

Agenda Report

June 1, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 082691 FOR CREATION OF NINE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 1655 NORTH FAIR OAKS AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 082691 for the creation of nine 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 October 2, 2019 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 082691, shown in Attachment A, for the creation of nine air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on October 2, 2019.

The subject subdivision is located at 1655 North Fair Oaks Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create nine air parcels for residential condominium purposes. The project involves the construction of a nine-unit multi-family residential development with subterranean parking spaces. Construction is permitted under Building Permit BLD2017-01658. Construction started in 2018 and will be completed in fall 2020.

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

The proposed project would create nine new residential air parcels in conjunction with new construction on an existing vacant lot. Vacant lots are exempt from the Tenant Protection Ordinance. Therefore, the project is not subject to the Tenant Protection Ordinance requirements. Zoning Code Chapter 17.42 (Inclusionary Housing Requirements) establishes standards and procedures to encourage the development of housing that is affordable to a range of households with varying income levels. These standards apply to new residential projects consisting of ten or more dwelling units. Since the project consists of nine units, it is not subject to the inclusionary housing requirements.

COUNCIL POLICY CONSIDERATION:

The Final Tract Map for nine air parcels is consistent with General Plan Policy 21.4 (New Residential Development) and Goal 23 (Multi-Family Neighborhoods); specifically, Policies 23.1 (Character and Design), and 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 residents. The project will enhance the neighborhood character and quality through implementation of the “City of Gardens” multi-family development standards that emphasize the coherence, embellishment, and visibility of courts and gardens. The proposal includes a subterranean garage in compliance with off-street parking requirements.

ENVIRONMENTAL ANALYSIS:

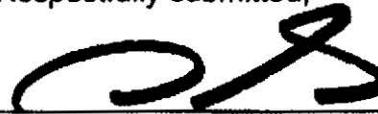
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

In conjunction with the Consolidated Design Review approval on October 24, 2017, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-fill Development Project). It has further been determined that there are no changed circumstances or new information as part of the Final Tract Map that necessitate further environmental review, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

FISCAL IMPACT:

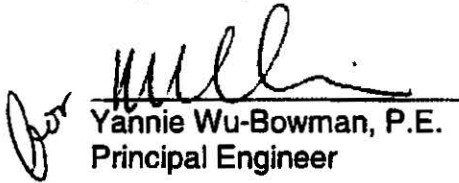
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 082691
Attachment B – Vicinity Map