

MEETING DATE 11/28/05

AGENDA ITEM Conversion of an Existing Building Currently under Construction
as Rental units and Commercial Leases into Nine Air Space
Condominium Units at 8601 Through 8633 Washington Boulevard
in the East Washington Overlay (EWO) and Underlying Commercial
(C-3) Zones

ATTACHMENTS

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2 Area Map	3
3 Aerial Photograph	4
4 Draft Resolution No 2005-R____	5-13
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7 Plan Summarizing Site Plan Review (Previously Approved) file dated July 7, 2005	

Attachment 1
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
TTM P-2005052 (Tentative Tract Map No 63006) to Allow the Conversion of an Existing Building into Nine Air Space Condominium Units at 8601 Through 8633 Washington Boulevard in the East Washington Overlay (EWO) and Underlying Commercial (C-3) Zones		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8601 Through 8633 Washington Boulevard		Judit Meda Fekete Contact Noah Marble SPF Architects SPF Architects 8609 Washington Blvd 8609 Washington Blvd Culver City CA 90232 Culver City CA 90232 (310) 558-0902
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☒ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☒ City Council		☒ Redevelopment Agency ☐ Other
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption Class 32 (Section 15332) ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report Type _____	
CEQA Noticing	☒ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date 08/24/05	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300 foot radius ☒ w/in 300 foot radius / Extended ☐ Other
Posting Date 08/24/05	☒ Onsite ☐ Offsite	☐ Other
Publication Date N/A	☐ Culver City News	☐ Other
Courtesy Date 08/24/05	☒ City Council ☒ Commissions ☒ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☒ Culver City Organizations ☐ Other CAO

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan General Corridor	Zoning East Washington Overlay (EWO) and underlying Commercial (C-3)
Redevelopment Plan Component Area No 3	Overlay Zone/District EWO
Legal Description Lots 16 through 25 of Tract No 5384	Existing Land Use Two Story Commercial Building Under Construction

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	C-3	Residential 1-story & 2-story
South	EWO	1-story & 2-story mixed retail
East	EWO	1-story commercial
West	EWO	1-story Restaurant

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Building Coverage	8 996 sq ft	Same	Not Required
Landscaped Area	635 sq ft	Same	3-Foot Overhang
Hardscape Area	12 114 sq ft	Same	Not Required
Total Site	21,745 sq ft	Same	Not Required
Gross Floor Area	25 969 sq ft	Same	Not Required

Parking			
Standard	37	Same	48
Standard Blocked	11	Same	Not Required
Handicapped	3	Same	3
Compact	15	Same	22 Maximum
Compact Blocked	7	Same	Not Required
Loading	1*	Same	1*
Total	73	Same	73

Building Height	40 ft /2 Stories	Same	56 ft Max
Building Setbacks			
Front	0 ft **	Same	0 ft **
Rear 1 st Floor	50 ft	Same	Not Required
Rear 2 nd Floor	30 ft - 6 in	Same	Not Required
Side (East)	1 ft - 6 in	Same	Not Required
Side (West)	0 ft ***	Same	Not Required

* One small loading space is required and a standard space may double as the loading space

** The front is setback 8 feet for an approximate length of 45 feet to accommodate outside dining which is allowed in EWO

*** 5 to 6 foot side setbacks occur at corners for pedestrian and planter purposes

ESTIMATED FEES:		
☒ New Development Impact \$20 969 (Estimate) ☐ In Lieu Parkland	☐ School District _____ ☒ Art Architecture as Art	☒ Plan Check TBD ☒ Sewer TBD
INTERDEPARTMENTAL REVIEW:		
Planning Engineering Building Safety Fire Prevention and City Attorney		
ART IN PUBLIC PLACES:		
Architecture as Art		

