

# Agenda Report

December 16, 2024

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **APPROVE FINAL TRACT MAP NO. 084287 FOR CREATION OF 17 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 139 SOUTH OAK KNOLL AVENUE**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that the underlying project was previously determined Categorical Exempt from the California Environmental Quality Act (Section 15332, Class 32, In-Fill Development Projects), and that no further CEQA approvals are required for the final tract map, and that the final tract map approval is independently exempt under Section 15268(b) of the State CEQA Guidelines as a ministerial action;
2. Adopt a resolution to approve Final Tract Map No. 084287 for the creation of 17 air parcels for residential condominium purposes; and
3. 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. 084287 (Attachment A), for the creation of 17 air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 6, 2023. The exercise of the right granted must be commenced within three years, or by December 6, 2026. The applicant submitted the final map to the City for review in March 2024.

## **BACKGROUND:**

The subject subdivision is located at 139 South Oak Knoll Avenue (Attachment B). The applicant is proposing to create 17 air parcels for residential condominium purposes. The project involves the construction of a multi-unit condominium building with subterranean parking. Construction was permitted under Building Permit BLD MF2022-00426. The project is scheduled to be completed in 2025.

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 the 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 subject property is consistent with Policies 2.1 (Housing Choices), 21.1 (Adequate and Affordable Housing), and 21.2 (Equitable Distribution of Affordable Housing). Policies 2.1 and 21.1 encourage providing opportunities for a full range of housing affordability levels. Policy 21.2 encourages the equitable distribution of affordable housing throughout the City, consistent with the goals of the Housing Element.

**ENVIRONMENTAL ANALYSIS:**

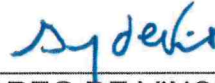
The approval of a Final Map is ministerial and therefore is not a project and is other exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15268(b)(3) of the State CEQA Guidelines. For purposes of background information, the following is the environmental review history of this item.

In conjunction with Concept Design Review approval on March 9, 2021, it was determined that the project is Categorically Exempt from CEQA (Public Resources Code §21080(b)(9); Administrative Code, Title 14, 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 previously reviewed; 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 for the City in the form of property taxes, in an amount to be determined later. The increase in property taxes will result in revenue growth in the City's General Fund.

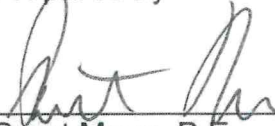
Respectfully submitted,



---

GREG DE VINCK, P.E.  
Acting Director of Public Works


Prepared by:



---

Brent Maue, P.E.  
Acting City Engineer

Approved by:



---

MIGUEL MÁRQUEZ  
City Manager

Attachments: (2)  
Attachment A – Final Tract Map No. 084287  
Attachment B – Vicinity Map