

Agenda Report

July 15, 2019

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 069919 FOR CREATION OF FIVE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 272 NORTH CHESTER AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 069919 for the creation of five 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 February 6, 2019 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 069919, shown in Attachment A, for the creation of five air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on February 6, 2019.

The subject subdivision is located at 272 North Chester Avenue, as shown in the vicinity map in Attachment B. It is an existing two-story multi-family structure with five residential units, over one level of subterranean parking. The existing parcel was developed with these five residential dwelling units in 2009. Through the subdivision map process, each unit will be converted for individual ownership. No demolition of existing structures or new construction is being proposed as part of this process.

The developer's surveyor completed the final map which has been reviewed and approved by the Los Angeles County 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.

Building permit (BLD2006-01293), electrical permit (ELE2008-00554), plumbing permit (PLM2008-00408), which were issued to allow the construction of the existing five multi-family dwelling units, were previously issued in compliance with all applicable code requirements as determined by the Building and Safety Division. The project plans were re-routed to the Building and Safety Division for review and is found to be in compliance with all of the City's current codes.

The Housing Department has reviewed the application and determined that the project does not entail the demolition of any existing multi-family rental units and as a result, the City's Tenant Protection Ordinance is not applicable. The Inclusionary Housing Ordinance applies to projects of ten or more units. The creation of five air parcels for residential condominium purposes is not subject to the requirements of the Inclusionary Housing Ordinance as determined by the Housing Department.

COUNCIL POLICY CONSIDERATION:

The existing density of the Final Tract Map is within the maximum density allowed for the Medium-High Density Residential classification under the General Plan, and is consistent with the size and character of other multi-family residential lots in the vicinity of the site. The Tract Map is also consistent with Goal 23 of the General Plan (Multi-Family Neighborhood) which envisions multi-family neighborhoods to provide ownership and rental opportunities, exhibit a high quality of architectural design, and incorporate amenities for their residents. The Tract Map will provide for ownership opportunities of an existing building that exhibits a high quality of architectural design that incorporates amenities for its residents. The project received approval of the Consolidated Design Review on September 18, 2006 by the Design and Historic Preservation section, which found that the design of the project complies with the Citywide Design Principles in the Land-use Element of the General Plan, the City of Gardens Development Standards, and the Design Guidelines for Windows in Multi-Unit Residential Projects.

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 to be exempt from environmental review pursuant to the CEQA guidelines (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. Section 15301 exempts the operation, permitting, licensing or minor alteration of existing structures where there is negligible or no expansion of the

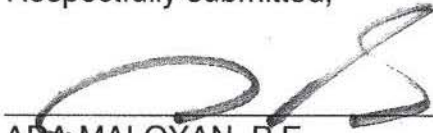
use. The creation of air parcels for condominium purposes does not alter nor expand the use of the property as a multi-family residence.

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.

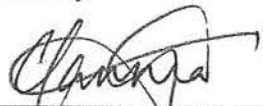
FISCAL IMPACT:

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,


ARA MALOYAN, P.E.
Director of Public Works

Prepared by:


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Principal Engineer

Approved by:


STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 069919
Attachment B – Vicinity Map