



City Council Staff Report

Date: December 17, 2014 CONSENT CALENDAR
Subject: APPROVAL OF FINAL MAP 36756
From: David H. Ready, City Manager
Initiated by: Public Works and Engineering Department

SUMMARY

Transtech, representing Northwoods-Palm Springs, LLC, a California limited liability company, has prepared a final map for subdivision of property into one lot for condominium purposes to convert an existing 104 unit apartment complex to for-sale condominiums located at 1700 Araby Drive, in Section 25, Township 4 South, Range 4 East. Approval of the final map will allow the map to be recorded, establishing the condominium lot facilitating the sale of individual condominium units. This is merely a ministerial action, as required by the Municipal Code and the Subdivision Map Act.

RECOMMENDATION:

Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING TRACT MAP 36756 FOR PROPERTY LOCATED AT 1700 ARABY DRIVE, IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST

STAFF ANALYSIS:

Transtech, representing Northwoods-Palm Springs, LLC, a California limited liability company, has submitted a final map for Tract No. 36756 requesting that underlying property of an existing 104 unit apartment complex located at 1700 Araby Drive, in Section 25, Township 4 South, Range 4 East, be approved to allow conversion from rental apartment units to for-sale condominium units.

At its meeting of June 25, 2014, the Planning Commission recommended approval of Tentative Tract Map 36756, which was subsequently approved by the City Council, subject to conditions, on July 16, 2014.

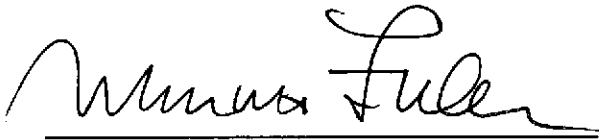
It has been determined that required conditions have been satisfied, that a final map for Tract No. 36756 is in substantial conformance with the approved Tentative Tract Map, and that the final map is ready for City Council approval.

FISCAL IMPACT:

None.

SUBMITTED

Prepared by:



Marcus L. Fuller
Assistant City Manager/City Engineer

Approved by:

David H. Ready, City Manager

Attachments:

1. Map
2. Resolution

IN THE CITY OF PALM SPRINGS
COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 36756

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 30292, AS SHOWN BY MAP RECORDED IN BOOK 208, PAGES 64 AND 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

TRANSTECH APRIL 2014
FOR CONDOMINIUM PURPOSES

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____
2014, AT _____ IN BOOK _____ OF MAPS AT
PAGE(S) _____ AT THE REQUEST OF THE CITY CLERK.
NO. _____
FEE: _____
LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEE BY: _____

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BORDER.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS AN EASEMENT FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN ON THE ATTACHED MAP.

NORTHWOODS-PALM SPRINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: W. H. H. DATE: 10/20/14
MANAGING MEMBER

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, AS BENEFICIARY, UNDER DEED OF TRUST, RECORDED IN SECTION 19, 2004 AS DOCUMENT NO. 2004-02742653 OF OFFICIAL RECORDS.

BY: Nancy S. Pepper DATE: 11/17/14
First Vice President

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange } S.S.
ON 10/20 2014 BEFORE ME JoAnn Fox
PERSONALLY APPEARED W. H. H.
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 ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND. NOTARY COMMISSION NO. 4116120159
SIGNATURE: JoAnn Fox MY COMMISSION EXPIRES: 12/22/21
PRINT NAME: JoAnn Fox THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: Orange

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange } S.S.
ON 11/17/2014 2014 BEFORE ME JoAnn Fox
PERSONALLY APPEARED Nancy S. Pepper
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 ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND. NOTARY COMMISSION NO. 1922027
SIGNATURE: JoAnn Fox MY COMMISSION EXPIRES: 11/01/2015
PRINT NAME: JoAnn Fox THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: Orange

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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, SPECIAL TAXES AND SPECIAL ASSESSMENTS NOT A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE _____

DATED THIS 21 DAY OF November 2014.
BY: Lauren Gray

TAX-BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN 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 WITHIN THE TIME OF PAYING 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.

