

Agenda Report

July 31, 2023

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVAL OF FINAL TRACT MAP NO. 083068 FOR CREATION OF SIX AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 85 NORTH GRAND OAKS AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 083068 for the creation of six 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. 083068, for the creation of six air parcels for residential condominium purposes was reviewed and approved in tentative form by the Subdivision Hearing Officer on May 18, 2022 (Attachment A). The exercise of the right granted must be commenced within three years, or by May 18, 2025.

BACKGROUND:

The subject subdivision is located at 85 North Grand Oaks Avenue (Attachment B). The applicant is proposing to create six air parcels for residential condominium purposes. The project involves the demolition of one existing single-family dwelling and the construction of a six-unit building with subterranean parking. Construction is permitted under Building Permit BLD 2018-01248. Construction started in 2019 and was completed June 2023.

The developer's surveyor completed the Final Map, which has been reviewed and approved by the Los Angeles County Department of Public Works. 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-High 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), 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.

This project has been determined on May 18, 2022 to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities and §15303, Class 3, New Construction or Conversion of Small Structures) and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances. Section 15301 exempts the demolition of up to six dwelling units in an urbanized area and Section 15303 exempts the construction of not more than six dwelling units in an urbanized area. 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,



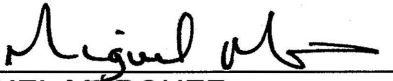
TONY OLMOS, P.E.
Director of Public Works

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. 083068
Attachment B – Vicinity Map