



Agenda Report

January 26, 2015

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 072678 FOR CREATION OF 34 RESIDENTIAL AIR PARCELS AT 285-290 NORTH WILSON AVENUE, 1065 LOCUST STREET, AND 273-295 NORTH MAR VISTA AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 072678;
2. Accept the offer of easement dedications, from the property owner, for 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 vesting tentative map was approved on August 6, 2014 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 34 residential air parcels was reviewed and approved in tentative form by the Subdivision Hearing Officer on August 6, 2014.

The subject subdivision is located at 285-290 North Wilson Avenue, 1065 Locust Street, and 273-295 North Mar Vista Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate two parcels located on the west side of Wilson Avenue between Corson Street and Locust Street into one parcel and create seven air parcels for residential condominium purposes; and to consolidate five parcels located on the south side of Corson Street between Wilson Avenue and Mar Vista Avenue and subdivide into three land parcels and create 27 air parcels for residential condominium

purposes. The proposed development includes the construction of a 34-unit condominium project on the existing vacant lands. The building construction is currently permitted under Building Permits BLD2014-00772, 00773, 00863, and 00867. Construction started in November 2014 and is scheduled for completion in December 2016.

The developer's surveyor has completed the Final Tract Map, which has been reviewed and approved by the City's consultant licensed surveyor. 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, including monumentation. Included among these conditional requirements were three dedications necessary to provide a 25-foot radius property line corner rounding at the southeast and southwest corners of Corson Street and Wilson Avenue; and a 30-foot radius property line corner rounding at the southwest corner of Corson Street and Mar Vista Avenue for street purposes.

There was a slight offset along the west right-of-way line of Mar Vista Avenue. As part of the Conditions of Approval, a summary vacation is required to correct the right-of-way line to a straight alignment. The proposed vacation area consists of a triangular piece of land of approximately 80 feet long and 4.25 feet wide. Resolution No. 9397 for the summary vacation was adopted by City Council on November 3, 2014. The document was recorded with the Los Angeles County Registrar-Recorder/County Clerk as Instrument No. 20141198619 on November 12, 2014. The summary vacation was referenced on the Final Tract Map.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). An Inclusionary Housing Plan has been submitted by the applicant for City approval and an Inclusionary Housing Agreement will be entered into and recorded, binding the development to provide five affordable for-sale dwelling units that are restricted at the specified income and affordable housing cost levels for the duration of the applicable covenant period. 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 the City Council's goals to maintain fiscal responsibility and stability, and support and promote the quality of life and local economy. The proposed density of the subject Final Tract Map is permissible within the Medium-High Density Residential classification under the General Plan since it is in compliance with the Residential Standards of the Zoning Code. 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,



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Principal Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Final Tract Map No. 072678
Attachment B – Vicinity Map