



Agenda Report

July 23, 2018

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 078325 FOR SUBDIVISION OF ONE LAND LOT INTO NINE LAND LOTS FOR RESIDENTIAL PURPOSES AT 655 WESTMINSTER DRIVE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 078325 for the subdivision of one land lot into nine land lots for residential purposes;
2. Accept the offer of dedications for public street purposes and for public sewer 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 December 2, 2015 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

This final Tract Map, shown in Attachment A, for the subdivision of one land lot into nine land lots for residential purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 2, 2015.

The subject subdivision is located at 655 Westminster Drive, as shown on the vicinity map in Attachment B. The project involves the construction of nine single-family residences. It consists of five two-story houses and four one-story houses, all of which are designed in Craftsman style tradition. The construction was permitted under Building Permit Nos. BLD2015-00778 through -00786. Construction started in 2015 and will be completed in summer 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 all the conditions of approval required by the City.

As part of the conditions of approval for the Final Map, the applicant shall dedicate to the City the land necessary for public street purposes to provide a 25-foot radius property line corner rounding and to facilitate a 15-foot radius curb and gutter with a 10-foot wide concrete sidewalk at the northeast corner of Westminster Drive and California Terrace. In addition, the developer also proposed to dedicate a 10-foot wide public sewer easement to serve the nine individual properties. The two dedications are shown on the Final Map.

This project is subject to the regulations of the Self-Help Labor Program administered by the Federal Department of Housing and Urban Development, to which low-income residents contribute a substantial amount of personal labor towards the construction of the project. The project is in compliance with the Program regulations.

COUNCIL POLICY CONSIDERATION:

The proposed density of Tract Map No. 078325 is within the maximum density allowed for the Low Density Residential 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 Policy 21.1 of the General Plan Land Use Element. The proposed land lots, lot shape, configuration and size, are in substantial conformance with the development plans submitted with the PD-33 application.

ENVIRONMENTAL ANALYSIS:

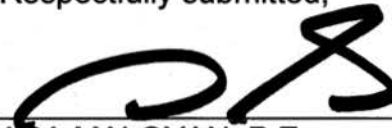
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined to be consistent with the certified Final Environmental Impact Report (EIR) for the Reuse of the Desiderio Army Reserve Center (Case No. 2013091086) approved by the City Council on October 27, 2014; where the project scope of the EIR included the subdivision of one land lot into nine land lots for the development of nine single-family residences. It has further been determined that there are no changed circumstances or new information that necessitate further environmental review.

FISCAL IMPACT:

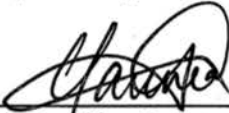
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 078325
Attachment B – Vicinity Map