

Agenda Report

February 9, 2026

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **APPROVE FINAL TRACT MAP NO. 084064 FOR CREATION OF SIX AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 1645 NORTH LAKE 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 15303(b), Class 3, New Construction or Conversion of Small Structures), and that no further CEQA approvals are required for the final tract map;
2. Approve and enter Subdivision Contract with JESF, LLC, and authorize City Manager to execute the Contract;
3. Approve and accept a letter of credit in the amount of \$65,134.50 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;
4. Adopt a resolution to approve Final Tract Map No. 084064 for the creation of six air parcels for residential condominium purposes and one air parcel for commercial condominium purposes; 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. 084064 (Attachment A), for the creation of six 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 August 2, 2023. The exercise of the right granted must be commenced within three years, or by August 2, 2026. The applicant submitted the final map to the City for review in April 2024.

BACKGROUND:

The subject subdivision is located at 1645 North Lake Avenue (Attachment B). The applicant is proposing to create six 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 BLDMF2022-00648. 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 \$65,134.50. 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 General Plan Land Use Element (GPLU) Goal 21 (Desirable Neighborhoods) and Goal 23 (Multi-Family Neighborhoods), which encourages that the City develop a variety of housing types that are well-maintained, desirable places to live and that provide ownership and rental opportunities while exhibiting a high quality of architectural design. Specifically, GPLU Policies 21.4 (New Residential Development) and Policy 21.5 (Housing Character and Design), are supported by the proposed residential development that reflects the unique neighborhood character and qualities. The project would enhance the neighborhood character and quality through implementation of the "City of Gardens" multi-family development standards. The proposal minimizes the visibility of its garages from the

public right of way in compliance with off-street parking requirements. The project is also consistent with GPLU Policy 23.4 (Development Transitions) in that the project would ensure sensitive transitions in building scale between multi-family buildings and adjoining single-family residences. Furthermore, the proposed project is consistent with the City of Pasadena Housing Element Goal HE-1.3, Housing Design, which is to require excellence in design of housing through use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive and sustainable building design.

ENVIRONMENTAL ANALYSIS:

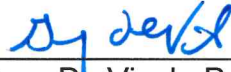
The approval of a Final Map is not a project pursuant to Section 15268(b)(3) of the State CEQA Guidelines and the approvals of the requisite contract and security do not change the nature of the Final Map approval. In addition, to the extent this Final Map is a project, it is exempt from CEQA under the 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 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 (DHP2022-00065) approval on June 8, 2023, it was determined that the project is Categorically Exempt from CEQA (Section 15303(b), Class 3, New Construction or Conversion of Small Structures) in that the project involves the construction of new, small structures of no more than six dwelling units in an urbanized area. 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:



Brent Maue, P.E.
City Engineer

Approved by:



MIGUEL MARQUEZ
City Manager

Attachments:

Attachment A – Final Tract Map No. 084064

Attachment B – Vicinity Map

Attachment C – Subdivision Contract