

# Agenda Report

May 18, 2015

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **APPROVAL OF FINAL TRACT MAP NO. 071719 FOR CONSOLIDATION OF FIVE LAND LOTS INTO ONE LAND LOT, WITH TWO COMMERCIAL AIR PARCELS AND 82 RESIDENTIAL AIR PARCELS FOR CONDOMINIUM PURPOSES, AT 700 EAST WALNUT STREET**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071719; 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 vesting tentative map was approved on April 4, 2012 by the Subdivision Hearing Officer and must 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 2013, the State passed Assembly Bill 116, which allows that all tentative maps with an expiration date prior to January 1, 2016, be automatically extended by 24 months. The 24-month extension is in addition to the one-year extension granted by Senate Bill 1185. Therefore, the amended expiration date of this Final Tract Map is April 4, 2017.

## **BACKGROUND:**

The subject Final Tract Map, as shown in Attachment A, for the consolidation of five land lots into one land lot, with two commercial air parcels and 82 residential air parcels for condominium purposes, was reviewed and approved in vesting tentative form by the Subdivision Hearing Officer on April 4, 2012.

The subject subdivision is located at 700 East Walnut Street, as shown in the vicinity map in Attachment B. The proposed development includes the construction of a five-story, mixed-use and urban housing project with two commercial air parcels and 82 residential air parcels for condominium purposes. The building construction is currently permitted under Building Permit BLD2013-01187. Construction started in October 2014 and is scheduled for completion in 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.

As part of the Public Works Conditions of Approval, the applicant shall dedicate to the City a three-foot strip of land along the Walnut Street frontage of the subject property for street purposes. In addition, the applicant shall dedicate to the City the land necessary to provide for a 15-foot diagonal corner cut-off or a 30-foot radius property line corner rounding at the southeast corner of the intersection of Walnut Street and El Molino Avenue, to provide for an Americans with Disabilities Act (ADA) compliant curb ramp. These dedications were previously accepted by the City as Easement No. 7918 in 2013. The document was filed and recorded as Instrument No. 20131814411 with the Los Angeles County Registrar-Recorder/County Clerk. The recorded dedication was referenced as such on the subject Final Map.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). 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 Final Tract Map is below the allowable criteria for the Central District Sub-area 3 classification under the General Plan. The project is consistent with the size and character of other developments 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.

An initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on January 22, 2007. The Initial Study determined that the proposed project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The project has since been revised and an addendum to the Initial Study was prepared on January 10, 2010. The addendum concluded that the previously adopted Mitigated Negative Declaration applies to the current project. The proposed Tract Map will not result in any new environmental impacts.

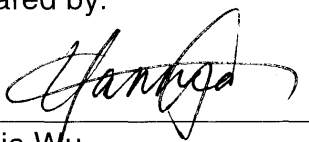
**FISCAL IMPACT:**

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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JULIE A. GUTIERREZ  
Interim Director of Public Works

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Approved by:

  
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Attachment A – Final Tract Map No. 071719  
Attachment B – Vicinity Map