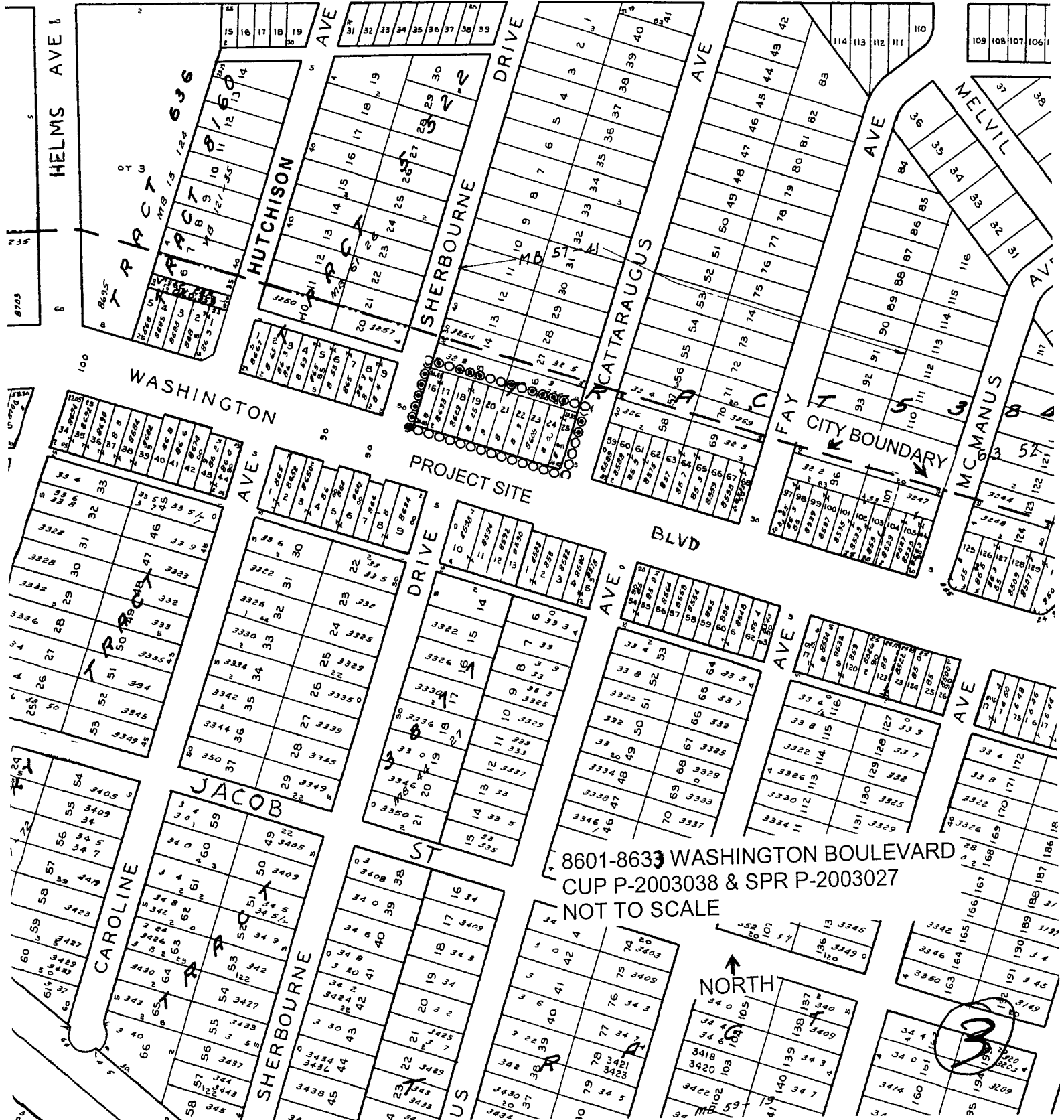
2

AREA MAP

VENICE

VENICE

BLVD



8601-8633 WASHINGTON BOULEVARD
CUP P-2003038 & SPR P-2003027
NOT TO SCALE

AERIAL PHOTO OF AREA

WASHINGTON BLVD

↓ PROJECT SITE ↓

← CITY BOUNDARY ↓

8601-8633 WASHINGTON BOULEVARD
CUP P-2003038 & SPR P-2003027
NOT TO SCALE

↑
NORTH

RESOLUTION NO 2005-R__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY CALIFORNIA, SUSTAINING THE PLANNING COMMISSION RECOMMENDED APPROVAL OF TENTATIVE TRACT MAP, TTM P-2005052 [TENTATIVE TRACT MAP NO 63006] THAT ALLOWS THE CONVERSION OF AN EXISTING COMMERCIAL AND LIVE/WORK BUILDING, CURRENTLY UNDER CONSTRUCTION, INTO NINE AIR SPACE CONDOMINIUM UNITS AT 8601 THROUGH 8633 WASHINGTON BOULEVARD IN THE EAST WASHINGTON OVERLAY (EWO) AND UNDERLYING COMMERCIAL (C-3) ZONES

WHEREAS, on July 29 2005, Judit Meda Fekete (the Applicant) filed an application for a tentative tract map to allow conversion of an existing two-story, 25,969 square-foot, commercial and live/work building, currently under construction, into nine air space condominium units consisting of seven live/work condominium units and two commercial condominium units at 8601 through 8633 Washington Boulevard, described as Lots 16 through 25 of Tract No 5384, in the East Washington Overlay (EWO) and underlying Commercial (C-3) Zones and

WHEREAS in accordance with the California Environmental Quality Act (CEQA) Section 15332 guidelines, the project was determined to be a Class 32 Categorical Exemption as an infill development and the Planning Commission found the project to be categorically exempt, and

WHEREAS on August 27, 2003 the Planning Commission after conducting a duly noticed public hearing, fully considering the application, plans, staff reports, environmental information and all testimony presented, unanimously approved Conditional Use Permit, P-2003038 and Site Plan Review, P-2003027, allowing the construction of a two-story building incorporating offices, gallery/studio, and eating establishment on the first story,

5

1 live/work units on the second story, tandem parking and both surface and subterranean
2 parking at the project site and

3 WHEREAS, on September 14, 2005, the Planning Commission conducted a duly
4 noticed public hearing on this application, fully considering the application, plans, staff
5 reports, environmental information and all testimony presented and following conclusion of
6 the public discussion and thorough deliberation of the subject matter, the Planning
7 Commission determined by a vote of 5 to 0 that Tentative Tract Map TTM P-2005052
8 (Tentative Tract Map No 63006), should be conditionally approved as set forth hereinbelow
9 and recommended such approval to the City Council, and,
10

11
12 WHEREAS, no new information has been provided regarding the project or any
13 potentially significant environmental impacts since approval of the Categorical Exemption by
14 the Planning Commission, therefore, no further environmental action is required and
15

