

Agenda Report

October 5, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 072733 FOR CREATION OF NINE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 109 NORTH HARKNESS AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 072733 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 21, 2015 by the Subdivision Hearing Officer, to be recorded within three years. A one-year extension through November 3, 2019 was granted in accordance with Section 17.64.040 of the Zoning Code. A second one-year extension through November 3, 2020 was granted per Resolution No. 9774 adopted on March 30, 2020 to suspend certain time limits to land use matters.

BACKGROUND:

Final Tract Map No. 072733, 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 21, 2015.

The subject subdivision is located at 109 North Harkness 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 demolition of three existing structures, and the construction of a 9-unit multi-family residential development with subterranean parking spaces. Construction is permitted under Building Permit BLD2015-01030. Construction started in 2015 and will be completed in Winter 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 property owner has provided a signed affidavit indicating that there was no existing tenants that were previously displaced as a result of the development. A relief from replacement building permit (PLN2014-00329) was approved by the Design and Historic Preservation Section to allow the demolition of the three residential structures on July 10, 2014. The site was vacant prior to development. There were no tenants residing on the subject property. Therefore, the project is not subject to the tenant protection ordinance.

The Inclusionary Housing Ordinance applies to projects of ten or more units. The creation of nine air parcels for residential condominium purposes is not subject to the requirements of the Inclusionary Housing Ordinance as determined by the Housing Department.

COUNCIL POLICY CONSIDERATION:

The location of the Final Tract Map is within the maximum density allowed for the Medium-High Density Residential classification under the General Plan, and is consistent with the size and character of other multi-family residential lots in the vicinity of the site. The Final Tract Map is also consistent with the following General Plan Goals and Policies: Goal 21 (Desirable Neighborhoods), Policy 21.4, (New Residential Development) to attract new residential development that is well-conceived, constructed, and maintained in a variety of types, densities, locations, and costs. The Final Tract Map would subdivide nine new multi-family dwelling units as air parcels for individual ownership improving the housing condition, diversifying housing type, and increasing housing supply in the City.

ENVIRONMENTAL ANALYSIS:

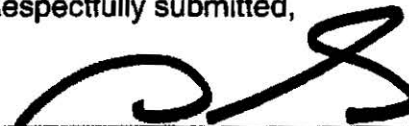
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project was found to be exempt from CEQA pursuant to Section 15332 (Class 32, In-Fill Development) on May 28, 2015 as part of the approval of Concept Design Review. 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.

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,



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Director of Public Works

Prepared by:



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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 072733
Attachment B – Vicinity Map