

Agenda Report

December 5, 2016

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 073027 FOR CREATION OF EIGHT RESIDENTIAL AIR PARCELS FOR CONDOMINIUM PURPOSES AT 728 - 730 SOUTH MARENGO AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 073027 for the creation of eight residential air parcels for condominium purposes; 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 November 5, 2014 by the Subdivision Hearing Officer, to 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 all tentative maps with an expiration date prior to January 1, 2016, to 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 November 5, 2020.

BACKGROUND:

The subject Final Tract Map, as shown in Attachment A, for the creation of eight residential air parcels for condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on November 5, 2014.

The subject subdivision is located at 728 - 730 South Marengo Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create eight air parcels for residential condominium purposes. The project consists of the construction of a two-

story multi-family condominium building over subterranean parking. It is currently permitted under Building Permit BLD 2014-01005. Construction started in February 2015 and is scheduled for completion in 2017.

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.

The site previously contained a six unit apartment building with carport parking. The provisions of Chapter 9 of the Municipal Code which relates to the Tenant Protection Ordinance ("TPO") apply to this development as it entailed the demolition of the apartment building. The Housing and Career Services Department evaluated this case and has determined that the applicant has no relocation obligation under the TPO.

The proposed eight-unit condominium development is not subject to the City's Inclusionary Housing Requirements (Chapter 17.42 of the Zoning Code) because these regulations only apply to projects with ten or more units.

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 Tentative Tract Map is consistent the maximum density allowed under the General Plan. The project is consistent with the size and character of other residential lots in the vicinity of the site. 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:

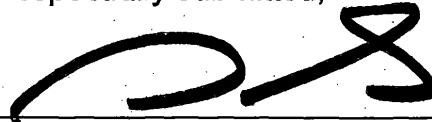
The approval of a Final Tract Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

On June 3, 2014, this project was 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) as part of the Consolidated Design Review approval. It has been determined that there are no changed circumstances or new information as part of the proposed Tentative Tract Map application that necessitates further environmental review.

FISCAL IMPACT:

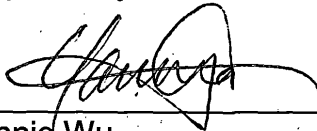
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 073027
Attachment B – Vicinity Map