

# Agenda Report

September 25, 2017

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **APPROVAL OF FINAL TRACT MAP NO. 73639 FOR SUBDIVISION OF FIVE EXISTING AIRSPACE PARCELS TO CREATE EIGHT AIRSPACE PARCELS FOR MIXED-USE PURPOSES AT 260 - 386 EAST COLORADO BOULEVARD**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 73639 for the subdivision of five existing airspace parcels to create eight airspace parcels for mixed-use purposes;
2. Accept the offer of dedication for public 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 tentative map was approved on February 17, 2016 by the Subdivision Hearing Officer, to be recorded within three years.

## **BACKGROUND:**

The subject final Tract Map, shown in Attachment A, for the subdivision of five existing airspace parcels to create eight airspace parcels for mixed-use purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on February 17, 2016.

The subdivision is located at 260 - 386 East Colorado Boulevard, as shown in the vicinity map in Attachment B. In addition to Colorado Boulevard, the development is also fronting Los Robles Avenue and Green Street. The applicant is proposing to

subdivide five existing airspace parcels and to create eight airspace parcels for mixed-use purposes. The proposed eight airspace parcels consist of three retail parcels for the existing Paseo Colorado Shopping Center, one airspace parcel for new retail space, one airspace parcel for a new hotel, one airspace parcel for 71 future, new for-sale residential units, and two additional airspace parcels above the hotel and condominium improvements for a property located in the CD-2 Zoning District. The project involves the demolition of the Macy's Store above the existing subterranean parking structure which remains in place, and the construction of a Hyatt Place Hotel and a six-story mixed-use residential and commercial structure.

The Hyatt Place Hotel will be located at the northwest corner of Green Street and Los Robles Avenue. The 179-room hotel will have six stories. Approximately 6,000 square feet of ground-floor retail space will be included in the hotel building, fronting on the Paseo's central pedestrian mall and on Los Robles Avenue. The construction of Hyatt Place Hotel is currently permitted under Building Permit BLD2016-0022. Construction has commenced in 2017 and is scheduled for completion in Winter of 2019.

The proposed six-story mixed-use building will be located on the northern portion of the development fronting Colorado Boulevard and Los Robles Avenue. It will be approximately 125,000 square feet in total size. The ground floor will comprise approximately 25,000 square feet of retail and restaurant tenant spaces, while the second to sixth floors will consist of 71 for-sale residential units. There has not been any plans submittal for this portion of the development.

As part of the conditions of approval for the subject Final Map, the applicant shall dedicate to the City the land necessary to facilitate and construct a minimum 15-foot wide sidewalk along the Los Robles Avenue frontage of the subject property. In addition, in order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall also dedicate to the City sufficient land at the northwest corner of Los Robles Avenue and Green Street for public sidewalk purposes. The dedication, consisting of a 5-foot wide piece of land with a property corner rounding, is shown on the Final Map.

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.

The project site does not contain any residential tenants who would be displaced by this subdivision. Furthermore, the approved project scope of Conditional Use Permit No. 6072 did not include the displacement of any residential tenants. As such, the City's Tenant Protection Ordinance (Chapter 9.75 of the Pasadena Municipal Code) is not applicable to this project.

Chapter 17.42.010 of the Zoning Code applies to projects with ten or more new dwelling units. This subdivision includes the creation of an airspace parcel (Lot 6) for the future development of 71 for-sale residential units. This subdivision is only creating the airspace parcel that would ultimately contain the residential component of the project and does not create the individual airspace parcels for the 71 residential units. Therefore, this subdivision is not subject to the Inclusionary Housing Ordinance. A future application for a subsequent Tract Map will be submitted to create the separate airspace parcels for the 71 residential units, which would be subject to the Inclusionary Housing Ordinance.

**COUNCIL POLICY CONSIDERATION:**

The proposed Final Tract Map is consistent with Objective 2 (Land Use Diversity) of the General Plan Land Use Element in that the subdivision would provide a mix of land uses that would meet the diverse needs of residents and businesses, and would improve housing conditions and offer a variety of employment opportunities. The final Tract Map is also consistent with Policy 2.5 (Mixed Use) of the General Plan Land Use Element, in that it would help realize a project that would mix housing with commercial uses to enable Pasadena's residents to live close to business and employment, increase non-auto travel, and interact socially.

**ENVIRONMENTAL ANALYSIS:**

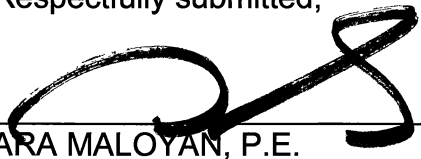
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined to be consistent with the adopted Mitigated Negative Declaration (MND) and Mitigation and Monitoring Reporting Program for the demolition of the former Macy's Store and the construction of a six-story hotel and a six-story mixed-use commercial and residential building approved by the City Council on November 17, 2014, where the project scope of the MND would be realized with the requested subdivision. It has been determined that there has been no change to the project or substantial changes in circumstances, and no new information that would warrant subsequent environmental analysis in accordance with CEQA related to the proposed final Tract Map that necessitates further environmental review.

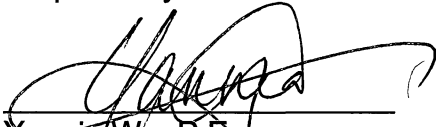
**FISCAL IMPACT:**

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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ARA MALOYAN, P.E.  
Director of Public Works

Prepared by:

  
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Approved by:

  
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STEVE MERMELL  
City Manager

Attachment A – Final Tract Map No. 73639  
Attachment B – Vicinity Map