

# Agenda Report

March 27, 2023

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: APPROVAL OF FINAL TRACT MAP NO. 071484 FOR CREATION OF FIVE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 57 AND 65 SOUTH CRAIG AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a resolution to approve Final Tract Map No. 071484 for the creation of five 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. 071484, for the creation of five air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on October 17, 2012 (Attachment A). The exercise of the right granted must be commenced within three years, or by October 17, 2015. In addition, State Assembly Bill Nos. 116 and 208 provided automatic extensions to the approved map. As a result, the applicant may commence the exercise of the right granted by October 17, 2019.

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 first submitted for review in November 2017. It was approved by the City's survey consultant in May 2022 and submitted to the City for final processing in February 2023.

## **BACKGROUND:**

The subject subdivision is located at 57 and 65 South Craig Avenue (Attachment B). The applicant is proposing to create five air parcels for residential condominium

purposes. The project involves the demolition of two existing multi-family residential units, and the construction of a 5-unit building with subterranean parking. Construction is permitted under Building Permit BLD2015-00003. Construction started in 2015 and was completed in 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 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 15.1 (Size and Types), and Policy 15.2 (Increase Supply).

**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 January 20, 2010, 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 Consolidated 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,



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TONY OLMOS, P.E.  
Director of Public Works

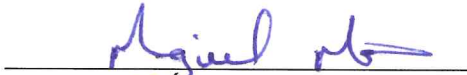
Prepared by:



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

Approved by:



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MIGUEL MÁRQUEZ  
City Manager

Attachment A – Final Tract Map No. 071484  
Attachment B – Vicinity Map