

Agenda Report

December 5, 2016

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 070884 FOR CONSOLIDATION OF FIVE LOTS INTO TWO LOTS AT 1690 - 1734 KAWEAH DRIVE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 070884 for the consolidation of five lots into two lots; 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 subject tentative map was approved on December 2, 2009 by the Subdivision Hearing Officer, to be recorded within three years.

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 allows that all tentative maps with an expiration date prior to January 1, 2011, to be automatically extended by 12 months. In 2011, the State passed Assembly Bill 208, which allows that all tentative maps with an expiration date prior to January 1, 2014, to be automatically extended by 24 months. In 2013, the State passed Assembly Bill 116, which allows that all tentative maps with an expiration date prior to January 1, 2016, to be automatically extended by 24 months. The extensions allowed by the aforementioned Bills are accumulative, and therefore, the amended expiration date of this Final Tract Map is December 2, 2017.

BACKGROUND:

The subject Final Tract Map, as shown in Attachment A, for the consolidation of five lots into two lots was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 2, 2009.

The subject subdivision is located at 1690 - 1734 Kaweah Drive, as shown in the vicinity map in Attachment B. The properties subject to the Final Tract Map are located in the southwest portion of the City, and are bounded by Kaweah Drive to the north, and Jacaranda Drive to the south.

The property located at 1690 Kaweah Drive is an interior lot with an area of 22,045 square feet. The site located at 1734 Kaweah Drive is a flag lot and has an area of 28,584 square feet. Both sites are developed, each with a single family dwelling unit. The Final Map will consolidate 1690 Kaweah Drive and 628 Jacaranda Drive into one property with an adjustment of the western property line of 628 Jacaranda Drive; and consolidate 1734 Kaweah Drive, 608 Jacaranda Drive, and 616 Jacaranda Drive into one property, while moving the current eastern property line of 616 Jacaranda Drive to the west. No new construction is proposed, nor will any new lots be created as a result of this application.

The developer's surveyor has completed the Final Tract Map, which has been reviewed and approved by the City's consultant licensed surveyor. The map is now ready for 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, including monumentation.

Each of the two sites identified, are developed with existing single family dwelling units. The proposal will not result in the displacement of tenants involved with this application. As such, the Tenant Protection Ordinance does not apply in this case. The Inclusionary Housing Ordinance applies only to new projects with 10 or more housing units. This proposal is to adjust the property lines between two sites. No new construction or new dwelling units are proposed. Therefore, this project is not subject to the Inclusionary Housing Ordinance.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract Map is consistent with the City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The proposed density of the Tentative Tract Map is consistent with the land use policies of the General Plan, and is also in compliance with the RS-6-HDSR development standards in the Zoning Code. The Tract Map is consistent with the maximum density allowed for the Low-Density Residential classification under the General Plan, and is consistent with the size of other residential lots in the vicinity. The Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), and Policy 15.1, (Size and Types).

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 December 2, 2009, the proposed mapping action was determined to be 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 4 §15304, (minor alterations to land). The proposed Tentative Tract Map is for a mapping action and does not include review of physical changes to the site.

FISCAL IMPACT:

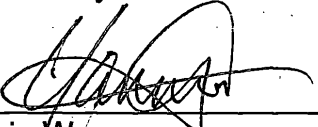
The developer has paid for all costs to prepare and process the subdivision documents.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 070884
Attachment B – Vicinity Map