

Agenda Report

July 15, 2019

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 072337 FOR CREATION OF FIVE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 118 NORTH ALLEN AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 072337 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 July 15, 2015 by the Subdivision Hearing Officer, to which the applicant shall obtain a valid building permit within three years of this approval date, which was July 15, 2018. The corresponding building permit was issued on October 21, 2016, and construction is diligently pursued to completion. In accordance with Pasadena Municipal Code Section 17.64.040 (B), the entitlement shall be deemed "exercised" with permit issuance and active construction.

In addition, in accordance with Subdivision Map Act Section 66452 (e), "..... the time at which the map expires may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years."

BACKGROUND:

Final Tract Map No. 072337, 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 July 15, 2015.

The subject subdivision is located at 118 North Allen Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create five air parcels for residential condominium purposes. Construction of this multi-family building over subterranean parking is permitted under Building Permit BLD2015-01078. 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 residential structure with two units. The provisions of the City's Tenant Protection Ordinance ("TPO") at Chapter 9.75 of the Municipal Code were determined by the City Housing Department to be inapplicable as the units were vacant at the time the developer acquired the property in 2016. Under the previous ownership the tenant-occupied units were vacated by lawful notice and, therefore, were exempt from TPO requirements.

The proposed five-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 Tentative Tract Map is consistent with the maximum density allowed 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). The project supports these objectives and policies by expanding the type, and increasing the inventory of housing units available for Pasadena families. The project would enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards through the coherence, embellishment, and visibility of courts and gardens.


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 Categorical Exempt from CEQA (Section 15332, Class 32, In-fill Development), as part of the approval of the tentative map. 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:

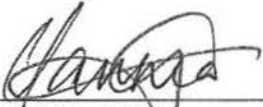
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

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Approved by:


for STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 072337
Attachment B – Vicinity Map