



Agenda Report

December 11, 2023

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 083642 FOR CREATION OF 19 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 150 SOUTH OAK KNOLL AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 08642 for the creation of 19 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. 083642 (Attachment A), for the creation of 19 air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on September 7, 2022. The exercise of the right granted must be commenced within three years, or by September 7, 2025.

BACKGROUND:

The subject subdivision is located at 150 South Oak Knoll Avenue (Attachment B). The applicant is proposing to create 19 air parcels for residential condominium purposes. The project involves the demolition of an existing surface parking lot, and the construction of a 4-story 19-unit building with subterranean parking. Construction is permitted under Building Permit BLD MF2021-00286 issued on July 12, 2023.

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.

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 and is consistent with the size and character of other residential lots in the vicinity of the site. The Vesting Tentative 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.

In conjunction with the Concept Design Review approval on December 22, 2020, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects). It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting 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 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. 083642
Attachment B – Vicinity Map