



City Council Staff Report

Date: November 5, 2014 CONSENT CALENDAR

Subject: APPROVAL OF PARCEL MAP 36446

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Sanborn AE, representing Palm Springs Promenade LLC, is seeking approval of a parcel map to subdivide a roughly thirteen acre parcel into 14 conforming parcels for Commercial Development and four lots for Public Infrastructure. This is merely a ministerial action, as required by the Municipal Code and the Subdivision Map Act.

RECOMMENDATION:

- 1) Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PARCEL MAP 36446 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TAHQUITZ CANYON WAY AND PALM CANYON DRIVE, IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST
- 2) Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

Sanborn AE, representing Palm Springs Promenade LLC, submitted Parcel Map 36446, requesting that the property located at the Northwest Corner of Tahquitz Canyon Way and Palm Canyon Drive, in Section 15, Township 4 South, Range 4 East, be subdivided into fourteen parcels for commercial purposes and four lots for Public Infrastructure on a 13.57 acre site.

At its meeting of December 5, 2012 the Planning Commission recommended approval of Tentative Parcel Map 36446, which was subsequently approved by the City Council, subject to conditions, on December 19, 2012.

It has been determined that required conditions have been satisfied, that Parcel Map 36446 is in substantial conformance with the approved Tentative Parcel Map, and that Parcel Map 36446 is ready for City Council approval.

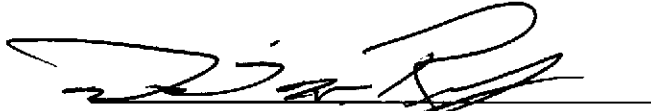
ITEM NO. 2.B.

FISCAL IMPACT:

None.



David J. Barakian
Director of Public Works/City Engineer



David H. Ready, City Manager



ATTACHMENTS:

1. Map
2. Resolution

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36446

BEING A SUBDIVISION OF PARCELS 1,2,3 & 4 OF PARCEL MAP NO. 20328, P.M.B. 133/91-85, RIVERSIDE COUNTY RECORDS, NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M. SANBORN A/E Inc. MAY 2014

RECORDER'S STATEMENT

FILED THIS DAY OF 2014, AT IN BOOK OF MAPS AT PAGES AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM SPRINGS, CALIFORNIA.

LARRY W. WARD COUNTY RECORDER-ASSESSOR-CLERK BY: SUBDIVISION GUARANTEED BY FIRST AMERICAN TITLE CO.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 (A), AND (C), OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED. SEE SHEET 2

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36446 CONSISTING OF 4 SHEETS, THAT THE PARCEL MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 2014



BY: DAVID J. BARABIAN R.C.E. NO. 28631 REG. EXP. 3/31/15

CITY CLERK'S STATEMENT

I, JAMES THOMPSON, CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE DAY OF 2014 DIDLY APPROVED THE FINAL PARCEL MAP NO. 36446 AND DID ACCEPT THE DEDICATION OF LOTS "A", "B", "C" AND "D" INCLUSIVE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, AND THE 8 FOOT EASEMENT FOR SIDEWALK, PUBLIC UTILITIES AND DRAINAGE, 20' WIDESS AND FORESS EASEMENT FOR SERVICE & EMERGENCY VEHICLES AND ALSO STATE THE CITY COUNCIL HAS ADOPTED THE FOLLOWING PURSUANT TO SECTION 86445(D) OF THE SUBDIVISION MAP ACT, APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ARRANGEMENT WITHIN THE BOUNDARY OF THIS MAP THE FOLLOWING: PORTIONS OF MAIN AVENUE (PALM CANYON DRIVE) AS GRANTED TO THE COUNTY OF SAN DIEGO BY MAP OF PALM SPRINGS, RECORDED IN MAP BOOK 9 AT PAGE 432 RECORDS OF SAN DIEGO COUNTY AND PARCEL 1 OF GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 584, PAGE 153, RECORDED RIVERSIDE COUNTY, CALIFORNIA. PORTIONS OF SPRING AVENUE (TAHOUE CANYON WAY) AS GRANTED TO THE COUNTY OF SAN DIEGO BY MAP OF PALM SPRINGS, RECORDED IN MAP BOOK 9 OF PAGE 432 SAN DIEGO COUNTY RECORDS AND A PORTION OF PARCEL 1 OF GRANT OF RIGHT-OF-WAY RECORDED IN BOOK SAN, PAGE 153, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PORTIONS OF PALM AVENUE (BELARD ROAD) AS GRANTED TO THE COUNTY OF SAN DIEGO BY MAP OF PALM SPRINGS, RECORDED IN MAP BOOK 9 OF PAGE 432 SAN DIEGO COUNTY RECORDS. PORTIONS OF MUSEUM DRIVE AS GRANTED AS RIGHT-OF-WAY TO THE CITY OF PALM SPRINGS RECORDED APRIL 1, 1988 AS INSTRUMENT NO. 66683, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SEWER EASEMENT AS GRANTED TO CITY OF PALM SPRINGS RECORDED MARCH 29, 1988 AS INSTRUMENT NO. 29088, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE TENTATIVE MAP FOR SAID PARCEL MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 19th DAY OF DECEMBER, 2012.

