



Agenda Report

September 17, 2018

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 074030 FOR CREATION OF SIX AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 314 ALPINE STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 074030 for the creation of six air parcels for residential 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 March 16, 2016 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 074030, shown in Attachment A, for the creation of six air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on March 16, 2016.

The subject subdivision is located at 314 Alpine Street, as shown in the vicinity map in Attachment B. The applicant is proposing to create six air parcels for residential condominium purposes. The project involves the demolition of one single-family residential building and an accessory structure. The site is being developed with a two-story multi-family structure with six residential units, over one level of subterranean parking. It is currently permitted under Building Permit BLD2016-00611. Construction started in July 2017 and is scheduled for completion in Fall of 2018.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant 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.

The proposed project would create six new residential air parcels in conjunction with new construction. The site previously contained one single-family dwelling unit and an accessory structure. Single-family residential units are exempted from the Tenant Protection Ordinance, therefore this project is not subject to the Tenant Protection Ordinance requirements.

Chapter 17.42 of the Zoning Code applies to projects with ten or more new dwelling units. Because the proposed project entails the construction of only six units, it is not subject to the Inclusionary Housing Requirements.

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 Tract Map is within the maximum density allowed for the Medium-High Density Residential land use designation of the General Plan. The project is consistent with the size and character of other residential lots in the vicinity of the site. The Final Tract Map is also consistent with the following General Plan Objectives and Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages).

ENVIRONMENTAL ANALYSIS:

The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined as Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on December 30, 2015 as part of the approval of Final Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Tract Map application that necessitate further environmental review.

FISCAL IMPACT:

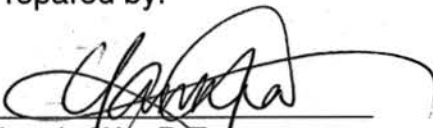
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



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Director of Public Works

Prepared by:



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Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 074030
Attachment B – Vicinity Map