



Agenda Report

August 24, 2026

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVE FINAL TRACT MAP NO. 083373 FOR CREATION OF SEVEN AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 814 MAGNOLIA AVENUE**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the Final Map is not a project under Section 15268(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines as a ministerial action, and if it is a project, it is exempt from CEQA under the common sense exemption pursuant to State CEQA Guidelines Section 15061(b)(3) on the grounds that it can be seen with certainty that there is no possibility the approval of the letter of credit, contract and Final Map may have a significant effect on the environment, and 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;
2. Approve and enter Subdivision Contract with 814 Magnolia, LLC, and authorize City Manager to execute the Contract;
3. Approve and accept a letter of credit in the amount of \$66,802.89 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
4. Adopt a resolution to approve Final Tract Map No. 083373 for the creation of seven air parcels for residential condominium purposes;
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. 083373 (Attachment A), for the creation of seven air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on March 2, 2022. The exercise of the right granted must be commenced within three years, or by March 2, 2025. The applicant submitted the final map to the City for review in June 2023.

BACKGROUND:

The subject subdivision is located at 814 Magnolia Avenue (Attachment B). The applicant is proposing to create seven air parcels for residential condominium purposes. The project involves the construction of a multi-unit condominium building with subterranean parking. Construction was originally permitted under Building Permit BLDMF2022-00011. The project is scheduled to be completed in 2026.

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 applicant has not completed all conditions imposed by the tentative tract map; the Final Map can be approved if the Council enters a Subdivision Contract and accepts security for the performance of public works conditions. 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 a bank, with City of Pasadena as the beneficiary, in the amount of \$66,802.89. 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 is consistent with applicable general and specific plans as specified in Government Code Section 65450. The proposed density of the Tract Map is within the maximum density allowed for the Medium-High Density Residential (0-32 DU/acre) land use designation of the General Plan; and is consistent with the size and character of other residential lots in the vicinity of the site. The Tract Map is also consistent with the following General Plan Policies: Policy 21.4 (New Residential Development), Policy 23.1 (Character and Design), and Policy 23.2 (Parking Areas and Garages).

ENVIRONMENTAL ANALYSIS:

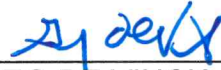
The approval of a Final Map is not a project pursuant to Section 15268(b)(3) of the State CEQA Guidelines and the approvals of the requisite contract and security do not change the nature of the Final Map approval. In addition, to the extent this Final Map is a project, it is exempt from CEQA under the common sense exemption pursuant to State CEQA Guidelines Section 15061(b)(3) on the grounds that it can be seen with certainty that there is no possibility the approval of the letter of credit, contract and Final Map may have a significant effect on the environment because the approvals do not change the requirements of the already approved tentative tract map except to allow certain improvements to be completed after the Final Map is approved. Furthermore, there are no changes in the environment authorized by this approval independent of the environmental review for the overall project, the environmental review history of which is provided below.

In conjunction with the Consolidated Design Review approval on December 20, 2021, 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 necessitates 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:



Brent Maue, P.E.
City Engineer

Approved by:



MATTHEW E. HAWKESWORTH
Interim City Manager

Attachment A – Final Tract Map No. 083373
Attachment B – Vicinity Map
Attachment C – Subdivision Contract