DATE: BY: JAMES THOMPSON CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, FOR PUBLIC STREET AND UTILITY PURPOSES LOTS "A", "B", "C" AND "D" INCLUSIVE AS SHOWN ON THIS MAP. WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, THE 8 FOOT SIDEWALK, PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, THE 20 FOOT WIDESS AND FORESS EASEMENT FOR SERVICE & EMERGENCY VEHICLES AS SHOWN WITHIN THIS MAP. PALM SPRINGS PROMENADE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JONNY WESSMAN, MANAGING PARTNER

CITY OF PALM SPRINGS, A MUNICIPAL CORPORATION AND CHARTER CITY BY: PRINT NAME & TITLE

BENEFICIARY STATEMENT

CITY OF PALM SPRINGS, A MUNICIPAL CORPORATION AND CHARTER CITY AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED JUNE 27, 2012 AS INSTRUMENT 2012-0928857 OF OFFICIAL RECORDS.

BY: PRINT NAME & TITLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON BEFORE ME NOTARY PUBLIC, PERSONALLY APPEARED 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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON BEFORE ME NOTARY PUBLIC, PERSONALLY APPEARED 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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DATE: 2014 DON KENT, COUNTY TAX COLLECTOR BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ WAS EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 2014 KECA HARPER-HEM CLERK OF THE BOARD OF SUPERVISORS BY: DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PALM SPRINGS PROMENADE L.L.C. AND THE CITY OF PALM SPRINGS IN JANUARY, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



JOHN L. SANBORN P.L.C. 4140 L.S. EXP. 6/30/16

SOILS REPORT

PURSUANT TO SECTION 86440 OF THE SUBDIVISION MAP ACT, A PRELIMINARY SOILS REPORT, PROJECT NO. 244-1004, WAS PREPARED BY SLADDEN ENGINEERING ON APRIL 17, 2013, AND IS ON FILE WITH THE CITY OF PALM SPRINGS, ENGINEERING DEPARTMENT.

