



Agenda Report

March 30, 2020

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 074884 FOR CREATION OF 12 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 719 SOUTH MARENGO AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074884 for the creation of 12 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 July 19, 2017 by the Subdivision Hearing Officer, to be recorded within three years.

BACKGROUND:

Final Tract Map No. 074884, shown in Attachment A, for the creation of 12 air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on July 19, 2017.

The subject subdivision is located at 719 South Marengo Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create 12 air parcels for residential condominium purposes. The project involves the demolition of a single family house and garage, and the construction of a 12-unit multi-family residential development with 24 subterranean parking spaces. Construction is permitted under Building Permit BLD2017-00202. Construction started in 2017 and will be completed in 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.

Zoning Code Chapter 17.42 (Inclusionary Housing Requirements) establishes standards and procedures to encourage the development of housing that is affordable to a range of households with varying income levels. These standards apply to new residential projects consisting of 10 or more dwelling units. The proposed 12-unit development is subject to the Inclusionary Housing Requirements, and the applicant has satisfied this requirement by paying an in-lieu fee.

COUNCIL POLICY CONSIDERATION:

The subject final map is consistent with applicable general and specific plans per Section 65450. The Final Tract Map for 12 air parcels complies with the maximum density allowed for the Medium-High Density Residential land use designation of the General Plan. It is consistent with the size and character of the other residential lots in the vicinity of the site. It is also consistent with General Plan Policy 21.4 (New Residential Development), Goal 23 (Multi-Family Neighborhoods), and Policies 23.1 (Character and Design) and 23.2 (Parking Areas and Garages).

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.

In accordance with CEQA, a Categorical Exemption was prepared for this project. The environmental document was adopted by the Director of Planning on November 10, 2016 as part of the consolidated Design Review approval. It has further been determined that there are no changed circumstances or new information as part of the proposed Tract Map that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

FISCAL IMPACT:

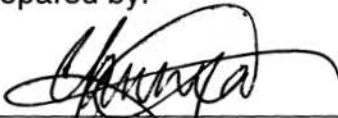
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Yannie Wu-Bowman, P.E.
Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 074884
Attachment B – Vicinity Map