



# Agenda Report

March 30, 2020

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **APPROVAL OF FINAL TRACT MAP NO. 074947 FOR CREATION OF 13 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 973 EAST DEL MAR BOULEVARD**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074947 for the creation of 13 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 subject tentative map was approved on January 17, 2018 by the Subdivision Hearing Officer, to be recorded within three years.

## **BACKGROUND:**

Final Tract Map No. 074947, shown in Attachment A, for the creation of 13 air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on January 17, 2018.

The subject subdivision is located at 973 East Del Mar Boulevard, as shown in the vicinity map in Attachment B. The applicant is proposing to create 13 air parcels for residential condominium purposes. The project involves the demolition of five structures with six multi-family units, and the construction of a three-story multi-family structure with 13 residential units, over one level of subterranean parking. Construction is permitted under Building Permit 2018-00257. Construction started in 2019 and will be completed in Fall 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 proposed project would create 13 new residential air parcels in conjunction with new construction. The site previously contained five structures with six multi-family residences. Tenants were displaced as a result of this application, which triggered the provisions of Chapter 9.75 of the Municipal Code related to the Tenant Protection Ordinance. The applicant has complied with the Tenant Protection Ordinance (TPO) resulting in the payment of TPO relocation/moving expense allowances to all eligible displaced tenants.

Chapter 17.42 of the Zoning Code applies to projects with 10 or more new dwelling units. These standards and procedures are intended to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is in proportion to the overall increase in new housing units. Because the proposed project entails the construction of 13 units, it is subject to the Inclusionary Housing Requirements. The applicant satisfied the requirements by payment of the Inclusionary In-Lieu Fee last year.

#### **COUNCIL POLICY CONSIDERATION:**

The proposed density of the Final Tract Map 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 lots in the vicinity of the site. The Final 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 housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards that emphasize the coherence, embellishment, and visibility of courts and gardens; and providing parking in a subterranean structure.

#### **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.

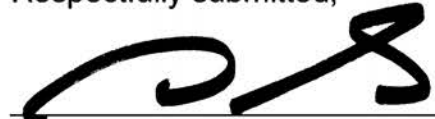
It was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on May 9, 2017 as part of the approval of Concept Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Final Tract Map that necessitate further environmental review. Furthermore, there are no features that

distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

**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

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Approved by:



STEVE MERMELL  
City Manager

Attachment A – Final Tract Map No. 074947  
Attachment B – Vicinity Map