

Agenda Report

June 3, 2013

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 071893, FOR THE CREATION OF THREE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES ON ONE LAND LOT, AT 80 NORTH SIERRA BONITA AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel Map No. 071893;
2. Accept the offer of easement dedication for sidewalk 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 tentative map was approved on September 5, 2012 by the Subdivision Hearing Officer, to be recorded within two years.

BACKGROUND:

The subject Final Parcel Map for the creation of three air parcels on one land lot for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on September 5, 2012.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant licensed surveyor. Said map, as shown in Attachment A, is now ready for the 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. An inspection for the boundary monuments was performed in February 2013. All

monuments were found to be set as shown on the map. The dedication of a 2.2 foot wide strip of land along the Sierra Bonita frontage for sidewalk purposes is a Department of Public Works conditional requirement. The land is needed to facilitate a 5 foot wide concrete sidewalk to accommodate an existing large city tree.

The dedication is shown on the Final Parcel Map for this development and is recommended for acceptance by the City Council. The Planning and Community Development Department has issued Building Permits BLD2010-01221 and 01222 for the construction of three residential units. There is on-going construction on the subject property. No additional discretionary actions are required.

This project is not required to comply with the following sections of the Pasadena Municipal Code: Chapter 17.42, Title 17 - Inclusionary Housing Requirement, and Chapter 9.75, Title 9 - Tenant Protection.

COUNCIL POLICY CONSIDERATION:

The proposed Final Parcel Map is consistent with the following City Council goals and objectives: maintain fiscal responsibility and stability, and support and promote the quality of life and 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 within the maximum density allowed for the Medium Density Residential classification under the General Plan, and is consistent with the size and character of other residential lots in the vicinity of the site. 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 approval of a Final Parcel 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. The Hearing Officer adopted the environmental determination that the project will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in that the property and surrounding area is an urbanized area and is developed with residential uses. The project has been reviewed and is in compliance with the California Environmental Quality Act. No fish or wildlife habitats in the vicinity have been identified. As such, approval of the Final Parcel Map will not result in significant environmental impacts.

FISCAL IMPACT:

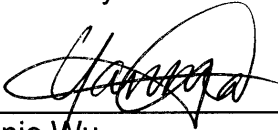
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



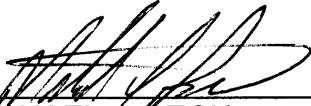
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Parcel Map No. 071893

1 PARCEL
8,204 SQ. FT. (GROSS)
8,095 SQ. FT. (NET)

PARCEL MAP NO. 71893

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

BEING A SUBDIVISION OF LOT 11 OF MAP OF THE WALNUT GROVE
TRACT, AS PER MAP RECORDED IN BOOK 9, PAGE 63 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF OR IS INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

I HEREBY DEDICATE TO THE PUBLIC USE THE STREET, HIGHWAY, AND OTHER PUBLIC WAY SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

80 N. SIERRA BONITA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

Ming Hua
MING HUA (MEMBER)

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 JULY, 2012, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MING HUA ON SEPTEMBER 22, 2009. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; 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.

FEB 22, 2013
DATE

Jack C. Lee
JACK C. LEE LS 8407
EXPIRES: 6-30-2014



NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON 2-27-13 BEFORE ME, VIVIAN TRAN LA A NOTARY PUBLIC, PERSONALLY APPEARED MING HUA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

SIGNATURE Ming Hua
PRINTED NAME VIVIAN TRAN LA



MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 1948315
MY COMMISSION EXPIRES: 9-11-2015

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 I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

BY: Daniel A. Rix
CITY ENGINEER - CITY OF PASADENA
R.C.E. NO. 38689
EXPIRES: MARCH 31, 2015



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PASADENA BY RESOLUTION NO. _____ PASSED ON THIS _____ DAY OF _____ 2013, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION SHOWN HEREON.

CITY CLERK - CITY OF PASADENA DATE _____

CITY SURVEYOR'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.

