



AGENDA NO: 7.c

MEETING DATE: March 12, 2024

Staff Report

TO: Honorable Mayor and City Council

DATE: February 16, 2024

FROM: Greg Kwolek, Public Works Director
Pamela Newman, Associate Engineer

SUBJECT: Ministerial approval of Parcel Map MB 22-0025 (3230 Beachcomber) and Acceptance of 5' Public Sewer Utility Easement

RECOMMENDED ACTION

Adopt Resolution No. 18-24 ministerially approving finality of proposed Parcel Map MB 22-0025 (which was previously approved by Planning Commission under the designation of Tentative Parcel Map PAR22-02) with a 5' public utility easement.

ALTERNATIVES

The City Council can *only* deny the final approval of the Parcel Map if it is not found in substantial conformance with the Planning Commission approved Tentative Map; otherwise, approval of the proposed Parcel Map is ministerial and must be approved. Denial of the Parcel Map is not recommended as the City Engineer has found the Parcel Map to be in substantial conformance. The primary reason this Parcel Map is coming to City Council is for the approval of the relocation of the 5' public sewer easement.

FISCAL IMPACT

There is no fiscal impact to this action.

BACKGROUND/ DISCUSSION

The project owner proposed the demolition of an existing circa 1954 single-family home on 3230 Beachcomber Drive with 1,600 square feet of living space and a 400 square foot subterranean garage to allow the three underlying parcels to be reconfigured into two parcels with two new single-family homes (the "Project"). A Parcel Map is required for the Project to reconfigure the parcels into two parcels and to relocate an existing public sewer easement from the northern lot to in between the two new parcels.

The proposed Project consists of two new single-family homes. The first home is to be located at 3202 Beachcomber Drive, bordered by Beachcomber Drive on the west and Orcas Street to the south. It consists of 1,600 sf of living space and a 400 sf subterranean garage. The second home is to be located at 3230 Beachcomber Drive, bordered by Beachcomber Drive on the west and Panay Street on the north. It consists of 1,684 sf living space, an 801 sf roof deck and a 403 sf garage on a new 5,118 sf site.

Prepared By: PN

Department Review: GK

City Manager Review: YK

City Attorney Review: LNL

On January 3, 2022, the Planning Commission approved the Tentative Map (PAR22-02) and the Coastal Development Permit (CDP21-014) for 3202 Beachcomber Drive with Resolution No. PC 01-23 and the Coastal Development Permit (CDP21-04) for 3230 Beachcomber Drive with Resolution No. PC 02-23. The Tentative Map PAR22-02 will be recorded under the designation of Parcel Map MB22-0025.

Approval of a tentative map and a parcel map is a “ministerial act”, pursuant to the California Subdivision Map Act (Government Code Section 66474.1), once the map is found to be in substantial conformance:

“66474.1. A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map.”

This proposed Parcel Map has met all the City regulations and no further discretionary approvals are required. City Engineer has reviewed and confirmed the Parcel Map is in substantial compliance with the approved Tentative Map based on the parcel boundary dimensions, existing utility locations, vegetation and structures to be removed, the 5’ public sewer easement relocation, and the noted removal and replacement of the existing 6” sewer main pipeline. Thus, the primary reason this Parcel Map is coming to City Council for approval is for the approval of the relocation of the 5’ public sewer easement.

The purpose for the above referenced easement relocation is to allow the property owner the ability to remove the existing public sewer mainline on the northern lot and install a new 8” public sewer mainline in between the two new parcels to create two lots that met the 5,000 sf minimum lot size requirement. Additionally, the relocation of the public sewer easement requires the applicant to install a new 8” public sewer mainline (approximately 124 linear feet) from the neighboring property line at the east to the manhole located on the westside of Beachcomber Drive.

CONCLUSION

Staff recommends the City Council approve proposed Parcel Map MB 22-0025 by Resolution No. 18-24.

ATTACHMENTS

1. Parcel Map MB 22-0025
2. Coastal Development Permit (CDP21-014) and Tentative Parcel Map (PAR22-02) with conditions and plans
3. Coastal Development Permit (CDP21-024) with conditions and plans
4. Resolution No. 18-24