

Agenda Report

April 24, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 071782 FOR CREATION OF 12 AIR PARCELS ON ONE LAND LOT FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 530 SOUTH EL MOLINO AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071782 for the creation of 12 air parcels on one land lot for residential 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 July 17, 2013 by the Subdivision Hearing Officer, to 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 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 July 17, 2018.

BACKGROUND:

The subject Final Tract Map, shown in Attachment A, for the creation of 12 air parcels on one land lot for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on July 17, 2013.

The subject subdivision is located at 530 South El Molino Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create 12 air parcels on one land lot for residential condominium purposes. The project involves the demolition of an

existing six-unit apartment complex and the construction of a new three-story, 12-unit condominium with subterranean parking. It is currently permitted under Building Permit BLD2013-01184. Construction started in 2015 and is scheduled for completion in the summer of 2017.

The developer's surveyor completed the final map which has been reviewed and approved by the City's consultant 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.

This is a project to create 12 new residential air parcels in conjunction with the new construction. The site previously contained three structures with six units. The requirements under Chapter 9 of the Pasadena Municipal Code related to the Tenant Protection Ordinance (TPO) were determined to be applicable to this project, which the developer satisfied in FY 2014.

The Inclusionary Housing Requirements in Chapter 17.42.010 of the Zoning Code were determined to be applicable to this project, which the developer satisfied by payment of an In-Lieu Fee to the City in FY 2015.

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 subject Tract Map is within the maximum density allowed for High Density Residential 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 Map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) 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 CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects. There are no changed circumstances or new information that would require further environmental review for this project.

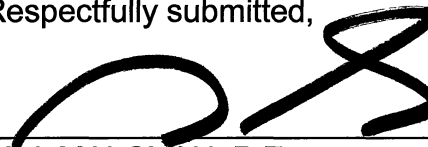
Class 32 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable

general plan policies, as well as with applicable zoning designations and regulations; 2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

FISCAL IMPACT:

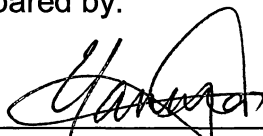
The developer has paid for all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 071782
Attachment B – Vicinity Map