

Agenda Report

October 18, 2021

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 082280 FOR CREATION OF 42 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE COMMERCIAL UNIT AT 178 SOUTH EUCLID AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 082280 for the creation of 42 air parcels for residential condominium purposes and one commercial unit; 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 February 6, 2019 by the Subdivision Hearing Officer. The exercise of the right granted must be commenced within three years, or by February 6, 2022.

BACKGROUND:

Final Tract Map No. 082280, shown in Attachment A, for the creation of 42 air parcels for residential condominium purposes and one commercial unit was reviewed and approved in tentative form by the Subdivision Hearing Officer on February 6, 2019.

The subject subdivision is located at 178 South Euclid Avenue, as shown in the vicinity map in Attachment B. The applicant is proposing to create 42 air parcels for residential condominium purpose and one commercial unit. The project involved the demolition of an existing one-story commercial office building and the construction of a five-story mixed-use building with 1,000 sq. ft. ground floor commercial office and 42-unit multi-family condominiums with two levels of subterranean parking garage. Construction is permitted under Building Permit BLD2018-01624. Construction started in 2019 and will be completed Spring 2022.

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 site was previously occupied with an office building and a parking lot and did not contain any residential dwelling units. The proposed project is not subject to the City's Tenant Protection Ordinance requirements because it does not entail the demolition/removal of housing units and the displacement of tenants.

Chapter 17.42 of the Zoning Code applies to projects with 10 or more new dwelling units, such as this 42-unit development. 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 by requiring that at least 15 percent of the units to be constructed be restricted as affordable for-sale housing for moderate income households. For this project, the applicant intends to provide three very-low income units within the development, as set forth in the Inclusionary Housing Plan, which was approved by the City on March 23, 2018.

COUNCIL POLICY CONSIDERATION:

The proposed Tract Map is consistent with Policy 2.1, Housing Choices, of the City's General Plan Land Use Element, as the project would provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Pasadena's commercial land uses. The proposed Tract Map is also consistent with Policy 21.1, Adequate and Affordable Housing, as this project would provide a variety of housing types, styles, densities, and affordability levels that are accessible to and meet preferences for different neighborhood types, physical abilities and income levels, pursuant to the Housing Element. Lastly, the proposed Tract Map is consistent with Policy 1.2, Targeted Growth, in that the project would result in new construction in an infill area and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties within the Central District.

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.

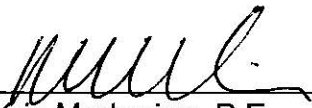
It was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on May 22, 2018 as part of the approval of Concept Design Review. It has further been determined that there are no changed

circumstances or new information as part of the proposed Tract Map to allow the creation of 42 residential air parcels and one commercial unit that necessitate further environmental review; therefore, there are no unusual circumstances.

FISCAL IMPACT:

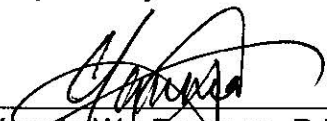
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will ultimately generate additional revenue to the City in an amount to be determined later in the form of property taxes.

Respectfully submitted,



Kris Markarian, P.E.
Acting Director of Public Works

Prepared by:



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Principal Engineer

Approved by:



STEVE MERMELL
City Manager

Attachment A – Final Tract Map No. 082280
Attachment B – Vicinity Map