

# Agenda Report

April 18, 2016

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 072615 FOR  
CONSOLIDATION OF TWO LAND LOTS AND CREATION OF 17  
RESIDENTIAL AIR PARCELS AT 2424 EAST DEL MAR BOULEVARD**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 072615 for the consolidation of two land lots and the creation of 17 residential air parcels; 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 tentative map was approved on February 19, 2014 by the Subdivision Hearing Officer, to be recorded within three years.

## **BACKGROUND:**

The subject Final Tract Map, as shown in Attachment A, for the consolidation of two land lots and the creation of 17 residential air parcels was reviewed and approved in vesting tentative form by the Subdivision Hearing Officer on February 19, 2014.

The subject subdivision is located at 2424 East Del Mar Boulevard, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate two land lots and to create 17 air parcels for residential condominium purposes. The building construction consists of a three-story multi-family structure with one level of subterranean parking. It is currently permitted under Building Permit BLD2013-01509. Construction started in May 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.

There was an existing six-foot wide easement along the easterly property line for sewer purpose. The easement was recorded with the Los Angeles County Registrar-Recorder/County Clerk in 1991 as Instrument No. 91-734988. A six-inch clay house sewer within the said easement is serving the property south of the subject development, located at 2435 Oneida Street.

In addition, a set of existing power conduits and a portion of an underground power vault were constructed above the house sewer within the sewer easement. As part of the Conditions of Approval by the Pasadena Water and Power Department, the applicant shall dedicate a new easement for maintenance purpose of the power facility. Part of the existing easement width was increased from six to 6.5 feet, for the northerly 20 feet of the property. The new easement for public utility purposes was granted to the City in 2015, and recorded as Instrument No. 20151353610 with the Los Angeles County Registrar-Recorder/County Clerk. Both easements were referenced on the subject Final Map.

The project site was previously a vacant lot. The provisions of Chapter 9 of the Pasadena Municipal Code related to the Tenant Protection Ordinance were not applicable to this project as it did not involve the displacement of any tenant households.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). The applicant has entered into an Inclusionary Housing/Density Bonus Agreement with the City and is in compliance with the Requirements.

#### **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 permissible with the Medium-High Density Residential classification under the General Plan since it is in compliance with the Density Bonus of the Zoning Code. The Tract 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.

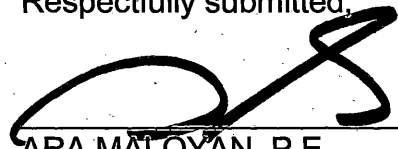
This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code

§21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development). It has been determined that there are no changed circumstances or new information as part of the proposed Tract Map application that necessitates further environmental review.

**FISCAL IMPACT:**

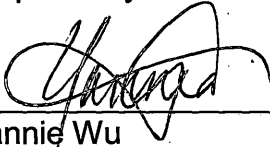
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.  
Director of Public Works

Prepared by:



Yannie Wu  
Principal Engineer

Approved by:



STEVE MERMELL  
Interim City Manager

Attachment A – Final Tract Map No. 072615  
Attachment B – Vicinity Map