licensed surveyor. 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. Included among these conditional requirements was a dedication of a two-foot strip of the existing four-foot sidewalk along the frontage of Bresee Avenue for sidewalk purposes.

The dedication is shown on the Final Parcel Map for this development and is recommended for acceptance to the City Council. All construction has been completed under approved permits and the Certificate of Occupancy for the new building was issued on July 29, 2010. No additional discretionary actions were required.

This project is not required to comply with the Inclusionary Housing Requirements of Pasadena Municipal Code Title 17, Chapter 17.42 or the Tenant Protection Ordinance - Pasadena Municipal Code (PMC) Chapter 9.75.

COUNCIL POLICY CONSIDERATION:

The proposed final parcel map is in conformance with the City Council 2009-2012 Strategic Plan Goals by supporting and promoting 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 Parcel 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 Parcel 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 Hearing Officer adopted the environmental determination that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 3 §15303, New Construction or Conversion of Small Structures). This section specifically applies to construction and location of limited numbers of new, small facilities or structures in urbanized areas. The property is currently developed with one residential unit with building permits approved allowing the construction of an additional unit to the rear of the lot. The proposed application will create two air parcels for condominium purposes. The proposed Final Parcel Map is for a mapping action and does not include review of physical changes to the site.

FISCAL IMPACT:

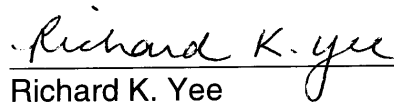
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



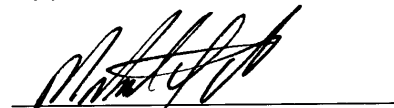
JULIE A. GUTIERREZ
Assistant City Manager/Acting Director
of Department of Public Works

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 PARCEL MAP NO. 070441, FOR THE CREATION OF TWO AIR PARCELS FOR THE CONSTRUCTION ONE SINGLE-FAMILY RESIDENCE BEHIND AN EXISTING RESIDENCE, AT 1453 BRESEE AVENUE

WHEREAS, the Subdivision Committee of the City of Pasadena approved the tentative map for Parcel Map No. 070441 on December 2, 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. That final map for Parcel Map No. 070441, for the creation of two air parcels, at 1453 Bresee Avenue, presented herewith, is approved;
2. The offer of easement dedication for sidewalk 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 _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:


Frank Rhemrev
Assistant City Attorney