

Agenda Report

October 24, 2022

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 083302 FOR CREATION OF 48 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND EIGHT AIR PARCELS FOR COMMERCIAL CONDOMINIUM PURPOSES AT 735 N ORANGE GROVE BOULEVARD**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 083302 for the creation of forty-eight (48) air parcels for residential condominium purposes and eight (8) 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:

Final Tract Map No. 083302, for the creation of forty-eight (48) air parcels for residential condominium purposes and eight (8) air parcels for commercial condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on June 3, 2021 (Attachment A). The exercise of the right granted must be commenced within three years, or by June 3, 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 Los Angeles County Department of Public Works in August 2022 and submitted to the City for final processing in September 2022.

BACKGROUND:

The subject subdivision is located at 735 N. Orange Grove Boulevard (Attachment B). The applicant is proposing to create forty-eight (48) air parcels for residential condominium purposes and eight (8) air parcels for commercial condominium purposes. The project involves the demolition of four existing residential buildings and three existing commercial buildings, and the construction of a mixed-use structure with 56 total units and 9,227 sq. ft. of commercial space with two levels of subterranean parking. Construction is permitted under Building Permits BLD2019-01772 and BLD2019-01790. Construction started in 2020 and will be completed in early 2023.

The developer's surveyor completed the final map, which has been reviewed and approved by Los Angeles County 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.

As part of the conditions of approval, the applicant shall dedicate to the City a maximum two-foot strip of land along Orange Grove Boulevard and Lincoln Avenue to provide for a 12-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 Orange Grove Boulevard and Lincoln Avenue, as required by the Americans with Disabilities Act. Said easements were dedicated, as shown on the Final Tract Map.

To meet the City's Inclusionary Housing Requirements, this project is providing 22 low income and 13 moderate income units. An approved Inclusionary Housing Plan, which sets forth the mix and designation of the affordable inclusionary units within the project, 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 Low Mixed Use and Low Medium 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 2.1 (Housing Choices), 21.1 (Adequate and Affordable Housing), Policy 21.2 (Equitable Distribution of Affordable Housing), and Policy 1.2 (Targeted Growth).

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 3, 2021, it was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development) as part of the approval of the Tentative Tract Map. 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:

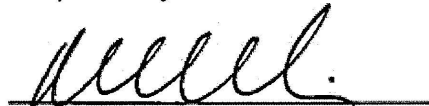
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in the form of property taxes, in an amount to be determined later.

Respectfully submitted,



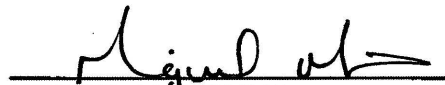
TONY OLMOS, P.E.
Director of Public Works

Prepared by:



Kris Markarian, P.E.
Deputy Director of Public Works/City Engineer

Approved by:



MIGUEL MARQUEZ
City Manager

Attachment A – Final Tract Map No. 083302
Attachment B – Vicinity Map