16 WHEREAS in accordance with CEQA Section 15332 guidelines the project has been
17 determined to be a Class 32 Categorical Exemption as an infill development and the City
18 Council hereby upholds the Planning Commission finding that the project is categorically
19 exempt and
20

21 WHEREAS, on November 28 2005, the City Council conducted a duly noticed public
22 hearing on this application, fully considering the application plans staff reports
23 environmental information and all testimony presented and,
24

25 WHEREAS following conclusion of the public discussion and thorough deliberation of
26 the subject matter, the City Council sustained the Planning Commission recommended
27 approval of Tentative Tract Map, TTM P-2005052 (Tentative Tract Map No 63006), subject
28 to Conditions of Approval stated herein below
29

1 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS

3 SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC) Title 17, Section 37-75G , required site plan review findings for a
5 condominium conversion and CCMC Title 15, Section 15 10 265, required findings for a
6 tentative tract map, and subject to the Conditions of Approval herein below, the following
7 findings are hereby made

8 **Required Findings For Condominium Conversion**

9 **Based on Staff's review of the application and application materials, the following**
10 **findings are supported**

- 11 1 **All the provisions and standards for conversion of a project to condominiums as**
12 **set forth in Article XVI B Condominium Conversions, are met**

13 The project is currently under construction after receiving Site Plan Review and building
14 permit approvals The site is being constructed under current building and fire code
15 provisions and standards which are consistent with the provisions and standards for
16 condominium conversions as set forth in the Article XVI B

- 17 2 **A Tentative Tract Map has been approved, or is concurrently being approved, for**
18 **the condominium conversion project**

19 The discretionary application currently before the Planning Commission is for
20 condominium conversion and is being approved

- 21 3 **The overall design and physical condition of the condominium conversion achieves**
22 **a high standard of safety, quality, and appearance**

23 The structure is being constructed under current building and fire code standards and its
24 overall appearance was considered as part of a recent site plan review approval In
25 addition, in fulfillment of the applicant's public art requirement, the façade of the new
26 building was approved by the Cultural Affairs Commission under Architecture as Art

- 27 4 **The subdivider has not engaged in coercive, retaliatory eviction or action regarding**
28 **tenants after the submittal of the first condominium conversion application for City**
29 **review through the date of approval**

The site is currently under construction and there are no tenants All prospective tenants
coming forth after submittal of the condominium conversion application have been
informed in writing of the request to convert to condominiums

Tentative Tract Map Findings

1 The proposed map is consistent with applicable general and specific plans

The proposed map is consistent with the General Plan Land Use Element that encourages viable and creative development. Approval of this request will create greater flexibility in that potential businesses will have a choice of leasing or purchasing tenant spaces. This flexibility and sense of option facilitates the implementation of *Objective 5 Economic Diversity* and *Objective 6 Commercial Corridors* of the General Plan Land Use Element that call for new business opportunities that expand Culver City's economic base and revitalizing of the physical character and economic well being of the City's commercial corridors. The proposed condominium subdivision is in conformance with all applicable Municipal Code development standards.

2 The design or improvement of the proposed subdivision is consistent with applicable general and specific plans

The proposed design, pedestrian egress/ingress, and air space subdivisions are consistent with *Objective 12 Urban Design*, of the General Plan Land Use Element because the new building, currently under construction, is designed with the highest quality of architecture. The architecture of the building including, but not limited to, its medium scale massing, varied wood, metal, and white plaster colored sidings, and the indentations and protrusions of the sidings ensures the compatibility of the development with design guidelines as stipulated in the Design for Development for the East Washington Boulevard Commercial Revitalization Area plan. The building materials, ground-level storefront glazing that encourages pedestrian activity, rear perimeter wall, and second-story screening balcony at the rear, further the building's compatibility with the character of adjacent conforming developments and properties. Sufficient parking per condominium unit is provided, tandem pairs of parking spaces are assigned to the same tenants, and separate access is assured for each of the condominium units.

3 The site is physically suitable for the type of development

The site is adequate in size and shape to accommodate the office live/work, studio/gallery restaurant and tandem parking uses and all standard Code requirements, because the site measures in excess of 10,000+ square feet allowing development, parking and circulation and City services. Subdivision of the site for condominium purposes will not diminish the site's development capability or hinder City services to the site.

4 The site is physically suitable for the proposed density of development

The site as designed will accommodate the conversion to nine condominium units without negatively affecting the commercial and residential density of the site or surrounding densities. The various proposed condominium units are being built per current zoning, building, and fire code standards and regulations, including density standards.

