

Agenda Report

December 15, 2014

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 069620 FOR CREATION OF 26 RESIDENTIAL AIR PARCELS, ONE RETAIL AIR PARCEL, AND 16 COMMERCIAL OFFICE AIR PARCELS AT 496 SOUTH ARROYO PARKWAY**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 069620; 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 3, 2013 by the Subdivision Hearing Officer, to be recorded within two years.

BACKGROUND:

The subject Final Tract Map, as shown in Attachment A, for the creation of 26 residential air parcels, one retail air parcel, and 16 commercial office air parcels, was reviewed and approved in tentative form by the Subdivision Hearing Officer on July 3, 2013.

The subject subdivision is located at 496 South Arroyo Parkway, as shown in the vicinity map in Attachment B. The proposed development includes the construction of a multi-story mixed-use building with 26 residential air parcels; one retail air parcel; and 16 commercial office air parcels, with subterranean parking. The building construction is currently permitted under Building Permit BLD2013-00701. Construction started in February 2014 and is scheduled for completion in September 2015.

The developer's surveyor has completed the Final Tract Map, which has been reviewed and approved by the City's consultant licensed surveyor. Said 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, including monumentation.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). The developer has elected to satisfy the requirements through the provision of affordable units within the development. This subdivision process will not involve the displacement of tenant households from multifamily dwelling units; hence, the City's Tenant Protections Ordinance (Pasadena Municipal Code, Chapter 9.75) does not apply to this project.

COUNCIL POLICY CONSIDERATION:

The proposed Final Tract Map is consistent with City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The creation of 26 residential air parcels, one retail air parcel, and 16 commercial office air parcels, is within the permissible density allowed for the Central District Specific Plan classification under the General Plan. It is consistent with the size and character of other residential lots in the vicinity of the site. The proposed 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).

ENVIRONMENTAL ANALYSIS:

The approval of a Final Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act, Public Resources Code Section 21080(b)(9); Administrative Code, Title 14, Chapter 3, Section 15332, Class 32, In-Fill Development Projects.

Class 32 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

FISCAL IMPACT:

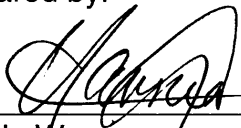
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



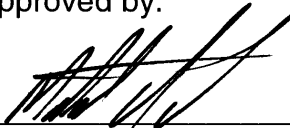
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

Attachment A – Final Tract Map No. 069620
Attachment B – Vicinity Map