DATED THIS _____ DAY OF _____ 2014.
BY: _____ DEPUTY CLERK OF THE BOARD OF SUPERVISORS

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66430 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED. THEIR INTERESTS CANNOT RUN INTO A LIE.
PALM SPRINGS WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED APRIL 14, 1981 IN BOOK 2888, PAGE 423 OF OFFICIAL RECORDS.
CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED MAY 5, 1981 IN BOOK 2901, PAGE 92 OF OFFICIAL RECORDS.
EMIL J. NEEL, BARBARA S. NEEL, THE NEEL FAMILY TRUST DATED JANUARY 6, 1982, DONOVAN TAYLOR, CINDY TAYLOR, HOLDERS OF AN EASEMENT TO ACCESS ADJACENT PROPERTY PER DOCUMENT MAY 14, 1997 AS DOCUMENT NO. 97-16049 OF OFFICIAL RECORDS.
CITY OF PALM SPRINGS, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED JUNE 20, 2004 AS DOCUMENT NO. 2004-0276514 OF OFFICIAL RECORDS.
DESERT WATER AGENCY, HOLDER OF AN EASEMENT FOR WATER AND SERVICE PIPELINES AND APPURTENANCES AND ELECTRICAL COMMUNICATION CONDUITS AND APPURTENANCES PER DOCUMENT RECORDED JUNE 20, 2003 AS DOCUMENT NO. 2003-452855 OF OFFICIAL RECORDS.
CITY OF PALM SPRINGS, HOLDER OF AN EASEMENT FOR BUS SHELTER AND ACCESSORY USES, INCLUDING PEDESTRIAN ACCESS PER DOCUMENT RECORDED APRIL 16, 2004 AS DOCUMENT NO. 2004-0276539 OF OFFICIAL RECORDS.
CITY OF PALM SPRINGS, HOLDER OF AN EASEMENT FOR BICYCLE PATH AND PUBLIC INGRESS AND EGRESS PER DOCUMENT RECORDED APRIL 16, 2004 AS DOCUMENT NO. 2004-0276540 OF OFFICIAL RECORDS.
CITY OF PALM SPRINGS, HOLDER OF AN EASEMENT FOR BIKE PATH, BUS SHELTER AND PEDESTRIAN PER FINAL DOCUMENT AND ORDER OF CONDEMNATION PER CASE NO. INC 081834 RECORDED SEPTEMBER 20, 2005 AS DOCUMENT NO. 2005-0776859 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING APRIL 2014; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE WITHIN ONE YEAR AFTER THE DATE OF RECORDED OF THIS MAP AND SUBDIVISION AS INDICATED HEREON; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 13TH DAY OF NOV 2014
David B. Ragano
DAVID B. RAGANO, L.S. 8173



CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 36756 CONSISTING OF TWO (2) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 2014.
DAVID J. BURKIAN, REG. 28931
CITY ENGINEER



CITY CLERK'S CERTIFICATE:

I, JAMES THOMPSON, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____ 2014, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 36756, AND ACCEPTED ON BEHALF OF THE CITY AN EASEMENT FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN ON THE MAP.

THE TENTATIVE MAP FOR SAID TRACT WAS APPROVED BY THE PLANNING COMMISSION AT ITS REGULAR MEETING HELD ON _____
CITY CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 104 RESIDENTIAL UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

