

Agenda Report

December 5, 2022

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 074256 FOR CREATION OF 21 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 2488 MOHAWK STREET

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 074256 for the creation of twenty-one (21) air parcels for residential condominium purposes; and
2. Authorize the City Clerk to execute the Certificate on the Tract Map showing the City's approval of said Map.

HEARING OFFICER RECOMMENDATION:

Final Tract Map No. 074256, for the creation of 21 air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on January 20, 2021 (Attachment A). The exercise of the right granted must be commenced within three years, or by January 20, 2024. 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 reviewed and approved by the City's survey consultant in May 2022 and submitted to the City for final processing in October 2022.

BACKGROUND:

The subject subdivision is located at 2488 Mohawk Street (Attachment B), on the southwest corner of the intersection of Mohawk Street and Altadena Drive. The applicant is proposing to create 21 air parcels for residential condominium purposes. The project involves the demolition of three existing multi-family residential units, and construction of two, two and three-story buildings with subterranean parking.

Construction is permitted under Building Permit BLD2016-01234. Construction started in 2018 and was completed in November 2022.

The developer's surveyor completed the Final Map, which has been reviewed and approved by the City's licensed survey consultant. The Final 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.

The development fronts Altadena Drive, which had a substandard 9.5-foot wide sidewalk and parkway between the property line and existing curb. As part of the conditions of approval to provide for a standard 10-foot wide sidewalk and parkway, the applicant shall dedicate to the City a 0.5-foot wide strip of land along the Altadena Drive frontage of the subject property for street purposes. Easement No. 8014 was recorded with the Los Angeles County Clerk's office as Document No. 20211588988 on October 21, 2021. Said Easement is referenced on Final Tract Map 074256.

To meet the City's Inclusionary Housing Requirements, this project is providing one very low income unit. An approved Inclusionary Housing Plan has been approved by the City's Housing Department. Affordable housing deed restrictions will be recorded against the property.

COUNCIL POLICY CONSIDERATION:

The proposed density of the Tract Map is within the maximum density allowed for the Medium High Density Residential land use designations of the General Plan. The project is consistent with the character of other multi-family residential developments in the vicinity of the site. The Tract Map is also consistent with the following General Plan Policies: Policy 21.4 (New Residential Development); Goal 23 (Multi-Family Neighborhoods); 23.1 (Character and Design); and 23.2 (Parking Areas and Garages).

ENVIRONMENTAL ANALYSIS:

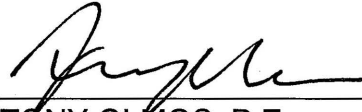
The approval of a final map is ministerial and therefore no action pursuant to the California Environmental Quality Act (CEQA) is required. For purposes of background information, the following is the environmental review history of this item.

On December 19, 2014, 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 Concept Design Review. 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:

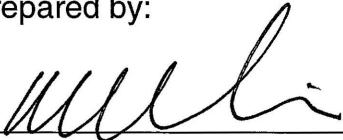
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in the form of property taxes, in an amount to be determined later.

Respectfully submitted,



TONY OLMOS, P.E.
Director of Public Works

Prepared by:



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Deputy Director of Public Works/City Engineer

Approved by:



MIGUEL MÁRQUEZ
City Manager

Attachment A – Final Tract Map No. 074256
Attachment B – Vicinity Map