

Agenda Report

April 18, 2016

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 071842 FOR CONSOLIDATION OF FIVE PARCELS INTO THREE AND CREATION OF 60 RESIDENTIAL AIR PARCELS AT 158 - 188 SOUTH SIERRA MADRE BOULEVARD

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 071842 for the consolidation of five parcels into three and the creation of 60 residential air parcels; and
2. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

The subject vesting tentative map was approved on May 16, 2012 by the Subdivision Hearing Officer, to be recorded within three years.

In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2013, the State passed Assembly Bill 116, which allows that all tentative maps with an expiration date prior to January 1, 2016, to 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 this Final Vesting Tract Map is May 16, 2018.

BACKGROUND:

The subject Final Vesting Tract Map, as shown in Attachment A, for the consolidation of five parcels into three and the creation of 60 residential air parcels was reviewed and approved in vesting tentative form by the Subdivision Hearing Officer on May 16, 2012.

The subject subdivision is located at 158 - 188 South Sierra Madre Boulevard, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate five parcels into three and to create 60 air parcels for residential condominium purposes. The building construction consists of the construction of multi-story condominium buildings over subterranean parking. It is currently permitted under Building Permit BLD2014-00457. Construction started in October 2015 and is scheduled for completion in 2017.

The developer's surveyor has completed the Final Vesting Tract Map, which has been reviewed and approved by the City's consultant licensed surveyor. The map is now ready for City Council's approval prior to recordation in the office of the Los Angeles County Registrar-Recorder/County Clerk. The developer has complied with or provided surety for all the conditions of approval required by the City, including monumentation.

As part of the Public Works Conditions of Approval, the applicant shall dedicate to the City the land necessary to provide a 30-foot radius property line corner rounding at the northeast corner of Del Mar Boulevard and Sierra Madre Boulevard; and a 20-foot radius property line corner rounding at the southeast corner of Oswego Street and Sierra Madre Boulevard, to provide for two Americans with Disabilities Act (ADA) compliant curb ramps. These dedications were previously accepted by the City as Easement No. 7929 in 2015. The document was filed and recorded as Instrument No. 20150304576 with the Los Angeles County Registrar-Recorder/County Clerk. The recorded dedication was referenced as such on the subject Final Map.

The project site was previously occupied by a private school. The provisions of Chapter 9 of the Pasadena Municipal Code related to the Tenant Protection Ordinance were not applicable to this project as it did not involve the displacement of any tenant households.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). The developer has satisfied the Requirements by opting to pay an In-Lieu Fee in the amount of \$1,955,862.21.

COUNCIL POLICY CONSIDERATION:

The proposed Final Vesting Tract Map is consistent with the City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The proposed density of the Final Vesting Tract Map is below that allowed for the Medium-High Density Residential classification under the General Plan. The Tract Map is also consistent with the following General Plan Objectives and Policies: Objective 15 (Housing Conditions), Policy 15.1, (Size and Types), and Policy 15.2 (Increase Supply).

ENVIRONMENTAL ANALYSIS:

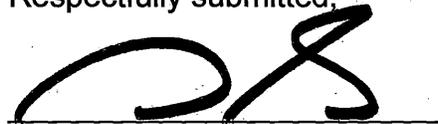
The approval of a Final Vesting Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

An Initial Study with a Mitigated Negative Declaration was approved for the project by the Design Commission at a public hearing on March 12, 2012. The Initial Study determined that the project will have less than significant environmental impacts with incorporation of the proposed Mitigation Measures. The proposed Final Vesting Tract Map will not result in any new environmental impacts.

FISCAL IMPACT:

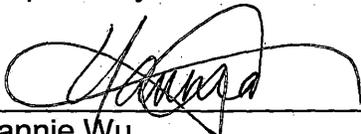
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



STEVE MERMELL
Interim City Manager