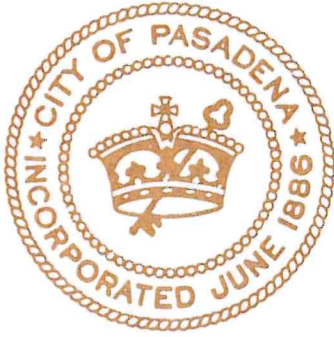




Agenda Report

August 24, 2026

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **ADOPT A RESOLUTION TO APPROVE FINAL TRACT MAP NO. 083167 FOR CREATION OF EIGHT AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 673 AND 685 EAST CALIFORNIA BOULEVARD**

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. Adopt a resolution to approve Final Tract Map No. 083167 for the creation of eight 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. 083167 (Attachment A), for the creation of eight air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on April 21, 2021. The exercise of the right granted must be commenced within three years, or by April 21, 2024. The first submittal of the final map review was submitted in August 2022.

BACKGROUND:

The subject subdivision is located at 673 and 685 East California Boulevard (Attachment B). The applicant is proposing to create eight 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 Permits BLDMF2020-10156, 10157 & 10158. 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 developer has complied with all the conditions of approval required by the City.

COUNCIL POLICY CONSIDERATION:

The Final Tract Map is consistent with applicable general and specific plans as specified in California Government Code Section 65450. The subject property is designated Medium Density Residential (0-16 DU/acre) in the General Plan Land Use Element. The eight-unit project complies with the maximum density allowed. The Tentative Tract Map for eight air parcels is consistent with General Plan Goal 23 (Multi-Family Neighborhoods), Policy 21.4 (New Residential Development), Policy 21.5 (Housing Character and Design), and Policy 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 while maintaining the existing neighborhood character through converting the existing single-family residences into multi-family units. The project will enhance the neighborhood character and quality through implementation of the "City of Gardens" multi-family development standards that emphasize the coherence, embellishment, and visibility of courts and gardens. The proposal minimizes the visibility of its garages from the public right of way in compliance with off-street parking requirements.

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

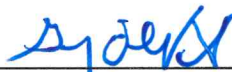
environmental review for the overall project, the environmental review history of which is provided below.

In conjunction with the Concept Design Review approval on December 24, 2019, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the Final Tract Map that necessitate further environmental review.

FISCAL IMPACT:

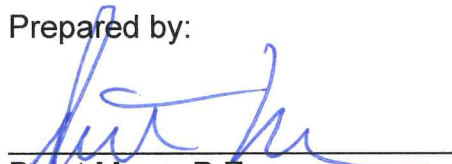
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue for the City in the form of property taxes, in an amount to be determined later. The increase in property taxes will result in revenue growth in the City's General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

Attachments:

Attachment A – Final Tract Map No. 083167
Attachment B – Vicinity Map