

Agenda Report

January 14, 2019

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 074608 FOR CREATION OF 105 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND SIX AIR PARCELS FOR COMMERCIAL CONDOMINIUM PURPOSES AT 245 SOUTH LOS ROBLES AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve final Tract Map No. 074608 for the creation of 105 air parcels for residential condominium purposes and six air parcels for commercial 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 May 17, 2017 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 074608, shown in Attachment A, for the creation of 105 air parcels for residential condominium purposes and six air parcels for commercial condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on May 17, 2017.

The subject subdivision is located at 245 South Los Robles Avenue, as shown in the vicinity map in Attachment B. There are three frontages including Los Robles Avenue, Cordova Street, and Euclid Avenue. The applicant is proposing to create 105 air parcels for residential condominium purposes and six air parcels for commercial condominium purposes. Phase 1 of the development involves the construction of 48 new residential units above and around an existing parking structure at 380 Cordova Street. The permit application is filed under Building Permit BLD2018-00259.

Comments for second plan review from various City's departments were sent to the applicant in November 2018. Phase 1 is scheduled for completion in Spring 2019. Construction for Phase 2 of the development will be tentatively scheduled from February 2019 to Spring 2020.

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 applicant has complied with the City's Inclusionary Housing requirements by payment of In-Lieu Fee.

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 within the maximum density allowed for the Medium Mixed-Use land use designation of the General Plan. The project is consistent with the size and character of other mixed-use and commercial development in the vicinity of the site. The Final Tract Map is also consistent with the following General Plan Objectives and Policies: Policy 25.2 (Compact In-fill Development), Policy 28.1 (Land Use Mix), and Policy 28.4 (Design Integration).

ENVIRONMENTAL ANALYSIS:

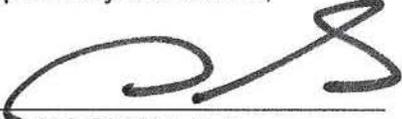
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

This project has been determined as Categorically Exempt from CEQA (Section 15332, Class 32, In-fill Development) on March 1, 2017, as part of the approval of the project's Affordable Housing Concession Permit. 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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Director of Public Works

Prepared by:



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Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 074608
Attachment B – Vicinity Map