

Agenda Report

July 15, 2019

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 074161 FOR CREATION OF SIX AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 165 NORTH SIERRA BONITA AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074161 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 September 7, 2016 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 074161, 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 September 7, 2016.

The subject subdivision is located at 165 North Sierra Bonita Avenue, 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 two single-story residential buildings and an accessory structure on the property; and the construction of a two-story multi-family structure with six residential units, over one level of subterranean parking. Construction is permitted under Building Permit BLD2015-01275. Construction started in 2016 and will be completed in late 2019.

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 site previously contained a total of two single-story structures with three residential dwelling units and an accessory structure. The applicant has submitted an affidavit stating that the structures were vacant; therefore, this project is not subject to the Tenant Protection Ordinance requirements.

The proposed six-unit condominium development is not subject to the City's Inclusionary Housing Requirements (Chapter 17.42 of the Zoning Code) because these regulations only apply to projects with ten or more units.

COUNCIL POLICY CONSIDERATION:

The proposed density of the Final 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 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). The project supports these policies by expanding the type and increasing the inventory of housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards that emphasize the coherence, embellishment, and visibility of courts and gardens, and by providing parking in a subterranean structure.

ENVIRONMENTAL ANALYSIS:

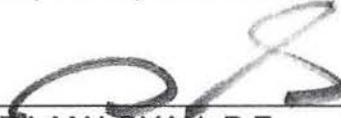
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined as Categorically Exempt from CEQA (Section 15332, Class 32, In-fill Development) on August 6, 2015, as part of the approval of Consolidated 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:

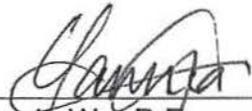
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 074161
Attachment B – Vicinity Map