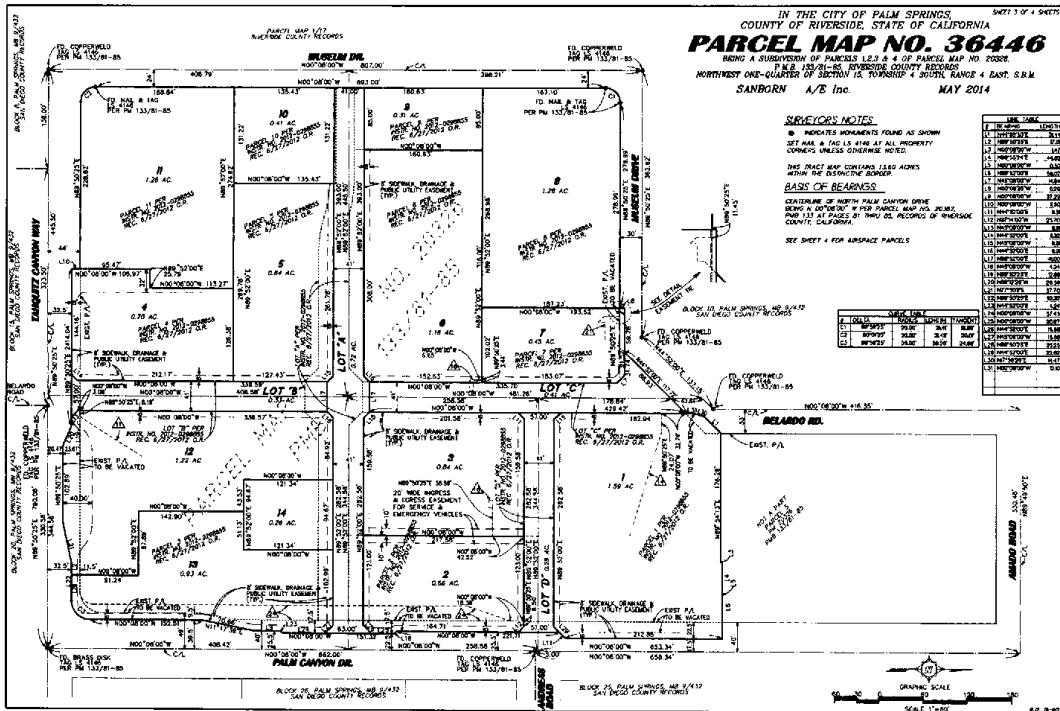
IN THE CITY OF PALM SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36446

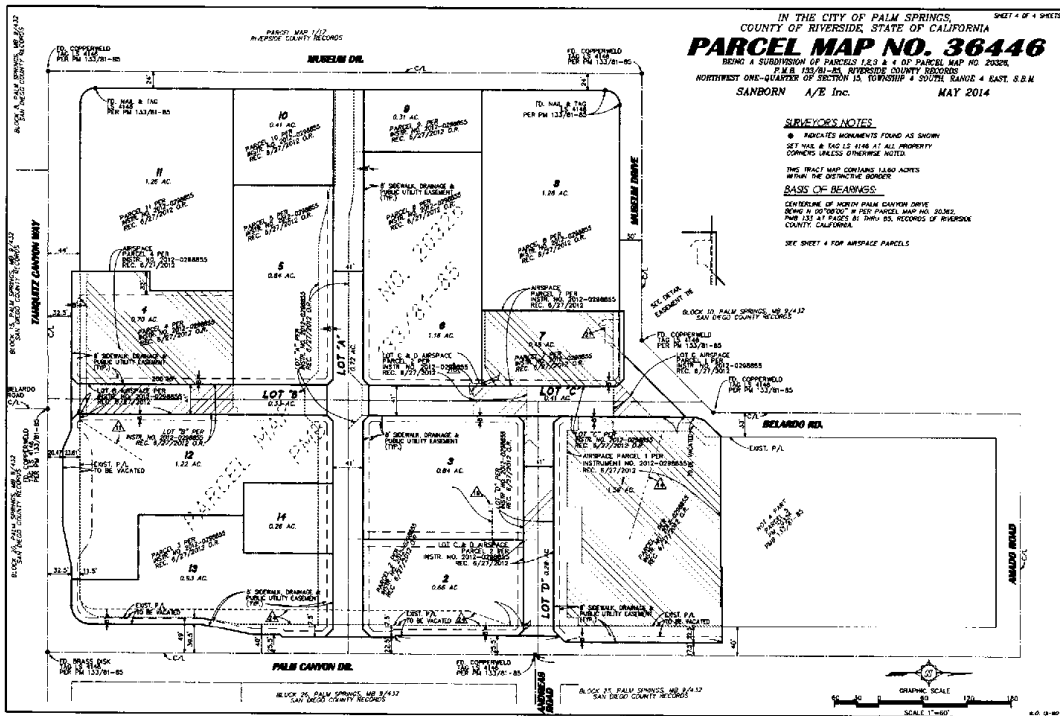
BEING A SUBDIVISION OF PARCELS 1,2,3 & 4 OF PARCEL MAP NO. 2538A,
P.A.M. 18771-1-10, RIVERSIDE COUNTY RECORDS
SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.
SANDORN A/E Inc. MAY 2014