1 **5 The design of the subdivision or the proposed improvements will not cause**
2 **substantial environmental damage or substantial and avoidable injury to fish or**
3 **wildlife or their habitat**

4 The subdivision and building currently under construction will not cause environmental
5 damage and will not damage fish and wildlife habitats because such habitats do not exist
6 on or near the site. An earlier Site Plan Review approval found the project to be
7 Categorically Exempt from CEQA and the proposed subdivision of the project currently
8 under construction does not affect that previous finding

9 **6 The design of the subdivision or the type of improvements will not cause serious**
10 **public health problems**

11 The subdivision will not cause serious public health problems because the subdivision is
12 for a structure and proposed uses that have already been approved under a previous Site
13 Plan Review wherein no potential public health issues were identified. The proposed
14 subdivision of the project currently under construction does not affect that previous
15 approval or its findings

16 **7 The design of the subdivision or the type of improvements will not conflict with**
17 **easements, acquired by the public at large, for access through or use of, property**
18 **within the proposed subdivision**

19 This subdivision will not conflict with existing easements and no easements were required
20 as a condition of approval for both the subdivision request and the previously approved
21 Site Plan Review

22 **SECTION 2** Pursuant to the foregoing recitations and findings, the City Council of the
23 City of Culver City, California hereby sustains the Planning Commission recommended
24 approval of Tentative Tract Map TTM P-2005052 (Tentative Tract Map No 63006), subject
25 to the following conditions

26 **General/Planning**

27 **1** The project and its operations shall comply with all applicable codes, standards, and
28 regulations, including, but not limited to, Building Safety, Fire Department, Planning, and
29 Public Works code requirements and it shall comply with all applicable comments and
code requirements as determined during the City's internal review process

2 The final working drawings for the improvements required to subdivide the site into
seven live/work and two commercial condominium units shall conform to the plans file
dated July 7, 2005, the Tentative Tract Map, file dated July 7, 2005 and to the

1 approved Site Plan Review plans file dated August 27, 2003, except as noted below
2 and otherwise noted during the City permit review process

3 3 This Tract Map approval shall comply with all conditions of approval as outlined in SPR
4 P-2003027 and CUP P-2003038

5 4 The applicant shall only be allowed to subdivide the project site into seven live/work
6 units and two commercial condominium units

7 5 The Conditions of Approval for Tentative Tract Map, TTM P-2005052, shall be
8 referenced on the cover sheet and repeated in full on the cover sheet of the final
9 working drawings required for City permits, or attached as additional sheets of the final
10 working drawings

11 6 The applicant shall provide the construction contractor(s) and each subcontractor
12 related to the project a copy of the final project Conditions of Approval. The applicant
13 and the City agree that these conditions shall be enforceable through all legal and
14 equitable remedies including the imposition of fines against each and every person who
15 conducts any activity on behalf of the applicant on or near the project site. The
16 applicant, property owner, and general construction contractor are ultimately
17 responsible for all actions or omissions of a subcontractor

18 7 The City reserves the right to periodically inspect the premises without prior notification,
19 to ensure ongoing compliance with all conditions of approval

20 8 All site modifications proposed in the future that may affect common areas and/or
21 commercial condominium boundaries, shall be reviewed by the Planning Division to
22 determine if Planning Commission or administrative approval is required

23 9 This Tentative Tract Map will expire if not used within three years (or 36 months) after
24 the date it becomes effective, unless the applicant submits an extension request in
25 writing, and is granted an extension by the Planning Commission or City Council

26 10 The applicant and any successor property owner and/or lessee that may legally assume
27 benefit of this Tentative Tract Map, shall comply with all conditions as stated herein and
28 as stated in SPR P-2003027 and CUP P-2003028 except for those conditions that are
29 superseded by conditions herein

30 11 Covenants, Conditions, and Restrictions (CC & R's) and live/work and commercial
31 condominium association bylaws shall be required and the applicant or its successor
32 property owner or owners, shall submit those CC & R's and live/work and commercial
33 condominium association bylaws for review and approval, to the Planning Division and
34 the City Attorney prior to filing of the final Tentative Tract Map. The CC & R's and
35 live/work and commercial condominium association bylaws shall state that no more than
36 seven live work and two commercial condominium units are allowed on the site

- 1 12 Final sign-offs on all City permits associated with the approved Tentative Tract Map will
2 be issued only upon completion of all applicable conditions of approval and required site
3 improvements
- 4 13 The applicant shall be responsible for the expense to repair or replace any damage to
5 public rights of way that result from construction of any tenant improvements necessary
6 to create the condominiums. Such repair or replacement is to be completed to the
7 satisfaction of the Director of Public Works prior to final sign-offs on all City permits
- 8 14 The applicant shall provide the Planning Division a Parking Plan that specifically assigns
9 the total number of parking spaces and square-footage per condominium unit. All
10 businesses purchasing or leasing spaces within the condominiums shall comply with the
11 Parking Plan approved by the City. This condition shall be made a part of the CC & R's
12 and the condominium association bylaws and shall also be incorporated into any
13 purchase or lease agreement for any of the units
- 14 15 Conditions of approval herein shall apply to the applicant, all condominium owners, all
15 tenants, and any successor business that may legally assume benefit of this Tentative
16 Tract Map
- 17 16 This approval shall not become effective until the City Council and Redevelopment
18 Agency have approved the project
- 19 17 A resident in any live/work condominium unit shall operate a business from the
20 condominium unit and shall possess a Culver City Business Tax Certificate in good
21 standing for business activities conducted within the unit. This condition shall be
22 included in every condominium purchase and/or lease agreement
- 23 18 Each unit that is to have separate ownership shall have separate utilities
- 24 19 The public posting for this project shall be removed within seven days after the final
25 discretionary action is taken