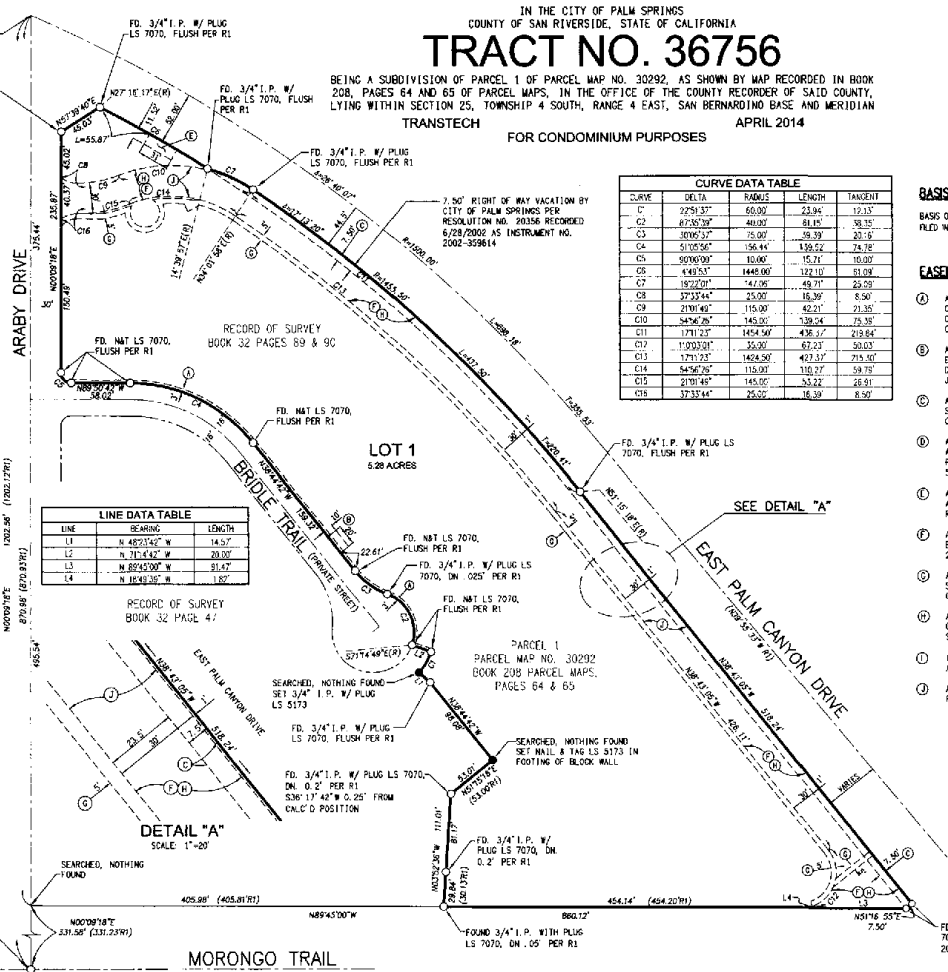
TRACT NO. 36756

IN THE CITY OF PALM SPRINGS
 COUNTY OF SAN RIVERSIDE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 30292, AS SHOWN BY MAP RECORDED IN BOOK 208, PAGES 64 AND 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN
TRANSTECH
 FOR CONDOMINIUM PURPOSES
 APRIL 2014



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	27°51.37"	65.00	23.94	12.13
C2	87°50.70"	40.00	8.14	38.15
C3	30°05.57"	75.00	39.39	37.16
C4	51°05.56"	156.44	138.62	74.78
C5	90°00'00"	10.00	15.71	10.00
C6	44°03.53"	1444.00	122.10	81.02
C7	182°02'00"	44.00	49.71	25.20
C8	37°53'44"	25.00	16.39	8.50
C9	21°01'42"	115.00	42.21	21.30
C10	54°56'26"	145.00	138.04	75.38
C11	17°11'23"	1454.50	438.17	219.64
C12	1°20'03.4"	35.00	62.20	30.00
C13	17°11'23"	1454.50	423.17	215.50
C14	54°56'26"	115.00	110.27	59.73
C15	21°01'42"	145.00	25.22	28.21
C16	37°53'44"	25.00	16.39	8.50

LINE	BEARING	LENGTH
L1	S 48°23'42" W	14.57
L2	N 71°44'02" W	20.00
L3	N 88°45'00" W	31.67
L4	N 10°48'30" W	1.87



BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 30292 FILED IN BOOK 208 OF PARCEL MAPS, PAGES 64 AND 65, BEING NORTH 38°43'05" WEST.

EASEMENT NOTES:

