

Agenda Report

June 2, 2025

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVE FINAL TRACT MAP NO. 082169 FOR CREATION OF 49 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AND ONE AIR PARCEL FOR COMMERCIAL CONDOMINIUM PURPOSES AT 127-141 NORTH MADISON 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 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 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. 082169 for the creation of 49 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes;
3. Authorize the City Manager to execute a Subdivision Contract with 127 Madison, LLC;
4. Approve and accept a letter of credit in the amount of \$44,556.00 as a security guarantee that all public improvements work as conditioned upon the developer will be satisfactorily completed in accordance with Pasadena Municipal Code Chapter 16.36.040; and
5. 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. 082169 (Attachment A), for the creation of 49 air parcels for residential condominium purposes and one air parcel for commercial condominium

purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on March 3, 2021. The exercise of the right granted must be commenced within three years, or by March 3, 2024. The applicant submitted the final map to the City for review in January 2023.

BACKGROUND:

The subject subdivision is located at 127-141 North Madison Avenue (Attachment B). The applicant is proposing to create 49 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes. The project involves the construction of a multi-unit condominium building with subterranean parking. Construction was originally permitted under Building Permit BLDMU2021-00006. 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.

A Subdivision Contract to guarantee the completion of the conditional requirements has been prepared and executed by the developer (Attachment C). The developer has also submitted a letter of credit issued by Golden State Bank, with City of Pasadena as the beneficiary, in the amount of \$44,556.00 (Attachment D). Both the contract and the letter of credit serve as security guarantees for the developer to comply with all the conditions of approval including the construction of public improvements fronting the development. The City Attorney's office has reviewed and approved all the documents received. As such, the Subdivision Contract is now ready for approval by the City Council.

COUNCIL POLICY CONSIDERATION:

The Final Tract Map to allow the sale of residential units (inclusive of a mix of market rate and very low-income units) and a commercial condominium, is consistent with Policies 2.1 (Housing Choices), 2.5 (Mixed Use), 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 2.5 emphasizes the creation of opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increase non-auto travel, and interact socially. Policy 21.2 encourages the equitable distribution of affordable housing throughout the City, consistent with the goals of the Housing Element. In addition, the proposed project would add to the customer base helping to sustain the economic vitality of Pasadena's commercial land uses and provide additional opportunities for residents to live close to businesses and employment and interact socially.

ENVIRONMENTAL ANALYSIS:

The approval of a Final Map is ministerial and therefore is not a project and is 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 Affordable Housing Concession Permit approval on September 16, 2019, 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 Tract Map 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,



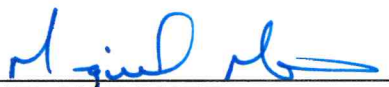
GREG DE VINCK, P.E.
Director of Public Works

Prepared by:



for _____
Brent Maue, P.E.
Acting City Engineer

Approved by:



MIGUEL MARQUEZ
City Manager

Attachments: (4)

Attachment A – Final Tract Map No. 082169

Attachment B – Vicinity Map

Attachment C – Subdivision Contract

Attachment D – Letter of Credit