

# Agenda Report

May 18, 2015

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 071665 FOR REVERSION TO ACREAGE OF RECORDED VESTING TRACT MAP NO. 062061, AT 177 NORTH HUDSON AVENUE (PREVIOUSLY 770 EAST WALNUT STREET)**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071665; 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 June 20, 2012 by the Subdivision Hearing Officer and must be recorded within three 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 June 20, 2018.

## **BACKGROUND:**

The subject Final Tract Map, as shown in Attachment A, for the reversion to acreage of recorded Vesting Tract Map No. 062061 with air parcels subdivision, was reviewed and approved in vesting tentative form by the Subdivision Hearing Officer on June 20, 2012. A copy of the recorded Vesting Tract Map No. 062061 is shown in Attachment B.

The subject subdivision is located at 177 North Hudson Avenue (previously 770 East Walnut Street), as shown in the vicinity map in Attachment C. The proposed

development includes the construction of a new mixed-use project with 91 for-rent residential units with subterranean parking. The building construction is currently permitted under Building Permit BLD2013-01302. Construction started in November 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.

All dedications to the City for street purposes on the Walnut Street and on the Hudson Avenue frontages, as shown on the recorded vesting Tract Map 062061, will remain as public streets as shown on the final Tract Map 71665. These dedications include a variable strip of land along the Walnut Street frontage, from three feet width at the west end to 12.55 feet width at Hudson Avenue; a 12-foot radius property line corner rounding at the southwest corner of Walnut Street and Hudson Avenue; and an eight-foot strip of land of approximately 100 feet long along the Hudson Avenue frontage, including a variable strip for transition.

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 subject Final Tract Map for a reversion of acreage is consistent with the intent of the Central District Specific Plan, General Plan, and Zoning Classification. The General Plan promotes for improvement of housing supply in either for-rent or for-sale. 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.

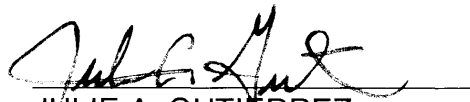
The Hearing Officer adopted the environmental determination that on August 3, 2005, a Mitigated Negative Declaration was adopted in conjunction with the approval of Vesting Tentative Tract Map No. 0062061 for the development. Staff has determined that none of the conditions described in Section 15162 of the California Environmental Quality Act

(CEQA) Guidelines requiring the preparation of a new Mitigated Negative Declaration have occurred. An Addendum to the adopted Mitigated Negative Declaration has been prepared in accordance with CEQA Guidelines.

**FISCAL IMPACT:**

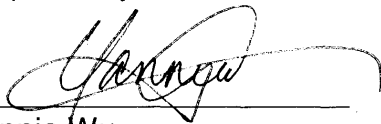
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



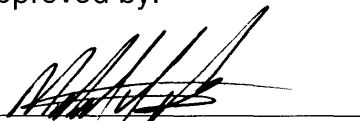
JULIE A. GUTIERREZ  
Interim Director of Public Works

Prepared by:



Yannie Wu  
Principal Engineer

Approved by:



MICHAEL J. BECK  
City Manager

Attachment A – Final Tract Map No. 071665  
Attachment B – Recorded Vesting Tract Map No. 062061  
Attachment C – Vicinity Map