



Agenda Report

September 22, 2014

TO: Honorable Mayor and City Council
FROM: Department of Public Works
**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 071486 FOR
CONSOLIDATION FROM 12 EXISTING LOTS TO SEVEN LOTS
AT 2900 EAST DEL MAR BOULEVARD**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071486;
2. Accept the offer of easement dedications for ingress and egress and all public utilities purposes as shown on said map; and
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The subject tentative map was approved on March 2, 2011 by the Subdivision Hearing Officer, to be recorded within two years.

In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that had been approved and had not expired by July 15, 2009 and that will expire before January 1, 2021, shall be automatically extended by 24 months. The 24-month extension is in addition to the one-year extension granted by Senate Bill 1185. Therefore, the amended expiration date of the subject Final Tract Map is March 2, 2016.

BACKGROUND:

The subject Final Tract Map for the consolidation from 12 existing lots to seven lots was reviewed and approved in tentative form by the Subdivision Hearing Officer on March 2, 2011.

The subdivision is located at the Las Encinas Hospital site on 2900 East Del Mar Boulevard. The hospital is located in the PS (Public, Semi-Public) zoning district and development of the site is governed by a ten-year Master Development Plan which was approved on September 21, 2009. The Master Development Plan will facilitate the construction of 6,500 square-foot dining hall and kitchen; 52,000 square-foot assisted living building with 53 beds; 85,000 square-foot independent living building with 100 units; 65,000 square-foot psychiatric hospital; 25,000 square-foot office building; 30 independent living bungalows; and two levels of underground parking. The project involves a map subdivision to rearrange lot lines and consolidate existing lots to enable the owner to finance the hospital expansion project.

The developer's surveyor has completed the Final Tract Map, which was reviewed and approved by the Los Angeles County Department of Public Works, Land Development Division, in June 2014. Said map, as shown in Attachment A, is now ready for City Council's approval prior to recordation in the office of the Los Angeles County Registrar-Recorder/County Clerk. The Surveyor of Record prepared the map in February 2013. It was stated on the map that all monuments are of the character and occupy the positions indicated; that the monuments are sufficient to enable the survey to be retraced; and that tie notes to all centerline monuments noted as set are on file in the office of the City Engineer.

The developer has complied with or provided surety for all the conditions of approval required by the City. Included among these conditional requirements was that the applicant shall provide access from all land-locked parcels to the public right of way by dedicating to the City easement(s) for ingress and egress and all public utilities purposes. The dedications are shown on the Final Tract Map for this development and are recommended for acceptance by the City Council.

As a condition of approval of the Las Encinas Hospital Master Plan Amendment approved by City Council on September 21, 2009, the applicant shall submit an Inclusionary Housing application/plan for review and approval for phases of the project that include residential units prior to submittal for final Plan Check. This subdivision process will not involve the displacement of tenant households from multifamily dwelling units; hence, the City's Tenant Protections Ordinance (Pasadena Municipal Code, Chapter 9.75) does not apply to this project.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract Map is consistent with City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The consolidation from 12 existing lots into seven lots is also consistent with the Land Use Element objectives and policies of the General Plan that support institutions and their need for growth and development.

ENVIRONMENTAL ANALYSIS:

The approval of a Final Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

On September 21, 2009, the City Council certified an Environmental Impact Report for the hospital expansion project as part of the approval of the Master Development Plan. The City Council adopted findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program.

The City Council has determined that the project would potentially substantially adversely affect, either directly or through habitat modifications, on any species identified as candidate, sensitive or special status species, and would interfere substantially with the movement of native resident or migratory wildlife species due to the removal of trees. To mitigate this potential impact, a mitigation measure was adopted to delay disturbance activities if nesting birds are found during breeding season. The subdivision map is intended to facilitate financing the approved project and will not in it of itself cause adverse effects.

FISCAL IMPACT:

The developer has paid for all costs to prepare and process the subdivision documents. There is no fiscal impact as a result of this action, and it will not have any indirect or support cost requirements. There is no anticipated impact to other operational programs or capital projects as a result of this action. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of revenue taxes from the hospital expansion.

Respectfully submitted,



SIOBHAN FOSTER
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Tract Map No. 071486