

Agenda Report

July 12, 2021

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 082598 FOR CREATION OF EIGHT AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 2411 OSWEGO STREET**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 082598 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 May 1, 2019 by the Subdivision Hearing Officer. The exercise of the right granted must be commenced within three years, or by May 1, 2022.

BACKGROUND:

Final Tract Map No. 082598, 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 May 1, 2019.

The subject subdivision is located at 2411 Oswego Street, 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 three residential units and the construction of a new eight-unit multi-family residential condominium. Construction is permitted under Building Permit BLD2019-00190. Construction started in 2020 and will be completed in winter 2021.

The developer's surveyor completed the final map which has been reviewed and approved by the Los Angeles Department of Public Works. 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 development consisted of the demolition and removal of three existing residential units on the property. Any tenants displaced as a result of the proposed subdivision, must comply with the provisions of the City's Tenant Protection Ordinance (TPO), Municipal Code Chapter 9.75 (Tenant Protection). These provisions require the applicant to submit to the Housing Department an Owner's Affidavit of Tenant Occupancy Status, providing written notification to tenants and, if applicable, paying relocation and moving expense allowances to the income-eligible, displaced tenants. The applicant is in compliance with the Tenant Protection Ordinance and will pay out any required relocation and moving expense allowances to eligible displaced tenants.

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. Since the project consists of eight units, it is not subject to the inclusionary housing requirements.

COUNCIL POLICY CONSIDERATION:

The development is designated Medium-High Density Residential (0-32 dwelling units/acre) in the General Plan Land Use Element. Properties are characterized by medium-high density multi-family complexes in neighborhoods with densities of up to 32 dwelling units per acre and one- to three-story buildings. The eight-unit subdivision complies with the maximum density allowed. The proposal includes less than 32 dwelling units per acre based on a lot size of 20,000 square feet. The Tentative Tract Map to consolidate two parcels into one and create eight air parcels is consistent with General Plan Policy 21.4 (New Residential Development), and Goal 23 (Multi-Family Neighborhoods), specifically, Policies 23.1 (Character and Design), and 23.2 (Parking Areas and Garages). The Final Map 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. The proposal includes two-car garages where visibility is minimized.

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 conjunction with the Concept Design Review approval on September 17, 2018, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class

32, In-fill Development Project). It has further been determined that there are no changed circumstances or new information as part of the proposed Tentative Tract Map application 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:

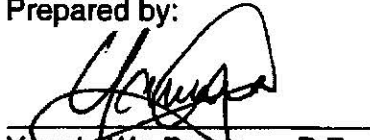
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



Kris Markarian, P.E.
Acting 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. 082598
Attachment B – Vicinity Map