



Council Agenda Report

From: David Athey, City Engineer

Subject: Acceptance of Final Map of Tract 3080, Alder Creek, (Joseph P. Collins, Gardenia Circle L.P., Heritage Family L.P.) for Recordation.

Date: August 1, 2017

Facts

1. Applicant, Joseph Collins, representing himself, .Gardenia Circle L.P., and Heritage Family L.P., has requested that the Final Map for Tract 3080 be accepted by the City for recordation. The map is comprised of a three-parcel tract map a residential project located at the north end of Nicklaus Street and bordering Niblick Road.
2. The map provides a 0.89 acre open space easement dedication to the City.
3. The recordation of the Final Map requires the applicant to reimburse the City \$16,000 for reversion of an 8,410 square feet open space easement to developable area. The applicant paid the reimbursement on May 18, 2017.

Options

1. Do nothing.
2. Take action to:
 - a) Accept the Final Map for Tract 3080.
 - b) Approve Resolution #17-XXX authorizing execution and recordation of the Final Map for Tract 3080, accepting the offers of dedication for open space and public utility easements, and orders the abandonment of the open space easement as shown on Tract 2070, per map recorded August 11, 1992 in Book 16 of Maps at Page 75, San Luis Obispo County Records, in accordance with Government Code Section 66434(g) with the filing of the map.
 - c) Direct the City Clerk to state on the Final Map that the City Council, on August 1, 2017, approved the Map of Tract 3080, accepted the offer of dedication for open space easement and public utility easements as shown on the Final Map, and ordered the abandonment of the open space easement.
3. Refer back to staff for additional analysis.

Analysis & Conclusion

Tract 3080 was tentatively approved by the Planning Commission on July 12, 2016. The Planning Commission recommended the City Council Approve a General Plan, Zoning, Planned Development, and Vesting Tentative Tract Map (Vesting Map) to accommodate further property development. The City Council, upon second reading of the Ordinance, approved the General Plan and Zoning Amendments, and approved the Planned Development and Vesting Map on September 6, 2016. The project consists of:

- a) A General Plan Amendment re-designating approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS).
- b) A Zoning Code Amendment to the existing Residential Multi-Family (R3-10) zoning on approximately 1.50 acres of land to R-5, and rezone approximately 0.9 acres of land from R3-10 to Open Space (OS).

- c) A Planned Development to construct four (4) new buildings, each with four (4) 2-bedroom units for a total of 16 new apartment units. The apartment buildings are proposed to be consistent with the architectural style of the existing apartments on the site. See Attachment 5 –Site Plan and Elevations.
- d) A Vesting Map that subdivides Lot 1 of Tract 2070, to create Vesting Map 3080, Lots 1 - 3. The existing Tract 2070 includes 96 airspace condominiums, which is not proposed to change.

A condition of the Vesting Map includes the payment of a \$16,000 reimbursement to the City for the purchase of a 0.19-acre portion of Open Space Easement. The purchase of the easement is necessary to accommodate the construction of four new apartment units. The land beneath the easement is owned by the applicant and the City is being reimbursed for the cost of abandoning the easement. The Applicant has provided the \$16,000 reimbursement. The conditions of approval required all other Vesting Map conditions of approval imposed by the City Council be satisfied prior to map recordation. The applicant has satisfied all conditions. Lastly, the City Engineer has determined that the map is in compliance with the Map Act and recommends approval.

Fiscal Impact

The applicant has reimbursed the City for the cost of reversion of an 8,410 square foot open space easement to developable land. There are no other fiscal impacts as a result of this final map adoption.

Recommendations

1. Accept the Final Map for Tract 3080.
2. Approve Resolution #17-XXX authorizing execution and recordation of the Final Map for Tract 3080, accepting the offers of dedication for open space and public utility easements, and ordering the abandonment of the open space easement as shown on Tract 2070, per map recorded August 11, 1992 in Book 16 of Maps at Page 75, San Luis Obispo County Records, in accordance with Government Code Section 66434(g) with the filing of the map.
3. Direct the City Clerk to state on the Final Map that the City Council, on August 1, 2017, approved the Map of Tract 3080, accepted the offer of dedication for open space easement and public utility easements as shown on the Final Map, and ordered the abandonment of the open space easement.

Attachments

1. Location Map
2. Draft Resolution #17-XXX - Final Map Acceptance

RESOLUTION NO. 17-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
ACCEPTING THE FINAL MAP FOR TRACT 3080 FOR RECORDATION
(ALDER CREEK APPARTMENTS / JOSEPH COLLINS, GARDENIA CIRCLE L.P., HERITAGE
FAMILY L.P.)