26 **Engineering**

- 27 20 The final map shall be prepared by an engineer or surveyor licensed in the State of
28 California and shall be submitted to the Los Angeles County Department of Public
29 Works for review and approval
- 30 21 A copy of the first final map plan check package shall be submitted to the Engineering
31 Division
- 32 22 A preliminary title report and subdivision guarantee is required showing all fee interest
33 holders, all interest holders whose interest could ripen into a fee, all trust deeds,
34 together with the names of the trustee and all easement holders. The account for this
35 title report shall remain open until the final map is filed with the County Recorder. No

1 easements shall be granted and recorded until after the final map is recorded, unless
2 approved by the City Engineer and subordinated to any City easements by a
certification upon the title sheet of the final map prior to the grant

3 23 The boundary of the subject property shall be tied to at least one City G P S monument
4 and shown on the final map

5 24 The final map shall comply with all requirements of the State of California Subdivision
6 Map Act, as most recently amended

7 25 Prior to the recording of the final map, all required boundary monuments shall be
8 installed and copies of the centerline tie notes shall be submitted to the Engineering
Division

9 26 A duplicate mylar copy of the recorded final map shall be submitted to the Engineering
10 Division

11 27 The final map shall be recorded prior to the issuance of a Certificate of Occupancy

12 **Fire Prevention**

13
14 28 In addition to the Fire Prevention conditions stated in Resolution No 2003-P005, the
applicant shall comply with additional Fire Prevention conditions stated hereinbelow

15 29 The applicant shall make changes to Fire Department notes that may be required after
16 working drawings for the subdivision are submitted for plan check review

17 30 The fire sprinkler system shall be subject to a five-year certification upon completion of
18 construction

19 31 The applicant shall provide off-site monitoring for the fire sprinkler system per National
20 Fire Protection Association 72 and Culver City Fire Department (CCFD) regulations

21 32 The applicant shall install fire extinguishers on the site and their location shall be
22 approved by the Fire Marshal

1 33 The applicant shall install addresses that are viewable and legible from the public way

2
3
4 APPROVED and ADOPTED this _____ day of _____, 2005

5
6
7 _____
8 ALBERT VERA, MAYOR
9 City of Culver City, California

10
11 ATTEST

12 APPROVED AS TO FORM

13
14 _____
15 CHRISTOPHER ARMENTA,
16 City Clerk

17 _____
18 CAROL A SCHWAB
19 City Attorney

RESOLUTION NO 2005-P016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL THE CONVERSION OF AN EXISTING COMMERCIAL AND LIVE/WORK BUILDING, CURRENTLY UNDER CONSTRUCTION, INTO NINE AIR SPACE CONDOMINIUM UNITS AT 8601 THROUGH 8633 WASHINGTON BOULEVARD IN THE EAST WASHINGTON OVERLAY (EWO) AND UNDERLYING COMMERCIAL (C-3) ZONES

(Tentative Tract Map, TTM P-2005052 [Tentative Tract Map No 63006])

WHEREAS, on July 29, 2005, Judit Meda Fekete (the Applicant) filed an application for a tentative tract map to allow conversion of an existing two-story, 25,969 square-foot, commercial and live/work building, currently under construction, into nine air space condominium units consisting of seven live/work condominium units and two commercial condominium units at 8601 through 8633 Washington Boulevard, described as Lots 16 through 25 of Tract No 5384, in the East Washington Overlay (EWO) and underlying Commercial (C-3) Zones, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Section 15332 guidelines, the project has been determined to be a Class 32 Categorical Exemption as an infill development and the Planning Commission hereby finds the project to be categorically exempt and

WHEREAS, on August 27, 2003, the Planning Commission, after conducting a duly noticed public hearing, fully considering the application, plans, staff reports, environmental information and all testimony presented, unanimously approved Conditional Use Permit, P-2003038 and Site Plan Review, P-2003027, allowing the construction of a two-story building incorporating offices gallery/studio, and eating establishment on the first story,

14

live/work units on the second story, tandem parking, and both surface and subterranean parking at the project site, and

WHEREAS, on September 14, 2005 the Planning Commission conducted a duly noticed public hearing on this application fully considering the application, plans, staff reports, environmental information and all testimony presented, and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter the Planning Commission determined by a vote of 5 to 0 that Tentative Tract Map, TTM P-2005052 (Tentative Tract Map No 63006) should be conditionally approved as set forth hereinbelow and recommended such approval to the City Council

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS

SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 17, Section 37-75G , required site plan review findings for a condominium conversion and CCMC Title 15, Section 15 10 265, required findings for a tentative tract map, and subject to the Conditions of Approval herein below, the following findings are hereby made

Required Findings For Condominium Conversion

Based on staff's review of the application and application materials, the following findings are supported

- 1 **All the provisions and standards for conversion of a project to condominiums as set forth in Article XVI B Condominium Conversions, are met**

The project is currently under construction after receiving Site Plan Review and building permit approvals The site is being constructed under current building and fire code provisions and standards which are consistent with the provisions and standards for condominium conversions as set forth in the Article XVI B

2 **A Tentative Tract Map has been approved, or is concurrently being approved, for the condominium conversion project**

The discretionary application currently before the Planning Commission is for condominium conversion and is being approved

3 **The overall design and physical condition of the condominium conversion achieves a high standard of safety, quality, and appearance**

The structure is being constructed under current building and fire code standards and its overall appearance was considered as part of a recent site plan review approval. In addition, in fulfillment of the applicant's public art requirement, the façade of the new building was approved by the Cultural Affairs Commission under Architecture as Art

4 **The subdivider has not engaged in coercive, retaliatory eviction or action regarding tenants after the submittal of the first condominium conversion application for City review through the date of approval**

The site is currently under construction and there are no tenants. All prospective tenants coming forth after submittal of the condominium conversion application have been informed in writing of the request to convert to condominiums.