1. AN EASEMENT FOR AN UNDERGROUND PIPE LINE OR WATER PIPE LINES AND CONDUITS, AND INCIDENTAL PURPOSES, IN FAVOR OF PALM SPRINGS WATER COMPANY, A CORPORATION, RECORDED APRIL 14, 1961, IN BOOK 2888, PAGE 423 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR WATER AND SEWAGE PIPELINES AND APPURTENANCES AND ELECTRICAL AND COMMUNICATION CONDUITS AND APPURTENANCES, IN FAVOR OF DESERT WATER AGENCY, A PUBLIC AGENCY, ITS SUCCESSORS AND ASSIGNS, RECORDED JUNE 20, 2003 AS DOCUMENT NO. 2003-48868 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECEIVED BY THE CITY OF PALM SPRINGS IN INSTRUMENT NO. 2002-359614, RECORDED JUNE 28, 2002, OF OFFICIAL RECORDS.
4. AN EASEMENT FOR UNDERGROUND ELECTRIC AND TELEPHONE LINES AND APPURTENANCES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, RECORDED MAY 5, 1961, IN BOOK 2901, PAGE 82, OF OFFICIAL RECORDS, BLANKET IN NATURE.
5. AN EASEMENT FOR BUS SHELTER AND ACCESSORY USES, INCLUDING PEDESTRIAN ACCESS IN FAVOR OF THE CITY OF PALM SPRINGS, IN INSTRUMENT NO. 2004-0276540, RECORDED APRIL 16, 2004, OF OFFICIAL RECORDS.
6. AN EASEMENT FOR BICYCLE PATH PURPOSES, INCLUDING PUBLIC INGRESS AND EGRESS IN FAVOR OF THE CITY OF PALM SPRINGS, IN INSTRUMENT NO. 2004-0276540, RECORDED APRIL 16, 2004, OF OFFICIAL RECORDS.
7. AN EASEMENT FOR SIDEWALK AND PEDESTRIAN ACCESS IN FAVOR OF THE CITY OF PALM SPRINGS, IN INSTRUMENT NO. 2004-0276541, RECORDED APRIL 16, 2004, OF OFFICIAL RECORDS.
8. AN EASEMENT FOR BIKE PATH, BUS SHELTER AND PEDESTRIAN IN FAVOR OF THE CITY OF PALM SPRINGS, IN INSTRUMENT NO. 2005-0778899, RECORDED SEPTEMBER 20, 2005, OF OFFICIAL RECORDS.
9. THE EFFECT OF A DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 14, 1997 AS INSTRUMENT NO. 97-176894, OF OFFICIAL RECORDS, BLANKET IN NATURE.
10. AN EASEMENT FOR INGRESS AND EGRESS FOR SERVICE VEHICLES AND PERSONNEL TO THE CITY OF PALM SPRINGS, DEDICATED HEREIN.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 3/4" I.P. WITH PLUG STAMPED LS 5173 OR AS NOTED.
 - ▲ INDICATES NAIL AND TAG.
 - SMF INDICATES SEARCHED, NOTHING FOUND.
 - (R1) DENOTES RECORDED DATA PER PARCEL MAP NO. 30292 P.M.B. 208/64-65.
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE PROFITS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ADJACENT SAID LAND, AS SUCH PROFITS HAVING BEEN RELINQUISHED BY DOCUMENT RECORDED MAY 3, 1956 IN BOOK 1906, PAGE 195 OF OFFICIAL RECORDS.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING TRACT MAP NO. 36756 FOR PROPERTY LOCATED AT 1700 ARABY DRIVE, IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST.

WHEREAS, the Planning Commission of the City of Palm Springs, at its meeting of June 25, 2014, recommended approval of Tentative Tract Map 36756, subject to conditions; and

WHEREAS, the City Council of the City of Palm Springs, (hereinafter the "City"), at its meeting of July 16, 2014, approved Tentative Tract Map 36756 subject to conditions; and

WHEREAS, Northwoods-Palm Springs, LLC, a California limited liability company, (hereinafter the "Subdivider"), has filed Tract Map No. 36756 with the City in accordance with Section 66456 of the California Government Code; and

WHEREAS, the Subdivider offers for dedication to the City an easement for ingress and egress for service and emergency vehicles and personnel as shown on Tract Map 36756; and

WHEREAS, required public improvements were previously completed prior to the filing of Tract Map 36756.

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

- Section 1: Tract Map 36756 is in substantial conformance with the approved Tentative Tract Map 36756.
- Section 2: Requisite conditions associated with Tentative Tract Map 36756 have been satisfied.
- Section 3: Tract Map 36756 is in conformance with the General Plan.
- Section 4: Tract Map 36756 conforms to all applicable requirements of the Subdivision Map Act of the State of California.
- Section 5: In accordance with Section 66477.1 of the California Government Code, the offer of dedication to the public on Tract Map 36756 shall be accepted by the City Clerk who shall certify acceptance by signature on the map thereof.
- Section 6: Tract Map 36756 is hereby approved for the purposes therein defined.

ADOPTED THIS 17th day of December, 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 December 17, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California