WHEREAS, the Planning Commission approved the Tentative Map for Tract 3080, located at 612 Gardenia Court, on July 12, 2016; and

WHEREAS, the subdivider of Tentative Tract 3080, located at the north end of Gardenia Court and Niblick Road has requested recordation of the final map; and

WHEREAS, Tract 3080 creates three parcels: Lot 1 –1.5 acres; Lot 2 – 0.9 acres; and Lot 3 – 5.7 acres; and

WHEREAS, all conditions of approval for this subdivision have been satisfied by the subdivider; and

WHEREAS, City staff has reviewed the final map and finds it to be in substantial conformance with the approved tentative map and technically correct.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

- Section 1. All of the above recitals are true and correct and incorporated herein by reference.
- Section 2. The City Council hereby approves the final map for Tract 3080, and authorizes the execution and recordation of the final map consistent with Exhibit A.
- Section 3. The City Council accepts the offer of dedication for open space easement and public utility easements as shown on the map.
- Section 4. The City Council orders the abandonment of the open space easement as shown on Tract 2070, per map recorded August 11, 1992, in Book 16 of Maps at Page 75, and the same is abandoned in accordance with Government Code Section 66434(g) with the filing of the map.

APPROVED this ____ day of _____, 20__, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A – Final Map Tract 3080

