

Agenda Report

October 21, 2024

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: APPROVE FINAL TRACT MAP NO. 082787 FOR CREATION OF SIX AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 65 NORTH WILSON AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project was previously determined Categorical Exempt from the California Environmental Quality Act (Section 15303, Class 3, New Construction or Conversion of Small Structures), and that no further CEQA approvals are required for the final tract map, and that the final tract map is not a project and exempt under Section 15268(b) of the State CEQA Guidelines as a ministerial action;
2. Adopt a resolution to approve Final Tract Map No. 082787 for the creation of six 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. 082787 (Attachment A), for the creation of six air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on December 18, 2019. The exercise of the right granted must be commenced within three years, or by December 18, 2022. The applicant submitted the final map to the City for review in April 2020.

BACKGROUND:

The subject subdivision is located at 65 North Wilson Avenue (Attachment B). The applicant is proposing to create six air parcels for residential condominium purposes. The project involves the demolition of an existing single-family residence and the

construction of a multi-unit condominium building with subterranean parking. Construction was originally permitted under Building Permit BLD2015-00975 and recently extended under BLDMF2024-00397. 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 subject property is designated High-Density Residential in the General Plan Land Use Element. The development of a six-unit project complies with the maximum density allowed. The Final Map for six air parcels is consistent with General Plan Policy 21.4 (New Residential Development) and Goal 23 (Multi-Family Neighborhoods), specifically Policies 23.1 (Character and Design) and 23.2 (Parking Areas and Garages). The project supports these policies by expanding the type, and increasing the inventory of housing units available for Pasadena residents. The project will enhance the neighborhood character and quality through the implementation of the "City of Gardens" multi-family development standards that emphasize the coherence, embellishment, and visibility of courts and gardens.

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 the Consolidated Design Review approval on March 25, 2015, it was determined that the project at 65 North Wilson Avenue is Categorically Exempt from CEQA (Section 15303, Class 3, New Construction or Conversion of Small Structures). 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:

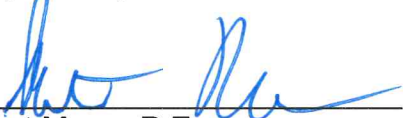
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue for the City in the form of property taxes, in an amount to be determined later. The increase in property taxes will result in revenue growth in the City's General Fund.

Respectfully submitted,



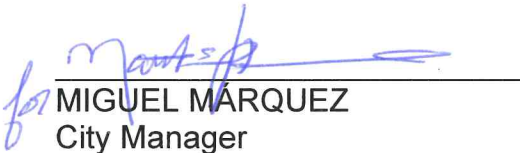
Kris Markarian, P.E.
Acting Director of Public Works

Prepared by:



Brent Maue, P.E.
Acting City Engineer

Approved by:



MIGUEL MARQUEZ
City Manager

Attachments: (2)
Attachment A – Final Tract Map No. 082787
Attachment B – Vicinity Map