



## Agenda Report

July 13, 2015

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL VESTING TRACT MAP NO. 070403 FOR  
CREATION OF 21 AIR PARCELS ON ONE LOT FOR CONDOMINIUM  
PURPOSES AT 229 - 247 SOUTH MARENGO AVENUE**

### **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 070403; 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 Final Vesting Tract Map was approved on June 17, 2008, by the Subdivision Hearing Officer, to be recorded within two years.

In 2008, the State passed Senate Bill 1185, which automatically granted a one-year extension to all approved tentative maps. In 2009, the State passed Assembly Bill 333, which mandated that all tentative maps that had been approved and had not expired by July 15, 2009, and that will expire before January 1, 2021, shall be automatically extended by 24 months.

On January 31, 2011, the State adopted Assembly Bill 2018, which provided an additional two years for the recording of active subdivision maps, extending the subject vesting tentative map to June 17, 2015. On July 11, 2013, the State adopted Assembly Bill 116, which extended the expiration date of any active tentative map another two years. Therefore, the amended expiration date of the subject Final Vesting Tract Map is June 17, 2017.

**BACKGROUND:**

The subject Final Vesting Tract Map, as shown in Attachment A, for the creation of 21 air parcels on one lot for condominium purposes was reviewed and approved in vesting tentative form by the Subdivision Hearing Officer on June 17, 2008.

The subject subdivision is located at 229 - 247 South Marengo Avenue, as shown on the vicinity map (Attachment B). The proposed development includes the demolition of five existing multi-family residences and the creation of 21 air parcels for new two-story units with subterranean parking. The building construction is currently permitted under Building Permit BLD2013-01285. Construction started in October 2014, and is scheduled for completion in 2016.

The developer's surveyor has completed the Final Vesting Tract Map, which was reviewed and approved by the Los Angeles County Department of Public Works, Land Development Division, in June 2015. 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 developer has complied with the requirements of the City's Tenant Protections Ordinance (Pasadena Municipal Code, Chapter 9.75) and the Inclusionary Housing Requirements (Zoning Code, Chapter 17.42) to the satisfaction of the Housing and Career Services Department.

**COUNCIL POLICY CONSIDERATION:**

The proposed Final Vesting 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 subject Final Vesting Tract Map is consistent with applicable general and specific plans as specified in Government Code Section 65451 in that the proposed density is below the maximum density allowed for the High Density Residential classification under the General Plan, and is consistent with the size of other residential lots in the vicinity. 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 was acknowledged to be Categorically Exempt from California Environmental Quality Act Section 15332, Class 32, In-Fill Development, on

November 26, 2007, as part of the approval of the Consolidated Design Review, including the approval of the removal of one protected tree and a new landscape plan. The subject Final Vesting Tract Map will not result in any new environmental impacts.

**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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Interim Director of Public Works

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Approved by:



MICHAEL J. BECK  
City Manager

Attachment A – Final Tract Map No. 070403  
Attachment B – Vicinity Map