

Agenda Report

February 6, 2023

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL PARCEL MAP NO. 083256 FOR SUBDIVISION OF THREE CITY-OWNED EXISTING PARCELS INTO TWO PARCELS, AT 685 EAST UNION STREET**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Parcel Map No. 083256 for the subdivision of three City-owned existing parcels into two parcels;
2. Accept the offer of dedication 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:

The subject Final Parcel Map No. 083256, for the combining of three existing parcels into two parcels at 685 East Union Street was reviewed and approved in tentative form by the Planning Commission Hearing Officer on November 4, 2020, to be recorded within three years, or by November 4, 2023. (Attachment A). The Final Map has been reviewed and approved by the City's consultant surveyor. 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.

BACKGROUND:

The subject subdivision is located at 685 East Union Street (Attachment B), on the north side of Union Street between Oak Knoll Avenue and El Molino Avenue. Two of the parcels shared an address of 701 East Union Street, the site of the demolished Banner Bank Building, purchased by the City for creation of open space. The third parcel was the City-owned surface parking lot located at 100 North El Molino Avenue. Two lots would be created as a result of the subdivision of the existing three lots,

referenced here as Parcel 1 and Parcel 2. Parcel 1 is 32,004 square feet, located along Union Street and Oak Knoll Avenue, and contains newly constructed City park – Playhouse Village Park. Parcel 2 is 13,103 square feet, located along El Molino Avenue and contains the reconfigured public parking lot.

The purpose of the subdivision is to allow the public parking lot to be located on a separate parcel from the newly constructed park. Although the uses would be located on their respective parcels, each complement one another, as park and parking lot have been designed for integrated uses. As such, the proposed subdivision and parcels are consistent with the other parcels in the general vicinity and within the Central District Specific Plan.

As part of the conditions of approval for the Final Map, a minimum 6-foot wide paved walkway will be dedicated along Union Street frontage as public right-of-way for public street purposes to provide minimum 10-foot wide parkway, including sidewalk. The dedication is shown on the Final Parcel Map, Attachment A.

COUNCIL POLICY CONSIDERATION:

The proposed Final Parcel Map is consistent with the following City Council goals and objectives: maintain fiscal responsibility and stability and support and promote the quality of life and local economy. The subdivision of three existing parcels into two parcels is in compliance with the Central District Specific Plan.

The proposed use conforms with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. As proposed, the park is consistent with General Plan Land Use Element Policy 2.13 (Parks), which encourages the development of new parks and recreational facilities within walking distances of residents to support healthy lifestyles. The proposed park is located adjacent to a multi-family residential community and has been designed as a neighborhood park to serve these nearby residents. The park is located in an underserved park area of the City. The proposed park is also consistent with the General Plan Land Use Permit 10.12 (Urban Open Spaces), which encourages the development of urban open spaces, such as landscaped parklets, paseos, courtyards, and community gardens, and requires adequate public access to said spaces. The proposed park is consistent with the intent of urban spaces and will be accessible to the general public.

ENVIRONMENTAL ANALYSIS:

The approval of a Final Parcel Map is ministerial and therefore no action pursuant to the California Environmental Quality Act is required. For purposes of background information, the following is the environmental review history of this item.

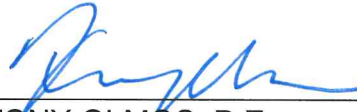
The project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources §Code 21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects, and there are no features that distinguish this project from others

in the exempt class; therefore, there are no unusual circumstances. Section 15332 exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

FISCAL IMPACT:

There is no fiscal impact to prepare and process the Final Parcel Map documents. Funding for this action will be addressed by the existing budget in the *Playhouse District Park and Parking Lot* (78083) project. This action does not impact the City's General Fund.

Respectfully submitted,



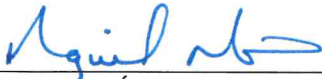
TONY OLMOS, P.E.
Director of Public Works

Prepared by:



KRIS MARKARIAN, P.E.
Deputy Director of Public Works/City Engineer

Approved by:



MIGUEL MÁRQUEZ
City Manager

Attachment A – Final Parcel Map No. 083256
Attachment B – Vicinity Map