

Agenda Report

April 12, 2021

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 074594 FOR CREATION OF EIGHT AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 704 SOUTH MARENGO AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074594 for the creation of eight 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. The exercise of the right granted must be commenced within three years, or by July 19, 2020.

BACKGROUND:

Final Tract Map No. 074594, shown in Attachment A, for the creation of eight air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on July 19, 2017. In accordance with Pasadena Municipal Code Chapter 16.18.060, "Approved tentative maps and tentative parcel maps shall be valid for the period of time prescribed by the Subdivision Map Act, and shall expire and be void at the end of that period unless a final map or a parcel map has been filed with the City Engineer." The final map was submitted to the City for review on September 28, 2018.

The subject subdivision is located at 704 South Marengo Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create eight air parcels for residential condominium purposes. The project involved the demolition of a two-story residence, detached garage, and two-story accessory structure.

The site will be developed with a two-story multi-family structure with eight residential units, over one level of subterranean parking. Construction is permitted under Building Permit BLD2016-01438. Construction started in 2018 and will be completed Spring 2021.

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 or provided surety for all the conditions of approval required by the City.

The project creates eight new residential air parcels in conjunction with new construction. The previous site contained a total of two structures, a single-family residence and an accessory structure. Single-family residences are not subject to the Tenant Protection Ordinance requirements. The applicant has submitted an affidavit stating that the structures are currently vacant.

Chapter 17.42 of the Zoning Code applies to projects with ten or more new dwelling units. Because the proposed project entails the construction of only eight units, it is not subject to the Inclusionary Housing Requirements.

COUNCIL POLICY CONSIDERATION:

The proposed density of the Final Tract Map is within the maximum density allowed for the Medium-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 August 4, 2016 as part of the approval of the Consolidated 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 necessitates 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,



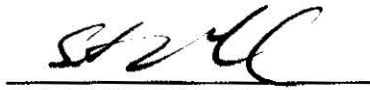
ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



Kris Markarian, P.E.
City Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 074594
Attachment B – Vicinity Map