



City Council Report

City Council Meeting: August 27, 2019
Agenda Item: 3.L

To: Mayor and City Council
From: David Martin, Director, City Planning
Subject: Resolution Approving Final Tract Map No. 77180 for a 5-Unit Condominium Project at 401 Ocean Avenue

Recommended Action

Staff recommends that the City Council adopt the attached resolution approving Final Tract Map No. 77180.

Executive Summary

This report transmits for City Council approval a Final Tract Map for the following condominium project. The Tentative Tract Map was approved by the Planning Commission on March 7, 2018. A timely filing of the Final Map was made to the City prior to the Map's expiration date. According to Section 66452.6(d) of the Subdivision Map Act, once a timely filing is made to the County or City, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording of a map, may lawfully occur after the map's expiration date.

<u>TRACT MAP</u>	<u>ADDRESS</u>	<u>SUBDIVIDER</u>	<u>UNITS</u>
77180	401 Ocean Avenue	Tabit Ventures LLC	5

The following table provides a brief summary of the project:

Zoning District	R-4 (High Density Multi-Unit Residential)
Parcel Area	22,475 SF (0.52 acres)
Parcel Dimensions	Generally 107' wide x 210' depth (Irregular-shaped lot (parallelogram))
Existing On-Site Improvements (Year Built)	City Landmark American Colonial Revival/Craftsman two-unit residence (1910) and detached accessory building (1993).

Rent Control Status	Exempt: 2 units removed from the rental market pursuant to the Ellis Act in 1990.
Historic Resources Inventory Status	City Landmark, front residence.
AHPP Compliance	Payment of Fee

Discussion

A Vesting Tentative Tract Map application (17ENT-0305) was submitted to the City Planning Division on December 21, 2017, to create five (5) residential condominium air space parcels on one land lot in the R-4 High Density Multi-Unit Residential District. After a public hearing and careful review of the record and staff recommendations, the Planning Commission approved a Tentative Tract Map for the above project on March 7, 2018. The action of the Planning Commission was based on its findings that the proposed subdivision will have no significant environmental impact and is in conformance with all state and local laws and regulations, and applicable General Plan Elements. The Final Map conforms to the Tentative Map. As a vesting tentative tract map application, its associated approval confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting map is deemed complete by the City.

The developer will be required to show proof of payment of the condominium tax of \$5,000 prior to issuance of building permit. The Final Map has been approved by the Los Angeles County Engineer’s Office and certified by the City Engineer for conformance with the Tentative Map and conditions thereon, the Subdivision Map Act and local ordinances. The City Engineer’s office indicates that there are no required off-site public improvements. The City Attorney's Office has approved the Covenants, Conditions and Restrictions for the Final Map as complying with the conditions of the Tentative Map and applicable laws.

Financial Impacts & Budget Actions

There is no immediate financial impact or budget action necessary as a result of the recommended action.

Prepared By: Steve Mizokami, Senior Planner

Approved

Forwarded to Council



David Martin, Director

8/23/2019



Rick Cole, City Manager

8/23/2019

Attachments:

- A. Final Map Resolution (401 Ocean Ave)