



Agenda Report

February 26, 2018

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 074215 FOR CREATION OF 21 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 104-112 EAST ORANGE GROVE BOULEVARD**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 074215 for the creation of 21 air parcels for residential condominium purposes;
2. Accept the offer of dedication for public alley 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 tentative map was approved on January 18, 2017 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

This final Tract Map, shown in Attachment A, for the creation of 21 air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on January 18, 2017.

The subject subdivision is located at 104-112 East Orange Grove Boulevard, as shown in the vicinity map in Attachment B. The project involves the construction of a 34,775 square foot, three-story multi-family residential building with one level of subterranean parking. It is currently permitted under Building Permit BLD2016-00050. Construction started in 2016 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 Los Angeles County Department of Public Works. 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.

As part of the conditions of approval for this Final Map, the applicant shall dedicate a one-foot strip of land along Carter Alley frontage for alley purposes in order to provide a standard 20-foot-wide alley. The dedication is shown on the Final Map.

The proposed project would create 21 new residential air parcels in conjunction with new construction. The site contained two vacant residential structures that were demolished as part of the building permit approval. Therefore, this project is not subject to the Tenant Protection Ordinance requirements.

Chapter 17.42 of the Zoning Code applies to projects with ten or more new dwelling units. All of the 21 units under construction have been designated as affordable and in compliance with the City's Inclusionary Housing Requirements.

COUNCIL POLICY CONSIDERATION:

The proposed density of Tract Map No. 074215 is within the maximum density allowed for the Low-Medium Mixed Use land use designation of the General Plan. The project is consistent with the size and character of other residential developments within the same General Plan land use designation and zoning district. The Tract Map is also consistent with the following General Plan Objectives and Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages). The project supports these policies by expanding the type and increasing the inventory of affordable housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the Fair Oaks/Orange Grove Specific Plan development standards.

ENVIRONMENTAL ANALYSIS:

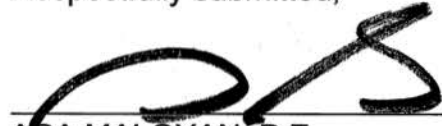
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project was determined to be Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on July 1, 2015 as part of the approval of Affordable Housing Concession Permit No. 11817. 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:

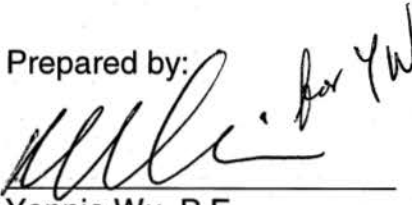
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

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. 074215
Attachment B – Vicinity Map