



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 19, 2020

TO: Hearing Officer

SUBJECT: Tentative Parcel Map #74319

LOCATION: 1046 E. Villa Street

APPLICANT: Ocean East Group Inc.

ZONING DESIGNATION: RM-48 HL-36 (Multi-Family Residential, 0-48 units per acre, Height Limit Overlay)

GENERAL PLAN DESIGNATION: High Density Residential

CASE PLANNER: Carlos Chacon

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Tentative Parcel Map #74319 with the Conditions of Approval in Attachment B.

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

ENVIRONMENTAL DETERMINATION: In conjunction with the Consolidated Design Review approval on March 20, 2012, it was determined that the project is Categorically Exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-fill Development Projects) and that there were no features that distinguish the 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 proposed Tentative Parcel Map application that necessitate further environmental review.

BACKGROUND:

Site characteristics: The site is located on the south side of Villa Street between Wilson Avenue and Catalina Avenue. The project site is a 6,334 square-foot rectangular shaped lot measuring 55 feet wide and 120 feet in depth. The property is currently developed with one multi-family residential structure with four residential units

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

Adjacent Zoning: North – RM-32 (Medium High Density Residential, 0-32 units per acre)
South – RM-48 HL-36 (High Density Residential, 0-48 units per acre, Height Limit Overlay)
East – RM-48 HL-36 (High Density Residential, 0-48 units per acre, Height Limit Overlay)
West – RM-48 HL-36 (High Density Residential, 0-48 units per acre, Height Limit Overlay)

Previous zoning cases: None

PROJECT DESCRIPTION:

The applicant and owner, Ocean East Group Inc, has submitted a Tentative Parcel Map application to allow the creation of four air parcels on one land lot for residential condominium purposes. The property is currently developed with one multi-family residential structure with four residential units. The four-unit residential project received Consolidated Design Review approval on March 20, 2012. Building permits were applied for in August of 2012, and construction was completed and final inspection approved on July 17, 2019. The units have never been occupied and remain vacant. This Tentative Parcel Map application is for the creation of air parcels only. This application does not address the design or construction of the four-unit project and does not include any proposed changes to the previous Design Review approval.

ANALYSIS:

The subject property is located in the RM-48 HL-36 (High Density Residential, 0-48 units per acre, Height Limit Overlay) zoning district. Based on a lot size of 6,334 square feet, a maximum of 4 dwelling units are allowed. The site is developed with four 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 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 proposed tentative map meets all required findings. The project demonstrates consistency with the goals, objectives, and policies of the General Plan, by complying with allowed density

and several goals and policies such as Policy 21.4 (New Residential Development) and Policy 23.1 (Character and Design). The site is physically suitable for the proposed density as it is relatively flat and located in an urban area. Further, the design of the subdivision will not cause substantial environmental damage in that the property is located in an urbanized area and not near any sensitive habitat. Finally, the existing improvements are not likely to cause serious health problems in that the design of the project provides appropriate ventilation, light, and circulation within the development, consistent with requirements of the Zoning Code.

The multi-family project was designed to comply with development standards applicable to projects in the RM-48 zoning district. The four-unit project received Design Review approval on March 20, 2012. Staff has determined that the four-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. Villa Street is fully improved with utilities, storm drains, curbs, gutters and sidewalks.

The proposal to create four air parcels will comply with applicable standards of Title 16 of the Pasadena Municipal Code. 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 means of vehicular access.

Tenant Protection Ordinance

The project construction was completed and final inspection approved on July 17, 2019. The units have never been occupied and remain vacant. Therefore, the project is not subject to the Tenant Protection Ordinance.

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 four units, it is not subject to the inclusionary housing requirements.

GENERAL PLAN CONSISTENCY:

The subject property is designated High Density Residential (0-48 dwelling units per acre) in the General Plan Land Use Element. The four-unit project complies with the maximum density allowed, which for the 6,600 square foot property is four units. The Tentative Parcel Map for four air parcels is consistent with General Plan Land Use Element Policy 21.4 (New Residential Development) and Policy 23.1 (Character and Design). 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 subterranean garages 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 March 20, 2012, it was determined that the project is Categorically Exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-fill Development Projects) and that there were no features that distinguish the 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 proposed Tentative Parcel Map application that necessitate further environmental review.

REVIEW BY OTHER DEPARTMENTS:

The City's Department of Transportation, Public Works Department, Housing and Career Services Department, Fire Department, Design and Historic Preservation and Department of Water and Power have reviewed the proposal. AT&T California and Southern California Edison have also reviewed the current application. The Departments of Public Works provided 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 four air parcels on one 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: Recommended Specific Findings

Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #74319

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 dwelling units per acre) in the General Plan Land Use Element (GPLU). The four-unit project complies with the maximum density allowed. The Tentative Parcel Map for four air parcels on one land parcel is consistent with GPLU Policy 21.4 (New Residential Development) and Policy 23.1 (Character and Design). 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 attached subterranean 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 four air parcels will not cause environmental damage as the area is already developed with residential uses and is a mapping action and does not include any physical changes to the site.

Further, this project, in conjunction with the Consolidated Design Review approval on March 20, 2012, it was determined that the project is Categorically Exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-fill Development Projects) and that there were no features that distinguish the 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 proposed Tentative Parcel Map application that necessitate further environmental review.

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 is consistent with uses on the block and in the vicinity. The multi-family dwellings were 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 map is not likely to cause serious health problems.
5. *The proposed map meets the requirements of Title 16 as applicable.* The proposal to create four air parcels will comply with applicable standards of Title 16 of the Pasadena Municipal Code. 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 four-unit project complies with the maximum density allowed for the High 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 required the applicant to connect to public sewer. Compliance with this requirement was 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, as the project was designed, reviewed and constructed with approval from public works. Villa Street is fully improved with utilities, storm drains, curbs, gutters and sidewalks.

ATTACHMENT B
RECOMMENDED CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #74319

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 stamped "Approved at Hearing, August 19, 2020," except as modified herein.
2. The plans submitted for building permits shall be in general conformance to site plan submitted with this application, stamped "Approved at Hearing, August 19, 2020," except as modified herein.
3. This approval allows Tentative Parcel Map #74319 to create four residential air parcels for residential condominiums on a single lot. The creation of the four 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.

Department of Public Works

7. Prior to submission of the final map to the City for approval, the applicant shall pay a non-refundable flat fee (based on the current General Fee Schedule) to cover the cost of processing the final map.
8. The applicant's engineer shall set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24, and furnish to the City a set of field notes that have been recorded with Los Angeles County Department of Public Works. The monuments shall be independently inspected by a third party licensed surveyor; with a certified report submitted to the City.