



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: September 18, 2019

TO: Hearing Officer

SUBJECT: Tentative Parcel Map #82665

LOCATION: 755 E. Del Mar Boulevard

APPLICANT: Nasser Ahmadi

ZONING DESIGNATION: RM-48 HL-40 (45) (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay, 40 feet maximum or 45 feet with height average)

GENERAL PLAN DESIGNATION: High Density Residential

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Tentative Parcel Map #82665 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Tentative Parcel Map: To allow the creation of three air parcels on one land lot for residential condominium purposes.

ENVIRONMENTAL DETERMINATION: In conjunction with the Consolidated Design Review approval on January 30, 2014, 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 Tentative Parcel 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.

BACKGROUND:

Site characteristics: The site is a 5,460 square foot rectangular-shaped parcel located on the north side of East Del Mar Boulevard, east of Oak Knoll Avenue and west

of Hudson Avenue. The site is developed with a three-story 6,309 square-foot three-unit residential structure with subterranean parking.

Adjacent Uses:
North – Multi-Family Residential
South – Educational Institution
East – Single-Family Residential
West – Multi-Family Residential

Adjacent Zoning:
North – RM-48 HL-40 (45) (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay, 40 feet maximum or 45 feet with height average)
South – PS (Public and Semi-Public)
East – RM-48 HL-40 (45) (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay, 40 feet maximum or 45 feet with height average)
West – RM-48 HL-40 (45) (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay, 40 feet maximum or 45 feet with height average)

Previous zoning cases: None.

PROJECT DESCRIPTION:

The applicant, Nasser Ahmadi, on behalf of the property owner, has submitted a Tentative Parcel Map application to allow the creation of three air parcels on one land lot for residential condominium purposes. The three unit residential project received Consolidated Design Review approval on January 30, 2014. This Tentative Parcel Map application is for the creation of air parcels only. This application does not address the design or construction of the three-unit project and does not include any proposed changes to the previous Design Review approval. Building permits were applied for in October 2014 and the project was completed in October of 2018.

ANALYSIS:

The subject property is located in the RM-48 HL-40 (45) (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay, 40 feet maximum or 45 with feet height average) zoning district. The 5,460 square-foot lot size is limited to a maximum of three dwelling units. The project is three dwelling units and is therefore in compliance with the maximum density requirement.

Tentative Maps are subject to seven findings contained in the City's Subdivision Ordinance, Municipal Code Chapter 16.20 (Tentative Maps). Generally, the purpose of these findings is to address the design of the subdivision, the suitability of the site, among other potential impacts, damage, or conflict with the environment, wildlife habitat, public health, water quality, and access.

The site is relatively flat and is currently improved with the recently constructed three-unit residential structure and subterranean parking. The multi-family project is designed to comply with development standards applicable to projects in the RM-48 HL-40 (45) zoning district. The three-unit project completed the Preliminary Plan Check process and received Consolidated Design Review approval on January 30, 2014. Staff determined that the three-unit project satisfied applicable Zoning Code requirements, Citywide Design Principles, and architectural standards for

multi-family housing. This included a review of total and main garden requirements, setbacks, height, and off-street parking requirements. No deviations, concessions, or waivers were requested as part of these reviews. The proposal to create three air parcels will comply with applicable standards of Title 16. The Tentative Parcel Map was prepared by a registered engineer, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of vehicular access.

Tenant Protection Ordinance

The proposed project would create three new residential air parcels in conjunction with the recently completed project. The construction project included the demolition of a single-family residence. However, single-family residences are exempt from the Tenant Protection Ordinance and the new units are currently owner-occupied. Therefore, the project was not subject to the Tenant Protection Ordinance requirements.

Inclusionary Housing

Zoning Code Chapter 17.42 (Inclusionary Housing Requirements) establishes standards and procedures to encourage the development of housing that is affordable to a range of households with varying income levels. These standards apply to new residential projects consisting of 10 or more dwelling units. Since the project consists of three units, it is not subject to the inclusionary housing requirements.

GENERAL PLAN CONSISTENCY:

The subject property is designated High Density Residential (0-48 DU/acre) in the General Plan Land Use Element. The three-unit project complies with the maximum density allowed. The Tentative Parcel Map for three air parcels 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.

TREE PROTECTION ORDINANCE:

Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance) establishes standards for the protection and removal of protected trees on private property. No protected trees are proposed to be removed as part of this project.