Exhibit A

Final Map Tract 3080

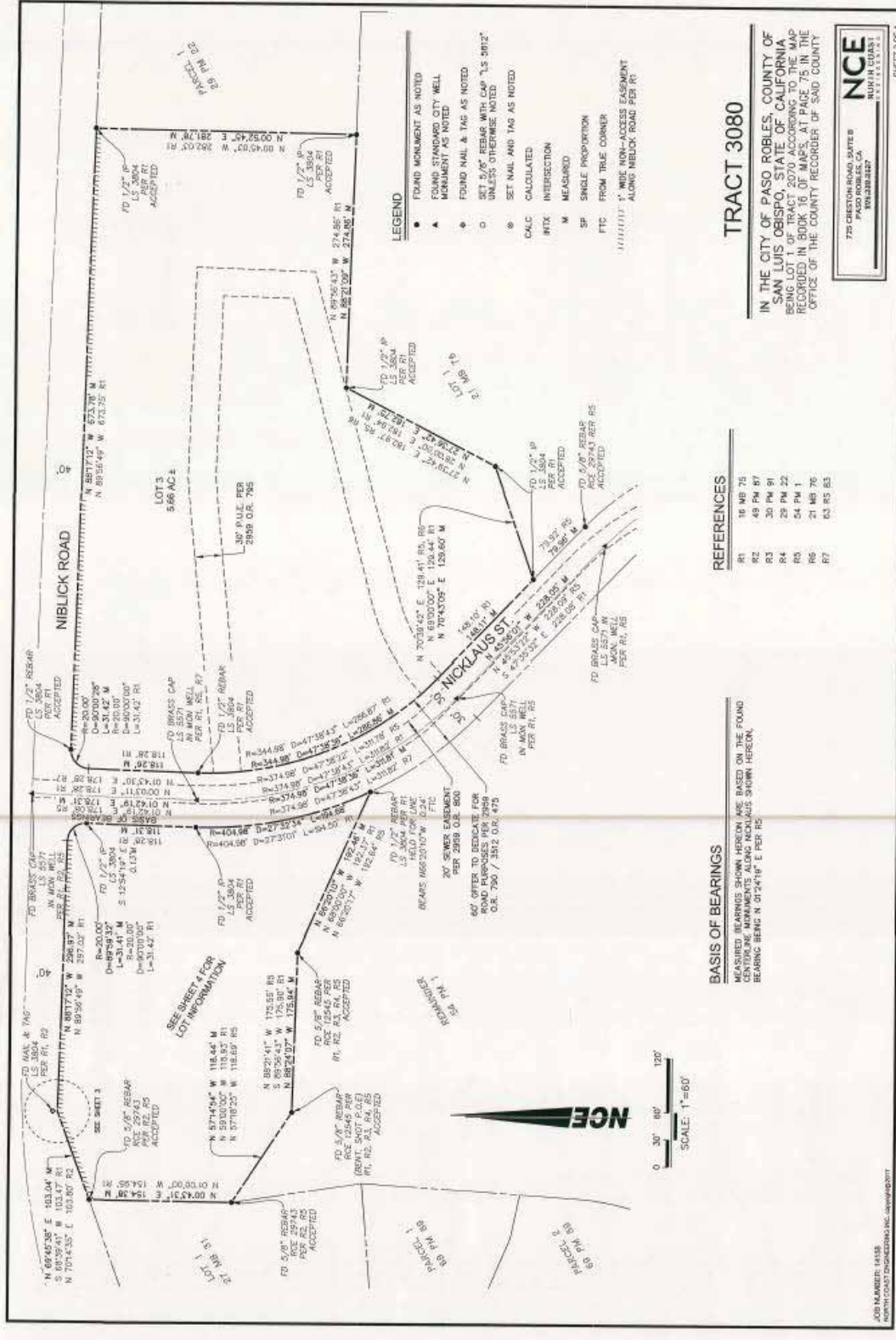
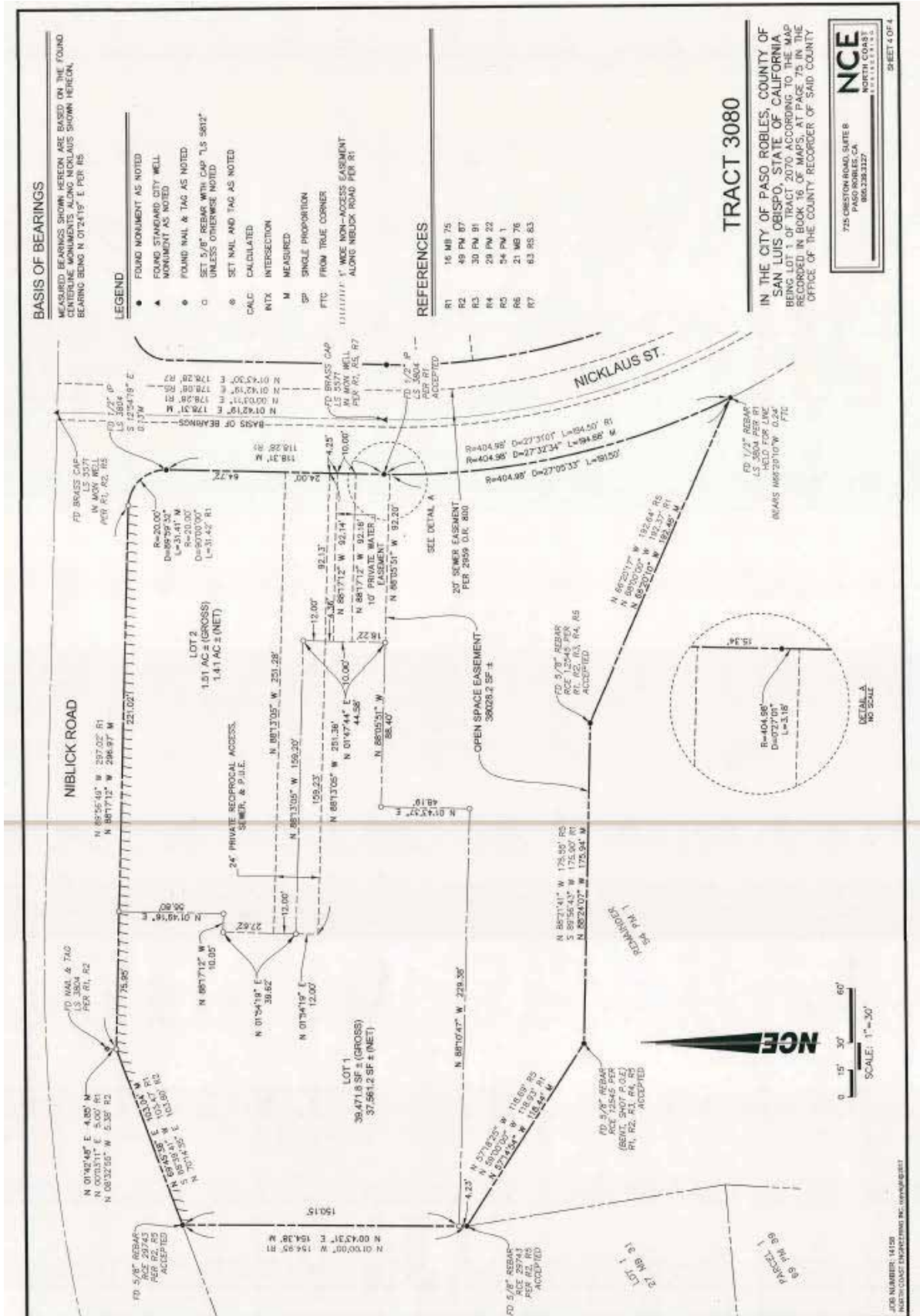


Exhibit A

Final Map Tract 3080



Attachment 1

Location Map

