

Agenda Report

August 28, 2017

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 73162 FOR CREATION OF EIGHT AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 545-553 NORTH WILSON AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 73162 for the creation of eight air parcels 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 December 2, 2015 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

The subject final Tract Map, as shown in Attachment A, for the creation of eight air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 2, 2015.

The subject subdivision is located at 545-553 North Wilson Avenue, as shown on the vicinity map in Attachment B. The applicant is proposing to create eight air parcels for residential condominium purposes. The project involves the demolition of three existing residential units and the construction of two multi-unit residential buildings over subterranean parking. It is currently permitted under Building Permits BLD2015-01536 and -01537. Construction started in Spring 2017 and is scheduled for completion in Winter 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.

This eight-unit residential development is not subject to the City's Inclusionary Housing Requirements, which apply to residential developments of ten or more new units. This development resulted in the displacement of one tenant who was eligible for relocation and moving expense allowances under the City's Tenant Protections Ordinance (TPO). The applicant satisfied the TPO requirements in November 2016.

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 Tract Map is within the permissible density allowed for the Medium-High Density Residential classification under the General Plan, and 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: Policy 2.1 (Housing Choices), Policy 4.11 (Development that is Compatible), and Goal 6 (Character and Scale of Pasadena).

ENVIRONMENTAL ANALYSIS:

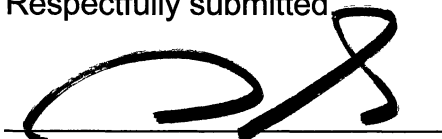
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined as Categorically Exempt from CEQA Section 15332, Class 32, In-Fill Development. The environmental document was approved by the Director of Planning and Community Development on May 21, 2015 as part of the staff level Consolidated Design Review approval. It has further been determined that there are no changed circumstances or new information as part of the proposed Tract Map application that necessitate further environmental review.

FISCAL IMPACT:

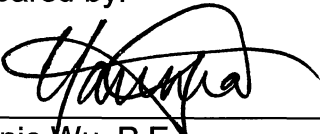
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



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Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 73162
Attachment B – Vicinity Map