



# Agenda Report

March 2, 2026

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT:** **ADOPT A RESOLUTION TO APPROVE FINAL TRACT MAP NO. 084019 FOR CREATION OF 60 AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 1880 EAST WALNUT STREET**

## **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 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. Accept the offer of easement for public sidewalk purposes as shown on said map;
3. Adopt a resolution to approve Final Tract Map No. 084019 for the creation of 60 air parcels for residential condominium purposes; and
4. 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. 084019 (Attachment A), for the creation of 60 air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on May 21, 2025. The exercise of the right granted must be commenced within three years, or by May 21, 2028.

**BACKGROUND:**

The subject subdivision is located at 1880 East Walnut Street (Attachment B). The applicant is proposing to create 60 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 Permit BLDMF2022-00352. 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.

As part of the conditions of approval from the Department of Transportation pursuant to the adopted Street Design Guide, the applicant shall provide a two-foot wide sidewalk easement along the project's Walnut Street frontage to provide an ultimate 12-foot wide sidewalk along Walnut Street. Said easement was dedicated as shown on the Final Map.

**COUNCIL POLICY CONSIDERATION:**

The Final Tract Map is in conformance with the General Plan and the goals and policies of the General Plan Housing Element and Land Use Element. The majority of the site is designated as Low Commercial to support a limited range of retail and service uses, and the remainder of the site is designated as Medium Density Residential characterized by lower density multi-family complexes. Land Use Element (LUE) Goal 2 promotes a mix of land uses that meet the needs of Pasadena's residents and businesses by improving housing, supporting jobs and recreation, promoting public health, and protecting the environment. The proposed project supports LUE Goal 2 and Policy 2.1 (Housing Choices) by providing a range of housing types, densities, locations, and affordability levels to meet regional, senior, and workforce housing needs, while strengthening the city's commercial areas. The mixed-income, multi-family project also aligns with LUE Policy 4.1 (Sustainable Urban Form) by encouraging sustainable development, reducing reliance on automobiles, ensuring compatibility with surrounding uses, enhancing livability and public health, supporting economic vitality, and lowering air pollution, greenhouse gas emissions, and energy use.

**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.

On May 21, 2025 in consideration of the application of the tentative map, the Hearing Officer adopted the Environmental Determination that this project is exempt from

environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §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.

**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,



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Greg De Vinck, P.E.  
Director of Public Works

Prepared by:



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Brent Maue, P.E.  
City Engineer

Approved by:



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MIGUEL MARQUEZ  
City Manager

Attachments:

Attachment A – Final Tract Map No. 084019

Attachment B – Vicinity Map