ENVIRONMENTAL REVIEW:

In conjunction with the Consolidated Design Review approval on January 30, 2014, 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 Tentative Parcel 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.

REVIEW BY OTHER DEPARTMENTS:

The City's Department of Transportation, Public Works Department, Building and Safety Department, Housing Department, Fire Department, Design and Historic Preservation, Department of Water and Power and LAUSD have reviewed the proposal. AT&T California and Southern California Edison (SoCal Edison) have also reviewed the current application. The AT&T California and SoCal Edison have provided comments and recommended conditions of approval that have been included in Attachment B of this staff report. No other comments or concerns were provided.

CONCLUSION:

The Tentative Parcel Map would create three air parcels on a single lot for residential condominium purposes. It is staff's assessment that the proposal is consistent with land use policies of the General Plan, development standards applicable to multi-family projects, and applicable sections of the City's Subdivision Ordinance. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Findings

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #82665

1. *The proposed 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 three-unit project complies with the maximum density allowed. The Tentative Parcel Map for three 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 project includes attached at-grade garages in compliance with off-street parking requirements.

2. *The site is physically suitable for the type of development.*

The site is located in an urban area, is rectangular and relatively flat in topography. The multi-family development is located on a site that allows for multi-family development, consistent with lots on the block and in the vicinity that are similar in size and topography and developed with similar uses.

3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The property is located in an urbanized area and not near any sensitive habitat. Properties on the block and in the vicinity are developed with multi-family dwellings consistent with the use proposed. The proposal for three air parcels will not cause substantial environmental damage as the area is developed with residential uses, nor will it cause environmental damage as the subdivision is for a mapping action and does not include any physical changes to the site. Further, it was determined as part of the Consolidated Design Review approval that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development Projects). There are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class and will not cause substantial damage to the environment.

4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision is compatible with existing residential land uses in the vicinity.*

The subdivision and proposed project will be consistent with uses on the block and in the vicinity. The multi-family dwelling was designed in compliance with applicable Zoning Code standards, and Citywide Design Principles and architectural standards. The design of the project provides appropriate ventilation, light, and circulation within the development and adjacent developments, consistent with requirements of the Zoning Code. Therefore, proposed improvements are not likely to cause serious health problems.

5. *The proposed map meets the requirements of Title 16 as applicable.*

The proposal to create three air parcels will comply with applicable standards of Title 16. The Tentative Parcel Map was prepared by a registered engineer, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of vehicular access. Copies of the Tentative Parcel Map were provided to the applicable parties, including, but not limited to the City Engineer, Water and Power Department, Fire Department, Transportation Department, Housing Department, telephone company (AT&T), and Pasadena Unified School District as required by Title 16. The three-unit project complies with the maximum density allowed for the Medium Density Residential land use designation under the General Plan.

6. *The discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.*

The residential development standards of the Pasadena Municipal Code provide standards that will require the applicant to connect to public sewer. Compliance with this requirement will be verified during the plan check process.

7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The design of the subdivision and type of improvements proposed will not conflict with easements acquired by the public, because no public easements traverse the site.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #82665

The applicant or the successor in interest shall comply with the following conditions:

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted with this application and dated "Approved at Hearing September 18, 2019," except as modified herein.
2. The plans submitted for building permits shall be in general conformance to site plan submitted and stamped "Approved at Hearing, September 18, 2019," except as modified herein.
3. This approval allows Tentative Parcel Map #82665 to create three residential air parcels for residential condominiums on a single lot. The creation of the three residential air parcels shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
4. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
5. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.

Planning

6. The common area portion of the site shall be maintained and kept in good condition at all times.
7. The applicant shall satisfy the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Municipal Code prior to the issuance of a Building Permit.
8. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner subject to review and approval by the Zoning Administrator and Design and Historic Preservation staff.
9. All landscape and walkway lighting shall be directed downward to minimize glare.
10. All proposed fencing and/or walls shall comply with Section 17.40.180 (Walls and Fences) of the Zoning Code.
11. The project shall comply with Pasadena Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits.

Southern California Edison, Co., Real Properties, Title and Real Estate Services

12. The division of the property shown on TTM No. 82665 (PLN2017-00606) will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.
13. This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.
14. In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

Contact Steven D. Lowry at (909) 274-1825 for further information or questions.

AT&T California, Right of Way Department

15. Contact Rebecca Guerra at (626) 578-8893 or rz1893@att.com for point of feed.