SIGNATURE OMISSIONS/NOTES

PURSUANT TO SECTION 410000 OF THE SUBDIVISION MAP ACT, THE
SIGNATURES OF THE FOLLOWING OWNERS OF INTERESTS WERE
OMITTED WHOSE INTERESTS CANNOT BE PLotted INTO THE:

- 1. AN EASEMENT FOR PLUMB, DITCHES AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1987 AS BOOK 48
PAGE 157 OF RECORDS.
IN FAVOR OF: PALM VALLEY LAND AND WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN. **BLANKET/NOT PLOTTABLE**
- 2. AN EASEMENT FOR DITCHES AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1989 AS BOOK 26, PAGE 81 OF
RECORDS OF SAN JUANITO COUNTY.
IN FAVOR OF: PALM CITY GOLF COMPANY
AFFECTS: AS DESCRIBED THEREIN. **BLANKET/NOT PLOTTABLE**
- 3. AN EASEMENT FOR DITCH OR BORN POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL
PURPOSES, RECORDED NOVEMBER 26, 1987 AS INSTRUMENT NO. 108774 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL INVESTORS COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN.
- 4. AN EASEMENT FOR DITCH OR BORN POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL
PURPOSES, RECORDED OCTOBER 1, 1987 AS INSTRUMENT NO. 107794 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL INVESTORS COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN.
- 5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1988 AS
INSTRUMENT NO. 108888 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL INVESTORS COMPANY OF CALIFORNIA, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
- 6. AN EASEMENT FOR DITCH OR BORN POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL
PURPOSES, RECORDED AUGUST 15, 1988 AS INSTRUMENT NO. 107527 OF OFFICIAL RECORDS.
IN FAVOR OF: GOLDEN CALIFORNIA EDITION COMPANY
AFFECTS: AS DESCRIBED THEREIN.
- 7. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT
AND OPERATION AGREEMENT," RECORDED MARCH 25, 1989 AS INSTRUMENT NO. 102088 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING INTERESTS THEREOF RECORDED AUGUST 8, 1989 AS INSTRUMENT NO. 102888
OF OFFICIAL RECORDS. NOVEMBER 13, 1989 AS INSTRUMENT NO. 108173 OF OFFICIAL RECORDS.
OCTOBER 27, 1989 AS INSTRUMENT NO. 108079 OF OFFICIAL RECORDS.
OCTOBER 15, 1989 AS INSTRUMENT NO. 108077 OF OFFICIAL RECORDS.
- 8. AN EASEMENT FOR SANITARY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 1991
AS INSTRUMENT NO. 109109 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF PALM SPRINGS.
AFFECTS: AS DESCRIBED THEREIN.





RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PARCEL MAP 36446 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TAHQUITZ CANYON WAY AND PALM CANYON DRIVE, IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 4 EAST

WHEREAS, the Planning Commission, at its meeting of December 5, 2012, recommended approval of Tentative Parcel Map 36446, prepared by Sanborn AE, Inc., representing the above described property; and

WHEREAS, the City Council at its meeting of December 19, 2012 approved Tentative Parcel Map 36446 subject to conditions; and

WHEREAS, the owner offers to dedicate to the City of Palm Springs, for public street and utility purposes Lots "A", "B", "C" and "D" inclusive as shown on the map; and

WHEREAS, the owner offers to dedicate to the City of Palm Springs, the 8 foot sidewalk, public utility and drainage easements as shown on the map; and

WHEREAS, the owner offers to dedicate to the City of Palm Springs, the 20 foot ingress and egress easement for service and emergency vehicles as shown on the map.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

1. Parcel Map 36446 is in substantial conformance with approved Tentative Parcel Map 36446; and
2. Requisite conditions associated with Tentative Parcel Map 36446 have been satisfied; and
3. That all offers of dedication on Parcel Map 36446 shall be accepted by the City Clerk of the City of Palm Springs; and
4. Parcel Map 36446 is in conformance with the General Plan; and
5. Parcel Map 36446 conforms to all requirements of the Subdivision Map Act of the State of California; and
6. Parcel Map 36446 is hereby approved for purposes therein defined.

ADOPTED THIS 5th day of November, 2014.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on November 5, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California