

Agenda Report

February 22, 2016

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL VESTING TRACT MAP NO. 072452 FOR COMBINATION OF TWO LAND LOTS INTO ONE AND CREATION OF 28 RESIDENTIAL AIR PARCELS AT 270-280 SOUTH OAKLAND AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Vesting Tract Map No. 072452;
2. Accept the offer of easement dedication, from the property owner, for sidewalk purposes as shown on said map; and
3. 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 November 20, 2013 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

The subject Final Vesting Tract Map, as shown in Attachment A, for the combination of two land lots into one and the creation of 28 residential air parcels was reviewed and approved in tentative form by the Subdivision Hearing Officer on November 20, 2013.

The subject subdivision is located at 270-280 South Oakland Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate two land lots into one and to create 28 air parcels for residential condominium purposes. The building construction is currently permitted under Building Permit BLD2013-01190. Construction started in January 2015 and is scheduled for completion in August 2016.

The developer's surveyor has completed the Final Vesting 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. Included among these conditional requirements is the dedication of a 1.5-foot-wide sidewalk easement to maintain a minimum 5-foot-wide public sidewalk. The dedication is shown on the Final Map for this development and is recommended for acceptance by the City Council.

The project site previously contained two multi-family residential buildings with a total of nine units. The provisions of Chapter 9 of the Pasadena Municipal Code related to the Tenant Protection Ordinance were applicable to this project as the units were occupied and involved the displacement of tenant households from multifamily dwelling units. The applicant submitted a Tenant Relocation Assistance Plan to the City's Housing Department. The Plan was approved and the applicant has complied fully with the Plan.

The development is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42). The applicant elected to provide two (2) very low income affordable units on site, which satisfies the Inclusionary unit requirement for the project. An Inclusionary Housing Agreement approved by the City was recorded against the subject property on July 25, 2014.

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 proposed density of the Vesting Tentative Tract Map is above the maximum density allowed under the General Plan; however, because the project is providing five (four low and one moderate income level) affordable units, the project is entitled to a density bonus. With the density bonus allowance, the project is consistent with the size and character of other residential lots in the vicinity of the site. The Vesting Tentative 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 Vesting 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 Vesting Tentative Tract Map application that necessitates further environmental review.

FISCAL IMPACT:

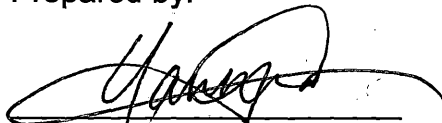
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



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Principal Engineer

Approved by:



STEVE MERMELL
Interim City Manager

Attachment A – Final Vesting Tract Map No. 072452
Attachment B – Vicinity Map