

# Agenda Report

May 22, 2017

**TO:** Honorable Mayor and City Council

**FROM:** Department of Public Works

**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 072778 FOR CONSOLIDATION OF TWO LOTS INTO ONE LOT AND CREATION OF 30 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 135-145 SOUTH WILSON AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 072778 for the consolidation of two lots into one lot and the creation of 30 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 April 16, 2014 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 April 16, 2019.

## **BACKGROUND:**

The subject final Tract Map, shown in Attachment A, for the consolidation of two lots into one lot and the creation of 30 air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on April 16, 2014.

The subject subdivision is located at 135-145 South Wilson Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to consolidate two lots into one lot and to create 30 air parcels for residential condominium purposes. The project involves the demolition of six existing residential units and the construction of a four-story building over subterranean parking. It is currently permitted under Building Permit BLD2014-00322. Construction started in 2014 and is scheduled for completion in Spring of 2018.

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 is a project to create 30 new residential air parcels in conjunction with new construction. The site previously contained a total of six units, some of which were still occupied. The applicant worked with the Housing Department to comply with the provisions of Chapter 9.75 of the Municipal Code related to the Tenant Protection Ordinance (TPO). Determination of the developer's compliance with the TPO by the City's Housing Department is required prior to the recordation of the Final Map. The developer has paid out the relocation and moving expense allowances to all eligible tenant households, in compliance with the TPO.

Chapter 17.42 of the Zoning Code applies to projects with ten or more new dwelling units. This requirement is applicable to the subject development. The applicant proposes to provide two affordable units in the project. An approved Inclusionary Housing Agreement which sets forth the mix and designation of the affordable inclusionary units has been reviewed and recorded against the project.

**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 above the base maximum density allowed for the High Density Residential designation of the Land Use Element of the General Plan. As the project will provide two affordable inclusionary units, the project is entitled to a density bonus, which is encouraged by the General Plan. Because of the generation of affordable housing, the project is in compliance with all applicable development standards of the Zoning Code, as envisioned by the Land Use Element of the General Plan. 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 as Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on January 14, 2014 as part of the approval of Final Design Review. 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.

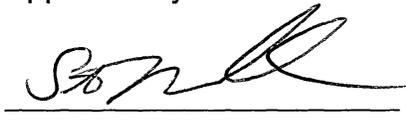
Respectfully submitted,

  
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