Tentative Tract Map Findings

1 **The proposed map is consistent with applicable general and specific plans**

The proposed map is consistent with the General Plan Land Use Element that encourages viable and creative development. Approval of this request will create greater flexibility in that potential businesses will have a choice of leasing or purchasing tenant spaces. This flexibility and sense of option facilitates the implementation of *Objective 5 Economic Diversity* and *Objective 6 Commercial Corridors* of the General Plan Land Use Element that call for new business opportunities that expand Culver City's economic base and revitalizing of the physical character and economic well being of the City's commercial corridors. The proposed condominium subdivision is in conformance with all applicable Municipal Code development standards.

2 **The design or improvement of the proposed subdivision is consistent with applicable general and specific plans**

The proposed design, pedestrian egress/ingress, and air space subdivisions are consistent with *Objective 12 Urban Design*, of the General Plan Land Use Element because the new building currently under construction, is designed with the highest quality of architecture. The architecture of the building including, but not limited to, its medium scale massing, varied wood, metal, and white plaster colored sidings, and the indentations and protrusions of the sidings ensures the compatibility of the development with design guidelines as stipulated in the Design for Development for the East

1 Washington Boulevard Commercial Revitalization Area plan The building materials
2 ground-level storefront glazing that encourages pedestrian activity, rear perimeter wall,
3 and second-story screening balcony at the rear, further the building's compatibility with
4 the character of adjacent conforming developments and properties Sufficient parking per
condominium unit is provided, tandem pairs of parking spaces are assigned to the same
tenants, and separate access is assured for each of condominium unit

5 **3 The site is physically suitable for the type of development**

6 The site is adequate in size and shape to accommodate the office, live/work,
7 studio/gallery, restaurant, and tandem parking uses and all standard Code requirements,
8 because the site measures in excess of 10,000+ square feet, allowing development,
9 parking and circulation, and City services Subdivision of the site for condominium
10 purposes will not diminish the site's development capability or hinder City services to the
11 site

12 **4 The site is physically suitable for the proposed density of development**

13 The site as designed will accommodate the conversion to nine condominium units without
14 negatively affecting the commercial and residential density of the site or surrounding
densities The various proposed condominium units are being built per current zoning,
building, and fire code standards and regulations, including density standards

15 **5 The design of the subdivision or the proposed improvements will not cause
16 substantial environmental damage or substantial and avoidable injury to fish or
wildlife or their habitat**

17 The subdivision and building currently under construction will not cause environmental
18 damage and will not damage fish and wildlife habitats because such habitats do not exist
19 on or near the site An earlier Site Plan Review approval found the project to be
20 Categorically Exempt from CEQA and the proposed subdivision of the project currently
under construction does not affect that previous finding

21 **6 The design of the subdivision or the type of improvements will not cause serious
22 public health problems**

23 The subdivision will not cause serious public health problems because the subdivision is
24 for a structure and proposed uses that have already been approved under a previous Site
25 Plan Review wherein no potential public health issues were identified The proposed
26 subdivision of the project currently under construction does not affect that previous
27 approval or its findings
28
29

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

This subdivision will not conflict with existing easements and no easements were required as a condition of approval for both the subdivision request and the previously approved Site Plan Review

SECTION 2 Pursuant to the foregoing recitations and findings the Planning Commission of the City of Culver City, California, hereby approves, and recommends to the City Council approval of, Tentative Tract Map, TTM P-2005052 (Tentative Tract Map No 63006), subject to the following conditions

General/Planning

- 1 The project and its operations shall comply with all applicable codes, standards, and regulations, including, but not limited to, Building Safety, Fire Department, Planning, and Public Works code requirements and it shall comply with all applicable comments and code requirements as determined during the City's internal review process
- 2 The final working drawings for the improvements required to subdivide the site into seven live/work and two commercial condominium units shall conform to the plans file dated, July 7, 2005, the Tentative Tract Map, file dated July 7, 2005, and to the approved Site Plan Review plans file dated August 27, 2003, except as noted below and otherwise noted during the City permit review process
- 3 This Tract Map approval shall comply with all conditions of approval as outlined in SPR P-2003027 and CUP P-2003038
- 4 The applicant shall only be allowed to subdivide the project site into seven live/work units and two commercial condominium units
- 5 The Conditions of Approval for Tentative Tract Map, TTM P-2005052, shall be referenced on the cover sheet and repeated in full on the cover sheet of the final working drawings required for City permits, or attached as additional sheets of the final working drawings
- 6 The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The

1 applicant property owner and general construction contractor are ultimately
2 responsible for all actions or omissions of a subcontractor

3 7 The City reserves the right to periodically inspect the premises without prior notification,
4 to ensure ongoing compliance with all conditions of approval

5 8 All site modifications proposed in the future that may affect common areas and/or
6 commercial condominium boundaries, shall be reviewed by the Planning Division to
7 determine if Planning Commission or administrative approval is required

