

Agenda Report

July 15, 2024

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVE FINAL TRACT MAP NO. 083877 FOR CREATION OF NINE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 569 AND 571 LINCOLN AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project was previously determined Categorically Exempt from the California Environmental Quality Act (Section 15332, Class 32, In-Fill Development Projects), and that this is an exempt action independently under Section 15268 of the State CEQA Guidelines as a ministerial action;
2. Adopt a resolution to approve Final Tract Map No. 083877 for the creation of nine 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. 083877 (Attachment A), for the creation of nine air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on October 7, 2022. The exercise of the right granted must be commenced within three years, or by October 7, 2025.

BACKGROUND:

The subject subdivision is located at 569 and 571 Lincoln Avenue (Attachment B). The applicant is proposing to consolidate two land lots and create nine air parcels for residential condominium purposes. The project involves the demolition of existing residential buildings and the construction of two, two-story condominium buildings with subterranean parking. Construction is permitted under Building Permits BLD2018-01524 and BLD2018-01525 issued on November 27, 2019. The project is scheduled to be completed in 2024.

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 proposed density of the Tract Map is within the maximum density allowed for the Medium-High Density Residential land use designations of the General Plan and is consistent with the character of other multi-family residential developments in the vicinity of the site. The Tentative Tract Map is consistent with General Plan Policy 21.3 (Neighborhood Character) and 21.4 (New Residential Development) as the proposed nine-unit development of two buildings will be constructed with high-quality materials and a design that is meant to attract new residential development that is well conceived, constructed, and maintained, while maintaining elements of the residential street that unify and enhance the character of the neighborhood. The Tentative Tract map is also consistent with Goal 23 (Multi-Family Neighborhoods), specifically, Policies 23.1 (Character and Design), and 23.2 (Parking Areas and Garages) as the multi-family project utilizes a design that includes modulation of buildings, well-defined entries, and use building materials, colors and architectural details that complement the neighborhood, and minimal visibility of parking areas and garages. The project supports these policies by expanding the type and increasing the inventory of housing units available for Pasadena families. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" development standards that emphasize the coherence, embellishment, and visibility of courts and gardens. The Tentative Tract Map is also consistent with Policy HE-1.3, Housing Design, as the residential project will incorporate excellent housing design through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design. Lastly, the project and Tentative Tract Map is also consistent with Policy 23.4 (Development Transitions) in that the project will ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential areas.

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 March 29, 2012, 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 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 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,



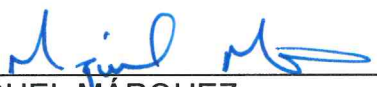
KRIS MARKARIAN, P.E.
Acting Director of Public Works

Prepared by:



Yannie Wu-Bowman
Principal Engineer

Approved by:



MIGUEL MÁRQUEZ
City Manager

Attachments: (2)
Attachment A – Final Tract Map No. 083877
Attachment B – Vicinity Map