

Agenda Report

April 11, 2022

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 074184 FOR CREATION OF 115 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND SIX AIR PARCELS FOR COMMERCIAL CONDOMINIUM PURPOSES AT 711 EAST WALNUT STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074184 for the creation of 115 air parcels for residential condominium purposes and six air parcels for commercial condominium purposes;
2. Accept the offer of easement for public street purposes as shown on said map; and
3. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

HEARING OFFICER RECOMMENDATION:

Tract Map No. 074184, shown in Attachment A, for the creation of 115 air parcels for residential condominium purposes and six air parcels for commercial condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on September 20, 2017. The exercise of the right granted must be commenced within three years, or by September 20, 2020. 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 in May 2018.

BACKGROUND:

The subject subdivision is located at 711 East Walnut Street, as shown in the vicinity map in Attachment B. The applicant is proposing to create 115 air parcels for

residential condominium purposes and six air parcels for commercial condominium purposes. The project involves the demolition of five existing commercial buildings and the construction of a mixed-use structure with 115 total units, 11,273 square feet of commercial space with three levels of subterranean parking. Construction is permitted under Building Permits BLD2018-00339 and BLD2019-00554. Construction started in 2019 and will be completed Fall 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 all the conditions of approval required by the City, or has provided a surety for pending public improvements.

As part of the conditions of approval, the applicant shall dedicate to the City a three-foot strip of land along Walnut Street to provide for a standard ten-foot wide sidewalk. In addition, the applicant shall dedicate the land necessary at the property line corner rounding to create a clearance for a curb ramp at Walnut Street and El Molino Avenue, as required by the Americans with Disabilities Act. Said easements were dedicated as shown on the Final Tract Map.

The proposed project would create 115 new residential air parcels in conjunction with new construction. The project does not involve the demolition of any residential units and is therefore not subject to the Tenant Protection Ordinance requirements.

COUNCIL POLICY CONSIDERATION:

The proposed density of the Tract Map is within the maximum density allowed for the Medium Mixed-Use land use designation of the General Plan. The project is consistent with the size and character of other lots in the vicinity of the site. The Tract Map is also consistent with the following General Plan Policies: Policy 2.5 (Mixed Use), Policy 23.1 (Character and Design), and Policy 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.

On June 21, 2017, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) as part of the approval of the Affordable Housing Concession Permit. It has further been determined that there are no changed circumstances or new information as part of the proposed Tract Map that necessitates further environmental review.

FISCAL IMPACT:

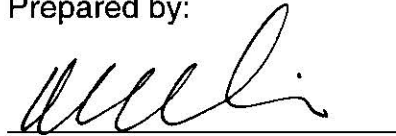
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in the form of property taxes, in an amount to be determined later.

Respectfully submitted,




TONY OLMOS, P.E.
Director of Public Works

Prepared by:



Kris Markarian, P.E.
City Engineer

Approved by:



CYNTHIA J. KURTZ
Interim City Manager

Attachment A – Final Tract Map No. 074184
Attachment B – Vicinity Map