

Agenda Report

February 24, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 082248 FOR CREATION OF 16 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 388 SOUTH LOS ROBLES AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 082248 for the creation of 16 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 3, 2018 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 082248, shown in Attachment A, for the creation of 16 air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on October 3, 2018.

The subject subdivision is located at 388 South Los Robles Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create 16 air parcels for residential condominium purposes. The project involves the demolition of a six-unit apartment building and the construction of a two-story multi-family structure, over one level of subterranean parking. Construction is permitted under Building Permit BLD2016-00240. Construction started in 2017 and was completed in 2020.

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-

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Recorder/County Clerk. The developer has complied with or provided surety for all the conditions of approval required by the City.

The proposed new multi-family condominium project entailed the demolition and removal of six existing apartment units on the property. The Department of Housing reviewed the project during the building permit plan check process and determined in January 2017 that the project was not subject to the Tenant Protection Ordinance. The residential units were vacant and no tenants were displaced as part of this project.

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 10 or more dwelling units. The proposed 16-unit development is subject to the Inclusionary Housing Requirements, and the applicant has satisfied this requirement by entering into an Inclusionary Rental Housing Agreement that was recorded on January 31, 2017 to provide two off-site units - one very low income rental unit and one moderate income rental unit. The two off-site units were provided at the applicant-owned property at 67-75 South Vinedo Avenue.

COUNCIL POLICY CONSIDERATION:

The subject property is designated Medium-High Density Residential (0-32 DU/acre) in the General Plan Land Use Element. The 16-unit project complies with the maximum density allowed. The proposal includes the maximum allowed dwelling units per acre based on a lot size of 22,325 square feet. The Tentative Tract Map for 16 air parcels is consistent with General Plan Policy 21.4 (New Residential Development), Goal 23 (Multi-Family Neighborhoods), and 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 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:

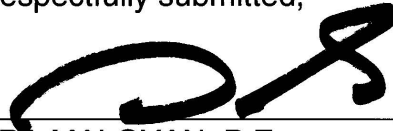
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

In conjunction with the Concept Design Review approval on March 24, 2015, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-fill Development). It has further been determined that there are no changed circumstances or new information as part of the proposed 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:

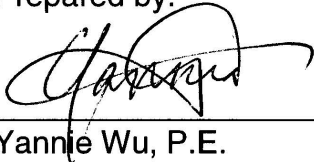
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 082248
Attachment B – Vicinity Map