



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**DATE:** October 21, 2020

**TO:** Hearing Officer

**SUBJECT:** Time Extension for Tentative Parcel Map #72866

**LOCATION:** 500 S. Pasadena Ave.

**APPLICANT:** Jesse Chau

**ZONING DESIGNATION:** CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks)

**GENERAL PLAN DESIGNATION:** R&D Flex Space

**CASE PLANNER:** Alison Walker

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Time Extension for Tentative Parcel Map #72866.

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**PROJECT PROPOSAL:** Time Extension for Tentative Parcel Map #72866: To allow a one-year time extension from the expiration date of Tentative Parcel Map #72866, which was approved by the Hearing Officer on October 1, 2014, to allow the subdivision of one existing parcel into two legal parcels. The request is for a one-year extension from the expiration date of October 14, 2020.

**ENVIRONMENTAL DETERMINATION:** In conjunction with the Tentative Parcel Map approval on October 1, 2014, it was determined that the project is Categorical Exempt from CEQA (Section 15305, Class 5, Minor Alterations in Land Use Limitations), and there are no features that distinguish this 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 Time Extension application that necessitate further environmental review.

**BACKGROUND:**

**Site characteristics:** The existing 31,156 square foot parcel is a corner lot situated on the southeast corner of Pasadena Avenue and Palmetto Drive. The existing rectangular-shaped lot is relatively flat and is developed with two one-story commercial buildings.

**Adjacent Uses:** North – Restaurant  
South – Commercial Center/Supermarket  
East – Vacant Lot  
West – 710 Freeway/CALTRANS

**Adjacent Zoning:** North – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks)  
South – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks)  
East – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks)  
West – PS (Public and Semi-Public)

**Previous zoning cases on this property:** CUP #2198 – Conditional Use Permit to allow the establishment and operation of a new Religious Facilities use. Approved with Conditions on July 18, 1990

TPM #72866 – To allow the subdivision of one existing parcel into two legal parcels. Approved with Conditions on October 1, 2014.

**PROJECT DESCRIPTION:**

The applicant, Jesse Chau, has submitted a request to allow a one-year time extension for Tentative Parcel Map #72866 to subdivide one existing parcel into two legal parcels. As approved by the Hearing Officer on October 1, 2014, the subdivision process would result in the following: Parcel #1 will be 19,643 square feet in size with an existing 3,588 square-foot single-story commercial building, and Parcel #2 will be 11,513 square feet in size with an existing 1,989 square-foot single-story commercial building.

Per Section 17.64.020 of the City’s Zoning Code, a decision of the Hearing Officer shall become effective on the 11th day following the date of the decision, unless an appeal is filed. No appeals were filed for the approval of Tentative Parcel Map #72866, therefore the approval became effective on October 14, 2014. Per Section 17.64.040 of the City’s Zoning Code, a permit or approval is valid for 36 months (October 14, 2017) from the effective date of approval except where an extension of time is approved.

Assembly Bill No. 116 was approved by the State Governor on July 11, 2013, extending by 24 months the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2000. Under Assembly Bill No. 116, the project’s expiration date was extended to October 14, 2019.

The applicant is required to file a written request for a Time Extension before the expiration of the permit. On October 9, 2019, the applicant submitted the requested Time Extension to extend the expiration date to October 14, 2020.

On March 30, 2020, the City Council of the City of Pasadena ratified "Third Supplement to the Declaration of Local Emergency Authorizing the City Manager to Suspend Limits of Time Imposed by the Pasadena Municipal Code." As it relates to Municipal Code Section 16.28.020, "The subdivider must file such final map or parcel map with the advisory agency within said period or extension thereof and have the map recorded in the office of the county recorder." The City Council resolution allowed a 12-month extension to the filing of the map.

The subject application was in process in March 2020 when the City Council ratified Resolution No. 9774. Pursuant to the 12-month extension under City Council Resolution No. 9774, the project's expiration date was extended to October 14, 2020. Therefore if approved, the proposed one-year Time Extension would extend the expiration date to October 14, 2021.

**ANALYSIS:**

According to the information provided by the applicant, the Time Extension is being requested to allow the additional time for the property owner to finalize the map. Per Section 17.64.040.D of the City's Zoning Code, the review authority may approve an application for a time extension only after first finding that: 1) The findings and conditions of the original approval still apply; and 2) The proposed project meets the current height, setbacks, and floor area ratio requirements of the Zoning Code and is consistent with the General Plan, any applicable Specific Plan, and the Zoning Map.

The findings and conditions of the original approval still apply as there have been no changes in circumstances or new information provided as part of the proposed Time Extension to warrant the original findings and conditions invalid.

**GENERAL PLAN CONSISTENCY:**

The Tentative Parcel Map is consistent with Land Use Element Goal: Goal 11 (Job Opportunities): Provide land use capacities that accommodate a diversity of job opportunities for Pasadena's residents. The subdivision of an existing parcel into two separate parcels would allow the new property owners to provide new business, services, and job opportunities in the Central District Specific Plan Arroyo Corridor/Fair Oaks sub-area.

**ENVIRONMENTAL REVIEW:**

In conjunction with the Tentative Parcel Map approval on October 1, 2014, it was determined that the project is Categorically Exempt from CEQA (Section 15305, Class 5, Minor Alterations in Land Use Limitations), and there are no features that distinguish this 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 Time Extension application that necessitate further environmental review.

**CONCLUSION:**

Staff concludes that the findings necessary for approving the Time Extension request can be made (Attachment A). The findings and conditions of the original approval still apply; and the proposed project meets the current development requirements of the Zoning Code and is consistent with the General Plan and the Zoning Map. Therefore, staff recommends approval of the Time Extension request, subject to the findings in Attachment A.

Attachments:

Attachment A: Specific Findings

Attachment B: Plans

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR TIME EXTENSION FOR TENTATIVE PARCEL MAP #72866**

Time Extension Request: To allow for a one-year extension from the expiration date for Tentative Parcel Map #72866

1. *The findings and conditions of the original approval still apply.* There have been no changes in circumstances or new information provided to warrant the original findings and conditions invalid. The Tentative Parcel Map will create two legal parcels, each with an existing commercial building on-site. The project is compliant with the Zoning Code and General Plan. The original conditions of approval will apply.
2. *The proposed project meets the current height, setbacks, and floor area ratio requirements of the Zoning Code and is consistent with the General Plan, any applicable Specific Plan, and the Zoning Map.* The design of the approved project has not been changed since the original approval, nor have the development standards applicable to the approved project changed. Therefore the proposed project continues to meet the applicable requirements of the Zoning Code, including floor area ratio, setbacks, and parking.

The Tentative Parcel Map is also consistent with the following General Plan Land Use Element Goal: Goal 11 (Job Opportunities): Provide land use capacities that accommodate a diversity of job opportunities for Pasadena's residents. The subdivision of an existing parcel into two separate parcels will allow the new property owners to provide new business, services, and job opportunities in the Central District Specific Plan Arroyo Corridor/Fair Oaks sub-area.

**ATTACHMENT B  
PLANS FOR TIME EXTENSION FOR TENTATIVE PARCEL MAP #72866**

