



**CITY OF PACIFICA
COUNCIL AGENDA SUMMARY REPORT**

6/22/2020

SUBJECT:

Approval of the Final Map and Subdivision Improvement Agreement for a 24-unit residential condominium development, With Dedications of Non-Exclusive Easements (Parcels 2 & 3), at 801 Fassler (Assessor's Parcel Numbers 022-083-020 and 022-083-030)

RECOMMENDED ACTION:

Approve the Final Map and Subdivision Improvement Agreement (SIA) (Attachment 1) for a 24-unit residential condominium development, with dedications of non-exclusive easements (Parcels 2 & 3), at 801 Fassler (Assessor's Parcel Numbers 022-083-020 and 022-083-030).

STAFF CONTACT:

Lawrence Henriquez, Associate Civil Engineer
(650) 738-3772
henriquezl@ci.pacifica.ca.us

Sam Bautista, City Engineer
(650) 738-3767
bautistas@ci.pacifica.ca.us

BACKGROUND/DISCUSSION:

On May 14, 2018, City Council approved Resolution No. 19-2018 upholding the Planning Commission's approval of Specific Plan SP-149-14, transfer of development rights TDR-03-14, subdivision SUB-224-14, and authorization to remove one heritage tree, subject to conditions, for construction of a 24-unit residential condominium project at 801 Fassler Avenue (APNs 022-083-020 and 022-083-030); certifying the supplement to an environmental impact report; and adopting the mitigation monitoring and reporting program, findings of fact, and statement of overriding consideration in accordance with the California Environmental Quality Act (CEQA).

On March 19, 2018, the Planning Commission adopted Planning Commission Resolution No. 991, approving the Tentative Subdivision Map (SIP) prepared by Wood Rodgers, dated December 2019, subject to certain Conditions of Approval ("Conditions"). Resolution No. 991 also approved with conditions Specific Plan SP-49-14, Transfer of Development Rights TDR-0314, Subdivision SUB 224-14, and authorization to remove one heritage tree. The Conditions require that Developer enter into an agreement with the City providing for the future construction of certain improvements. The developer submitted the required Subdivision Improvement Plans (SIP) entitled "*Tentative Map for Condominium Purposes 801 Fassler Avenue, Pacifica, CA March 2015, Revised: December 2019*", and attached herewith as Attachment 2 which staff has reviewed and approved.

Per the Subdivision Map Act, a Subdivision Improvement Agreement (SIA) was prepared to guarantee the installation of improvements shown on the SIP pursuant to the Conditions of Approval. The improvements guaranteed by the SIA will include the construction of a sanitary sewer system, storm drain system, curb, gutter, sidewalk, AC pavement, gas and water lines.

The SIA was reviewed by staff and approved by the City Attorney's office. All the required bonds to ensure completion of all subdivision improvements will be submitted to the City after the City Council approves the SIA.

Staff and CSG Consultants, Inc. reviewed the Final Map (Attachment 3) for compliance with the Subdivision Map Act and recommend approval of the Final Map and its dedications. In addition, Staff recommends approval of the Subdivision Improvement Agreement.

ALTERNATIVE ACTION:

Council may choose not to approve the Final Map and SIA, but this will prevent the construction of improvements from proceeding. Staff does not recommend this alternative action.

RELATION TO CITY COUNCIL GOALS AND WORK PLAN:

Approval of the Final Map and SIA is consistent with the following Council adopted Goal:

- ***Fiscal Sustainability:*** This project will invest in the economic development of the community by increasing revenues through property taxes.

FISCAL IMPACT:

There is no fiscal impact associated with the approval of the Final Map or SIA.

ORIGINATED BY:

Public Works

ATTACHMENT LIST:

- Attachment 1 - Final Subdivision Improvement Agreement (PDF)
- Attachment 2 - Tentative Map and Subdivision Improvement Plans (PDF)
- Attachment 3 - 801 Fassler Final Map (PDF)