8 9 This Tentative Tract Map will expire if not used within three years (or 36 months) after
9 the date it becomes effective, unless the applicant submits an extension request in
10 writing, and is granted an extension by the Planning Commission or City Council

11 10 The applicant and any successor property owner and/or lessee that may legally assume
12 benefit of this Tentative Tract Map, shall comply with all conditions as stated herein and
13 as stated in SPR P-2003027 and CUP P-2003028 except for those conditions that are
14 superseded by conditions herein

15 11 Covenants, Conditions, and Restrictions (CC & R s) and live/work and commercial
16 condominium association bylaws shall be required and the applicant, or its successor
17 property owner or owners, shall submit those CC & R's and live/work and commercial
18 condominium association bylaws for review and approval, to the Planning Division and
19 the City Attorney prior to filing of the final Tentative Tract Map The CC & R s and
20 live/work and commercial condominium association bylaws shall state that no more than
21 seven live work and two commercial condominium units are allowed on the site

22 12 Final sign-offs on all City permits associated with the approved Tentative Tract Map will
23 be issued only upon completion of all applicable conditions of approval and required site
24 improvements

25 13 The applicant shall be responsible for the expense to repair or replace any damage to
26 public rights of way that result from construction of any tenant improvements necessary
27 to create the condominiums Such repair or replacement is to be completed to the
28 satisfaction of the Director of Public Works prior to final sign-offs on all City permits

29 14 The applicant shall provide the Planning Division a Parking Plan that specifically assigns
the total number of parking spaces and square-footage per condominium unit All
businesses purchasing or leasing spaces within the condominiums shall comply with the
Parking Plan approved by the City This condition shall be made a part of the CC & R s
and the condominium association bylaws and shall also be incorporated into any
purchase or lease agreement for any of the units

15 Conditions of approval herein shall apply to the applicant all condominium owners, all
tenants, and any successor business that may legally assume benefit of this Tentative
Tract Map

1 16 This approval shall not become effective until the City Council and Redevelopment
2 Agency have approved the project

3 17 A resident in any live/work condominium unit shall operate a business from the
4 condominium unit and shall possess a Culver City Business Tax Certificate in good
5 standing for business activities conducted within the unit This condition shall be
6 included in every condominium purchase and/or lease agreement

7 18 Each unit that is to have separate ownership shall have separate utilities

8 19 The public posting for this project shall be removed within seven days after the final
9 discretionary action is taken

10 **Engineering**

11 20 The final map shall be prepared by an engineer or surveyor licensed in the State of
12 California and shall be submitted to the Los Angeles County Department of Public
13 Works for review and approval

14 21 A copy of the first final map plan check package shall be submitted to the Engineering
15 Division

16 22 A preliminary title report and subdivision guarantee is required showing all fee interest
17 holders, all interest holders whose interest could ripen into a fee, all trust deeds,
18 together with the names of the trustee and all easement holders The account for this
19 title report shall remain open until the final map is filed with the County Recorder No
20 easements shall be granted and recorded until after the final map is recorded, unless
21 approved by the City Engineer and subordinated to any City easements by a
22 certification upon the title sheet of the final map, prior to the grant

23 23 The boundary of the subject property shall be tied to at least one City G P S monument
24 and shown on the final map

25 24 The final map shall comply with all requirements of the State of California Subdivision
26 Map Act as most recently amended

27 25 Prior to the recording of the final map, all required boundary monuments shall be
28 installed and copies of the centerline tie notes shall be submitted to the Engineering
29 Division

26 26 A duplicate mylar copy of the recorded final map shall be submitted to the Engineering
27 Division

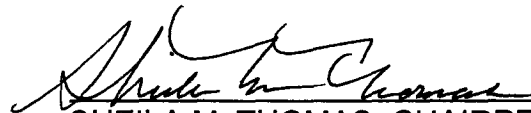
28 27 The final map shall be recorded prior to the issuance of a Certificate of Occupancy

29 20

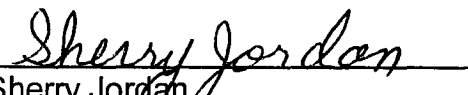
1 **Fire Prevention**

- 2 28 In addition to the Fire Prevention conditions stated in Resolution No 2003-P005 the
3 applicant shall comply with additional Fire Prevention conditions stated hereinbelow
- 4 29 The applicant shall make changes to Fire Department notes that may be required after
5 working drawings for the subdivision are submitted for plan check review
- 6 30 The fire sprinkler system shall be subject to a five-year certification upon completion of
7 construction
- 8 31 The applicant shall provide off-site monitoring for the fire sprinkler system per National
9 Fire Protection Association 72 and Culver City Fire Department (CCFD) regulations
- 10 32 The applicant shall install fire extinguishers on the site and their location shall be
11 approved by the Fire Marshal
- 12 33 The applicant shall install addresses that are viewable and legible from the public way