BY: John C. Bentley
JOHN C. BENTLEY
S. NO. 7223
DATE 3-7-2013



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. 71893 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

BENEFICIARY:

AMERICAN CONTINENTAL BANK, BENEFICIARY, UNDER A CONSTRUCTION DEED OF TRUST RECORDED MAY 30, 2012, AS INSTRUMENT NO. 20120798736, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Terry Lou
PRINT NAME: Terry Lou
TITLE: CEO

Ricky Fleischer
PRINT NAME: Ricky Fleischer
TITLE: EUPILCO

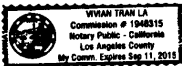
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON 2-27-13 BEFORE ME, VIVIAN TRAN LA PERSONALLY APPEARED TERRY LOU & RICKY FLEISCHER 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/HEY 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

SIGNATURE Ming Hua
PRINTED NAME: VIVIAN TRAN LA



MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. : 1948315
MY COMMISSION EXPIRES: 9-11-2015

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3 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.

PARCEL MAP NO. 71893

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

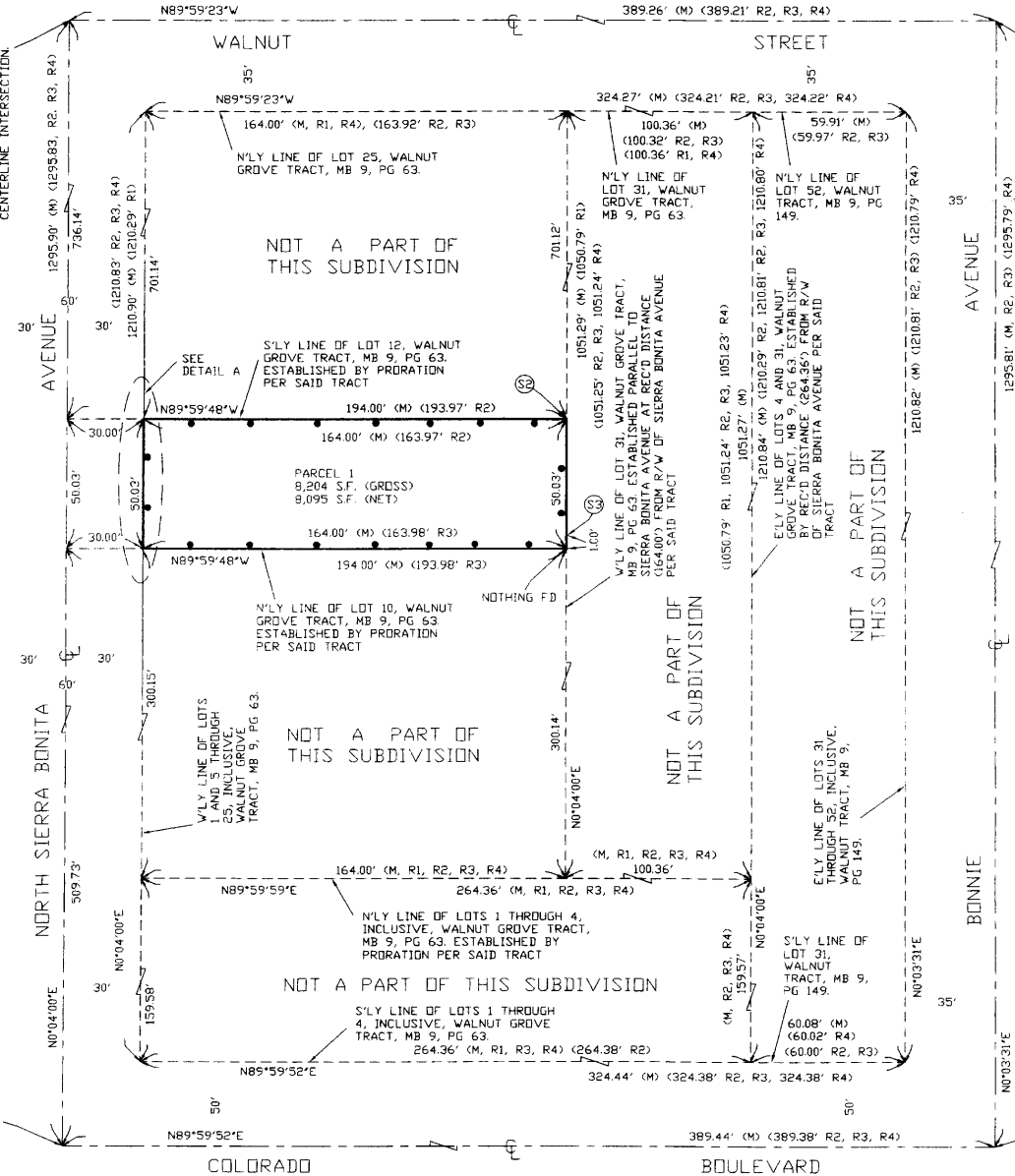
FOR CONDOMINIUM PURPOSES

FD SAW, STAMPED "CITY ENGR, RCE 11257", PER PM NO. 70618, PMB 372, PGS 1 AND 2, "CITY ENGR, RCE 11257", TAGGED LS 4257, TANGENT TIES, PER CITY TIE DRAWING NO. 341, ACCEPTED AS CENTERLINE INTERSECTION.

ESTABLISHED CENTERLINE INTERSECTION ON SSWH COVER BY USING 4 L&T, TAGGED LS 6999 TANGENT TIES, PER PM NO. 70618, PMB 372, PGS 1 AND 2, ACCEPTED AS CENTERLINE INTERSECTION.

FD SAW, STAMPED "CITY ENGR, RCE 11257", PER PM NO. 70618, PMB 372, PGS 1 AND 2, FITS 2, FD L&T, TAGGED "CITY ENGR, RCE 11257", AND 2, FITS 2, FD L&T, TAGGED LS 6999 TANGENT TIES, PER CITY TIE DRAWING NO. 923, ACCEPTED AS CENTERLINE INTERSECTION.

FD SAW, STAMPED "LS 6999", PER PM NO. 70618, PMB 372, PGS 1 AND 2, FITS 4, FD L&T, TAGGED "CITY ENGR, RCE 11257", TANGENT TIES, PER CITY TIE DRAWING NO. 923, ACCEPTED AS CENTERLINE INTERSECTION.



