

Agenda Report

June 1, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 073535 FOR CREATION OF THREE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 349 EAST CALIFORNIA BOULEVARD

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel map No. 073535 for the creation of three air parcels for residential condominium purposes;
2. Accept the offer of dedication for public street purposes as shown on said map; and
3. 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 17, 2017 by the City Council, to be recorded within three years.

BACKGROUND:

Final Parcel Map No. 073535, shown in Attachment A, for the creation of three air parcels for residential condominium purposes was reviewed and approved in tentative form by the City Council on July 17, 2017.

The subject subdivision is located at 349 East California Boulevard, as shown in the vicinity map in Attachment B. The applicant is proposing to create three air parcels for residential condominium purposes. The project involves the construction of a three-unit multi-family residential development with subterranean parking spaces. Construction is permitted under Building Permit BLD2016-01728. 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 site previously contained a single-family residence and a detached garage. The development project demolished the existing residence to allow the construction of three new residential air parcels in conjunction with new construction. Single-family residences are 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. These standards and procedures are intended to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is in proportion to the overall increase in new housing units. Because the development entails the construction of three units, it is not subject to the Inclusionary Housing Requirements.

As part of the conditions of approval for this Final Map, the applicant shall dedicate sufficient land at the northwest corner of California Boulevard and Euclid Avenue for street purposes in order to accommodate an Americans with Disabilities Act compliant curb ramp. The dedication is shown on the Final Map.

COUNCIL POLICY CONSIDERATION:

The proposed density of the Final Parcel Map is within the maximum density allowed for the Medium 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 Parcel 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 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.

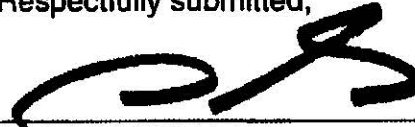
It was determined that the project is Categorically Exempt from CEQA (Section 15303, Class 3, New Construction or Conversion of Small Structures) on April 26, 2016 as part of the approval of Consolidated Design Review. It has further been determined that

there are no changed circumstances or new information as part of the Final Parcel Map application that necessitate further environmental review.

FISCAL IMPACT:

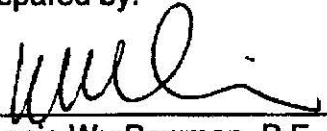

The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

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Approved by:


STEVE MERMELL
City Manager

Attachment A – Final Parcel Map No. 073535
Attachment B – Vicinity Map