



Agenda Report

June 11, 2018

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 074800 FOR CREATION OF 21 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 218 SOUTH OAKLAND AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 074800 for the creation of 21 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 tentative map was approved on December 20, 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 December 20, 2017.

The subject subdivision is located at 218 South Oakland Avenue, as shown in the vicinity map in Attachment B. The project involves the construction of a 27,376 square foot, three-story multi-family residential building with one level of subterranean parking. It was permitted under Building Permit No. BLD2013-00708. Construction started in 2013 and was completed in 2017.

The developer's surveyor completed the final map which has been reviewed and approved by the City's survey consultant. 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.

The proposed project would create 21 new residential air parcels in conjunction within a newly constructed 27,376 square-foot, three-story multi-family residential building with one level of subterranean parking. Prior to construction, the site contained a total of two vacant residential structures that were demolished as part of the building permit issued on February 27, 2015. No tenants were displaced as part of this project. Therefore, this project is not subject to the Tenant Protection Ordinance requirements.

Chapter 17.42 of the Zoning Code applies to projects with 10 or more new dwelling units. This 21-unit residential development is subject to the terms and provisions as provided in the previously approved Inclusionary Housing/Density Bonus Agreement, recorded on July 25, 2014 as Instrument No. 20140770440. Two of the project dwelling units are required to be designated as Inclusionary Units in the Agreement, and are to be operated as rental housing exclusively for Very Low Income Households at an Affordable Rent.

COUNCIL POLICY CONSIDERATION:

The proposed density of Tract Map No. 074800 is within the maximum density allowed for the High 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 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 RM-48-HL-40(45) (Multi-Family Residential 0-48 units per acre, Height Limit Overlay District of 40 feet/45 feet with height averaging) development standards.

ENVIRONMENTAL ANALYSIS:

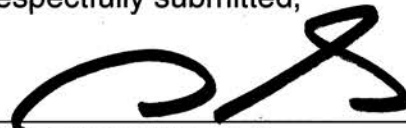
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

On December 19, 2012, as part of the approval of Affordable Housing Concession Permit, it was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development). Additionally, there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information that necessitate further environmental review.

FISCAL IMPACT:

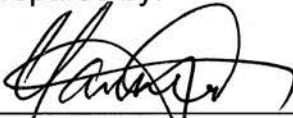
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

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. 074800
Attachment B – Vicinity Map