

**City of Culver City, California
City Council Item Report**

Meeting Date: 10/27/08		Item Number: <u>PH-1</u>	
AGENDA ITEM: REQUEST BY APPLICANT TO CONTINUE PUBLIC HEARING TO DECEMBER 8, 2008: PUBLIC HEARING - Adoption of a Resolution Approving Tentative Tract Map No. 65473, TTM P-2008080, for a One Lot Subdivision for Twenty Six (26) Commercial (Retail and Office) Condominium Airspace Units located at 12803-12823 Washington Boulevard (Between Meier and Moore Streets).			
Contact Person/Dept.: Susan Yun/CDD		Phone Number: (310) 253-5755	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notices were mailed to all property owners and occupants, within a 500 foot radius of the project site, extended to the end of City block (8/28/08). A sign announcing the public hearing was posted onsite (9/1/08) and notice was emailed to the Master E-Mail Notification List (9/3/08, 09/17/08, and 10/22/08).			
Department Approval: Sol Blumenfeld (10/21/08)		City Attorney Approval: Carol Schwab (by H. Baker) (10/23/08)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (10/22/08)		City Manager Approval: Jerry Fulwood (10/23/08)	
<u>RECOMMENDATION:</u> Staff recommends the City Council continue this public hearing to Monday, December 8, 2008 at 7:00 PM. <u>BACKGROUND/DISCUSSION:</u> On August 7, 2008, the Planning Commission held a public hearing regarding Axis Mundi's RE II, LLC (the "Applicant" and "Developer") for a Site Plan Review to allow the construction of a 3-story, 37,450 square feet commercial building with one level of subterranean parking (the "Project"); a Tentative Tract Map No. 65473, TTM P-2008080 to subdivide the property into 26 commercial condominium airspace units (not for residential purposes); and an Administrative Use Permit to allow tandem parking. At the public hearing the Planning Commission adopted Resolution No. 2008-P009 adopting a Negative Declaration finding pursuant to the California Environmental Quality Act (CEQA) and approving the Site Plan Review, Tentative Tract Map and Administrative Use Permit for the Project subject to the conditions of approval. In preparation for this Public Hearing, staff provided public notice on August 28, 2008 to meet the 21 day minimum advance notice required by the Culver City Municipal Code (Sections 15.10.270 and 17.630.010). Subsequent to release of			

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that notice on September 16, 2008 the applicant submitted a letter requesting continuance of this item. The City Council continued the item to October 27, 2008.

Due to recent financial and economic market instability, the applicant requests additional time to re-examine the project plans. On October 20, 2008, the applicant submitted a letter requesting continuance of this item to December 8, 2008 (see Attachment 1).

ATTACHMENTS:

1. Public Hearing Continuance Request by Applicant dated October 20, 2008.

MOTIONS:

That the City Council:

Continue the Public Hearing to Monday, December 8, 2008 at 7:00 PM.