

Agenda Report

May 11, 2026

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **ADOPT A RESOLUTION TO APPROVE FINAL TRACT MAP NO. 082331 FOR CREATION OF NINE AIR PARCELS FOR RESIDENTIAL CONDOMINIUM PURPOSES AT 176 NORTH CATALINA 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 of 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. Adopt a resolution to approve Final Tract Map No. 082331 for the creation of nine 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. 082331 (Attachment A), for the creation of nine air parcels for residential condominium purposes, was reviewed and approved in tentative form by the Subdivision Hearing Officer on June 19, 2019. The exercise of the right granted must be commenced within three years, or by June 19, 2023. The first submittal of the final map review was submitted in May 2022.

BACKGROUND:

The subject subdivision is located at 176 North Catalina Avenue (Attachment B). The applicant is proposing to create nine 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 BLD2018-01458. 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 Section 65450. The subject property is designated High Density Residential (0–48 DU/acre) in the General Plan Land Use Element. The nine-unit project complies with the maximum density allowed. The Final Tract Map for nine air parcels on one land parcel is consistent with General Plan Policy 21.4 (New Residential Development) and Goal 23 (Multi-Family Neighborhoods), specifically, Policies 23.1 (Character and Design), and 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. 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 includes a subterranean garage in compliance with off-street parking requirements.

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 Consolidated Design Review approval on June 1, 2018, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-fill Development Project). It has further been determined that there are no changed circumstances or new information as part of the Tentative Tract Map application 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:

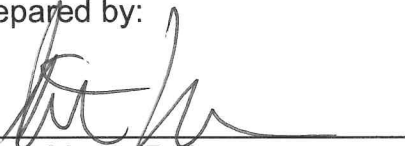
The developer has paid all costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue for the City in the form of property taxes, in an amount to be determined later. The increase in property taxes will result in revenue growth in the City's General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

Respectfully submitted,



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

Prepared by:



Brent Maue, P.E.
City Engineer

Approved by:



MATTHEW E. HAWKESWORTH
Interim City Manager

Attachments:

Attachment A – Final Tract Map No. 082331

Attachment B – Vicinity Map