

# Agenda Report

May 12, 2014

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL PARCEL MAP NO. 072547, FOR SUBDIVISION OF TWO EXISTING PARCELS INTO FOUR PARCELS, AT 655 WESTMINSTER DRIVE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel Map No. 072547;
2. Accept the offer of easement dedication for sanitary sewer 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 tentative map was approved on December 12, 2013 by the Subdivision Hearing Officer, to be recorded within three years.

## **BACKGROUND:**

The subject Final Parcel Map, as shown in Attachment A, for the subdivision of two existing parcels into four parcels, at 655 Westminster Drive, was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 12, 2013.

The subject subdivision site is located south of the 134 Freeway and east of the Lower Arroyo Seco, as shown in the vicinity map in Attachment B. The site has frontages along Arroyo Boulevard, Westminster Drive, and Grand Avenue. The property was acquired by the United States Army in 1943 to serve as hospital facilities during World War II. The Desiderio Army Reserve Center (the Center) was built in 1956 on the western half of the property and was used as a training facility for various military reserve units. In 2005, the Center was recommended and approved for closure by the

United States Congress. The site was declared surplus property and was made available for reuse. In 2006, the City was designated by the Department of Defense as the Local Redevelopment Authority responsible for drafting a reuse plan for the site.

In 2006, 11 proposals for redevelopment of the site were received by the City. The proposals ranged from recreational use to high-density housing to multi-purpose combination of outdoor recreation with an art academy. With the Planning Commission designated by the City Council as the official advisory review panel, the proposals were evaluated under federal regulations in conjunction with community participation. As a result, the proposal submitted by Habitat for Humanity was selected to develop 25 percent of the land with nine single-family bungalows in a courtyard formation. Consequently, the land will be granted to the City and Habitat for Humanity through Public Benefit Conveyances for parkland and self-help housing respectively. The City will develop a neighborhood park on the remaining 75 percent of the site.

The proposed subdivision currently encompasses an approximate area of nine and a half acres with two existing parcels. The land will be subdivided into four parcels lettered as Parcels A, B1, B2, and C. Parcel A will be granted to Habitat for Humanity for affordable housing use; Parcels B1 and B2 will be granted to the City as public parkland with the Colorado Street Bridge right-of-way as separation in airspace; and Parcel C will remain the property of the United States Army with the existing building housing the Ninth Circuit Court of Appeals.

The subject subdivision mapping process is for the sole purpose of dividing the land amongst prospective grantees and the current owner. If approved, the Final Parcel Map will be recorded with the Los Angeles County Recorder Office. Upon transfer of the ownerships and completion of the project level environmental review, the existing training facilities will be demolished and Parcels B1 and B2 will be developed into a neighborhood park. Parcel A will go through a subsequent subdivision to facilitate nine individual single family residences.

As part of the Conditions of Approval, three segments of ten-foot wide sanitary sewer easements for access and maintenance purposes will be dedicated to the City within Parcel C. These dedications are shown on the Final Parcel Map and are recommended for acceptance by the City Council.

The City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42) and Density Bonus, Waivers and Incentives (Zoning Code, Chapter 17.43) are not applicable to this project. This project 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 Parcel Map is consistent with the following City Council goals and objectives: maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The subdivision of two existing parcels into four parcels is in compliance with the development standards of the West Gateway Specific Plan and the Public and Semi-Public (PS) Zoning District. The West Gateway Specific Plan requires all lots to comply with the RS-6 (Residential Single-Family) development standards. Parcels A, B1, and B2 as proposed are all in compliance with the minimum lot size and lot width under the RS-6 requirements.

The Final Parcel Map is also consistent with General Plan Policy 7.2 – Subdivisions. The resultant lots are consistent with the prevailing size and character of lots in the immediate vicinity, and the subdivision would not have a substantial adverse impact on adjacent residences.

**ENVIRONMENTAL ANALYSIS:**

The approval of a Final Parcel 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.

The United States Army Corps of Engineers and the U.S. Army 63<sup>rd</sup> Regional Support Command prepared a Final Environmental Assessment and adopted a final Finding of No Significant Impact on April 11, 2012 for the disposal of the Desiderio Army Reserve Center. The Environmental Assessment was prepared in accordance with the National Environmental Policy Act and Army Regulation 200.2 Environmental Effects of Army Actions (32 CFR 651). The Final Parcel Map will not result in any new environmental impacts. It has been determined that no further environmental review is required.

**FISCAL IMPACT:**

The cost to prepare and process the subdivision documents is absorbed by the City. Funding for this action will be addressed by the utilization of existing budgeted appropriations in the CIP project Desiderio Park - Development of New Park (Budget Account No. 78054).

Approval of this action will allow the City to be granted a valuable piece of property as public parkland. In addition, the subsequent subdivision of Parcel A for nine single family residences will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

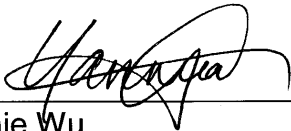
Respectfully submitted,



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SIOBHAN FOSTER  
Director of Public Works

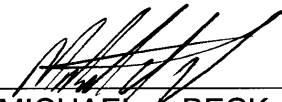
Prepared by:



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Approved by:



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MICHAEL J. BECK  
City Manager

Attachment A – Final Parcel Map No. 072547

Attachment B – Vicinity Map