



Council Agenda Report

From: David Athey, City Engineer

Subject: Acceptance of Final Map of Tract 3024 – Phase III, Oak Park Phase 3, (PR LLC, Housing Authority of the City of Paso Robles) for Recordation

Date: October 5, 2017

Facts

1. Applicant, David Cooke, Executive Director representing PR LLC, is requesting that the Final Map for Tract 3024-Phase 3, be accepted for recordation.
2. The Final Map is comprised of a two-lot subdivision of a remainder parcel of Tract 3024, Phase 2, per 34/MB/91. The project will be a multifamily residential project located at Park and 32nd Streets.
3. The Applicant is conditioned to construct public improvements consisting of street paving, curb and gutter along sections of Park, Pine and 32nd Streets. The improvements are conditioned to be completed prior to Final Map recordation.
4. The Applicant has requested the City approve and record the Final Map prior to construction of the public improvements.
5. The City's Subdivision Ordinance allows the recordation of the Final Map prior to public improvement construction. The Applicant must enter into a Subdivision Improvement Agreement with the City and provide financial securities to guarantee public improvement construction.
6. The Applicant has signed the subdivision Improvement Agreement and provided Bonds as the financial securities.
7. The Applicant submitted a request that the City delay transmittal of the Final Map and the Subdivision Improvement Agreement, after Council approval, to the County for recordation. The Applicant also agreed to waive their rights to Final Map and Subdivision Improvement Agreement automatic transmittal to the County. The Applicant has requested the delay in order to prepare and coordinate the transfer of the subject property.

Options

1. Approve the Final Map for Tract 3024 – Oak Park Phase 3 by the following actions:
 - a) Approve Resolution #17-XXX authorizing execution and recordation of the Final Map for Tract 3024-Phase 3, accepting the offers of dedication for streets and blanket public utility easements as shown on the Map to the terms of offer of dedication by the parties having a record interest in said land. Order the abandonment of those portions of Pine Street, 32nd Street, sewer easement, and P.U.E.'s within Phase 3 of the map.
 - b) Direct the City Clerk to state the following on the map "I, Dennis Fansler, City Clerk of the City of El Paso de Robles, California, hereby state that the City Council of Said City did on October 17, 2017, approve the map of Tract 3024-Phase 3 shown hereon and accepts the offer of dedication for streets and public utility easements (P.U.E.) as shown on this map, to the terms of offer of

dedication by the parties having record title interest in said land. I also do hereby state that the City Council did hereby order the abandonment of those portions of Pine Street, 32nd Street, sewer easement, and the P.U.E.'s. within Phase 3 of this map, and the same is hereby abandoned in accordance with Government Code Section 66834(g) with the filing of this map.”

- c) Direct staff to delay Final Map and Subdivision Improvement Agreement automatic transmittal to the County to allow the Applicant to prepare for the transfer of the subject property.
2. Continue the item and refer back to staff for additional analysis

Analysis & Conclusion

Tract 3024-2 was originally approved by the Planning Commission on June 1, 2010. With the exception of public improvement construction, all conditions imposed by the Planning Commission have been satisfied for Phase 3. The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements. The Applicant has signed the Subdivision Improvement Agreement and has submitted bonds for the Public Improvements.

The Applicant submitted a request that the City delay automatic Final Map transmittal to the County so the Applicant can prepare for the transfer of the subject property. Typically, the City transmits the Final Map and any accompanying documents to the County after document signatures are obtained. This process typically takes three to five days. However, the Applicant has multiple parties participating in the project funding, and given the complexity of the financial transaction, is requesting that the Final Map record closer to the date of their loan closing date. The Applicant has informed the City the closing date is November 15, 2017. While this request is not typical of the Final Map recordation process, it is allowed under the Subdivision Map Act and City of Paso Robles Municipal Code.

Fiscal Impact

None.

Recommendation (Option 1 - Accept the Final Map for Tract 3024 – Oak Park Phase 3)

1. Approve Resolution #17-XXX authorizing execution and recordation of the Final Map for Tract 3024–Phase 3, accepting the offers of dedication for streets and blanket public utility easements as shown on the Map to the terms of offer of dedication by the parties having a record interest in said land. Order the abandonment of those portions of Pine Street, 32nd Street, sewer easement, and P.U.E.'s within Phase 3 of the map.
2. Direct the City Clerk to state the following on the map “I, Dennis Fansler, City Clerk of the City of El Paso de Robles, California, hereby state that the City Council of Said City did on October 17, 2017, approve the map of Tract 3024-Phase 3 shown hereon and accepts the offer of dedication for streets and public utility easements (P.U.E.) as shown on this map, to the terms of offer of dedication by the parties having record title interest in said land. I also do hereby state that the City Council did hereby order the abandonment of those portions of Pine Street, 32nd Street, sewer easement, and the P.U.E.'s. within Phase 3 of this map, and the same is hereby abandoned in accordance with Government Code Section 66834(g) with the filing of this map.”
3. Direct staff to delay Final Map and Subdivision Improvement Agreement automatic transmittal to the County to allow the Applicant to prepare for the transfer of the subject property.

Attachments

1. Location Map
2. Draft Resolution #17-XXX - Final Map Acceptance
3. Subdivision Improvement Agreement
4. Subdivision Improvement Sureties

Attachment 1 Vicinity Map



Agenda Item No. 6 - Oak Park, Phase III

The following documents will be available on or before 10/17/17:

Attachment #1 :

Subdivision Improvement Agreement

Subdivision Improvement Sureties

RESOLUTION NO. 17-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE
ROBLES ACCEPTING THE FINAL MAP FOR TRACT MAP 3024 – OAK
PARK PHASE 3 FOR RECORDATION**

OAK PARK PHASE 3
DAVID COOKE, PR LLC,
HOUSING AUTHORITY OF EL PASO DE ROBLES

WHEREAS, the Planning Commission approved the phased Vesting Tentative Map for Tract Map 3024, on June 1, 2010; and

WHEREAS, the project is located on Park Street between 28th and 34th Streets; and

WHEREAS, all conditions of approval, except for frontage improvements and monumentation, for this subdivision have been satisfied by the subdivider for Phase 3; and

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

WHEREAS, the applicant has requested that the City enter into a subdivision improvement agreement for the public improvements and monumentation and has provided financial assurances for both; and

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 3024-Phase 3, and authorizes the execution and recordation of the final map consistent with Exhibit A.

Section 3. That the City Council of the City of Paso Robles accepts the offer of dedication for public streets and public utility easements as shown on the final map.

Section 4. The City Council hereby orders the abandonment of those portions of Pine Street, 32nd Street, Sewer Easement, and the P.U.E.S'. within Phase 3 of the map and the same are hereby abandoned in accordance with Government Code Section 66834(g) with the filing of the map.

Section 5. The City Council directs the City Manager to sign a subdivision improvement agreement with the applicant.

APPROVED this 17th day of October 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Steven W. Martin, Mayor

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A – Final Map Parcel Map PR 16-0193

Exhibit A

Final Map Tract 3024-Phase 3

