

Agenda Report

January 9, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 072716 FOR CONSOLIDATION OF TWO LAND PARCELS AND CREATION OF 24 RESIDENTIAL AIR PARCELS FOR CONDOMINIUM PURPOSES AT 377 - 395 SOUTH MARENGO AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 072716 for the consolidation of two land parcels and the creation of 24 residential air parcels for condominium purposes; 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 tentative map was approved on October 15, 2014 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 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 Tract Map is October 15, 2020.

BACKGROUND:

The subject Final Tract Map, as shown in Attachment A, for the consolidation of two land parcels and the creation of 24 residential air parcels for condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on October 15, 2014.

The subject subdivision is located at 377 - 395 South Marengo Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create 24 air parcels for residential condominium purposes. The project consists of the demolition of the existing Evanston Inn rear carriage house and two single family dwellings, and the rehabilitation of the existing Inn into 10 condominium units and 14 new construction units with subterranean parking. It is currently permitted under Building Permit BLD2013-01521. Construction started in 2014 and is scheduled for completion in 2017.

The developer's surveyor has completed the Final Tract Map, which has been reviewed and approved by the Los Angeles County Department of Public Works. 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.

This project entailed the demolition of an apartment building. However, the demolition activity did not result in the displacement of any tenant households. Hence, the applicant has no relocation obligation under the City's Tenant Protection Ordinance (Chapter 9 of the Municipal Code).

This project is in compliance with the City's Inclusionary Housing Requirements (Chapter 17.42 of the Zoning Code) with the provision of three (3) affordable units at the Moderate Income level.

COUNCIL POLICY CONSIDERATION:

The proposed Final 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 Tentative Tract Map is within the maximum density allowed for the Medium High Density Residential classification under the General Plan. The project is consistent with the size and character of other residential lots in the vicinity of the site. 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:

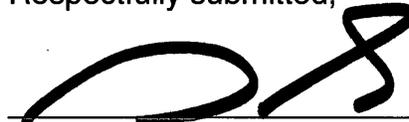
The approval of a Final Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

In accordance with the California Environmental Quality Act, an Initial Study recommending a Mitigated Negative Declaration was prepared and posted for the project. The environmental document was adopted by the Design Commission on January 30, 2013. There are no changed circumstances or new information that would require further environmental review for this project.

FISCAL IMPACT:

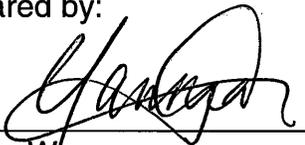
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



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Director of Public Works

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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 072716
Attachment B – Vicinity Map