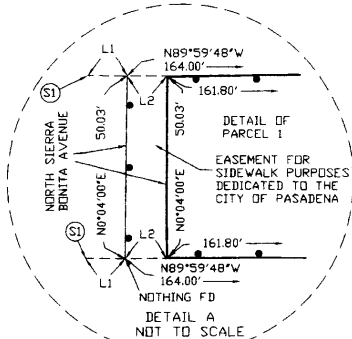
DEDICATION NOTE

THE DEDICATION OF THE 2.20' WIDE STRIP OF THE LAND TO THE CITY OF PASADENA IS TO FACILITATE THE MINIMUM OF A 5 FEET WIDE CONCRETE SIDEWALK.

NO	BEARING	LENGTH
L1	N89°59'48"W	1.00'
L2	N89°59'48"W	2.20'

LEGEND

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



SURVEYOR'S NOTES

- (S1) FD L&T, TAGGED LS 4257, NO REFERENCE
- (S2) FD 1" IP, FLUSH, PER PM NO. 23771, PMB 263, PGS 63 & 64, ADDED TAG LS 8407
- (S3) SET 1" IP, FLUSH, TAG LS 8407

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 0°04'00" E OF THE CENTERLINE OF SIERRA BONITA AVENUE AS SHOWN ON MAP OF TRACT NO. 42947, FILED IN BOOK 1041, PAGES 95 AND 96, OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

RECORD DATA NOTES

- R1 = RECORD DATA PER MAP OF THE WALNUT GROVE TRACT, MB 9/63
- R2 = RECORD DATA PER PM NO. 23771, PMB 263, PGS 63, 64
- R3 = RECORD DATA PER TR. NO. 43869, MB 1068, PGS 51, 52
- R4 = RECORD DATA PER PM NO. 70618, PMB 372, PGS 1, 2
- M = MEASURED DATA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING FINAL PARCEL MAP NO. 071893, FOR THE CREATION OF THREE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES ON ONE LAND LOT, AT 80 NORTH SIERRA BONITA AVENUE

WHEREAS, the Subdivision Hearing Officer of the City of Pasadena approved the tentative map for Parcel Map No. 071893 on September 5, 2012;

WHEREAS, the Department of Public Works of the City has determined that the developer of said parcel map 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. 071893, for the creation of three air parcels, at 80 North Sierra Bonita 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 _____, 2013, by the following vote:

AYES:

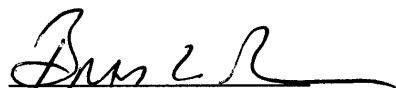
NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:



Brad L. Fuller
Assistant City Attorney