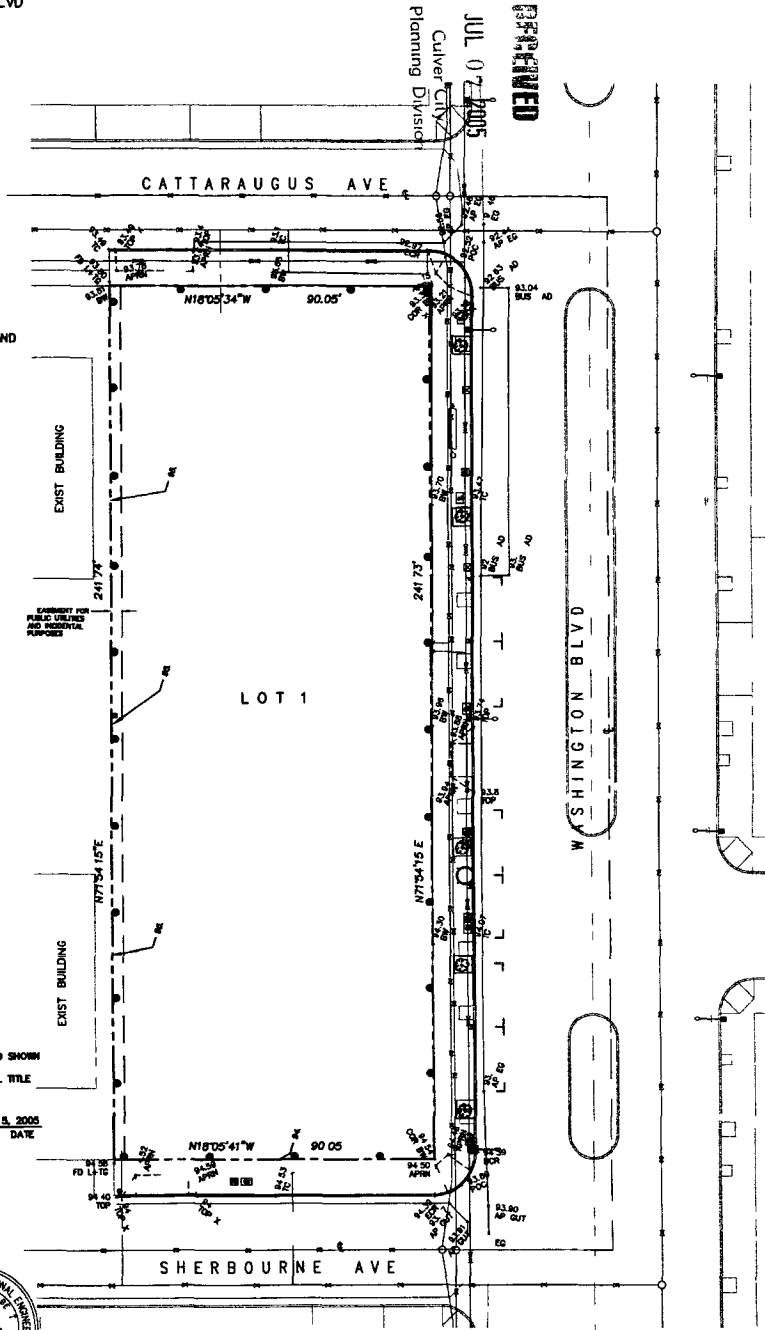
13
14 APPROVED and ADOPTED this 14th day of September, 2005

15
16
17 
18 SHEILA M THOMAS, CHAIRPERSON
19 PLANNING COMMISSION
20 CITY OF CULVER CITY, CALIFORNIA

21 Attested by

22
23 
24 Sherry Jordan
25 Senior Planner

TENTATIVE TRACT MAP No. 63006

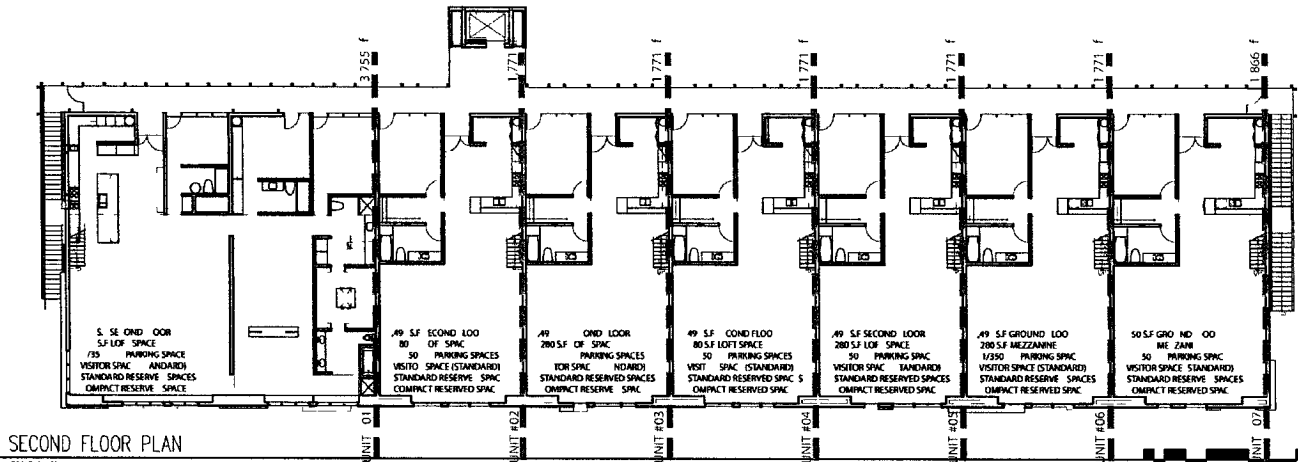
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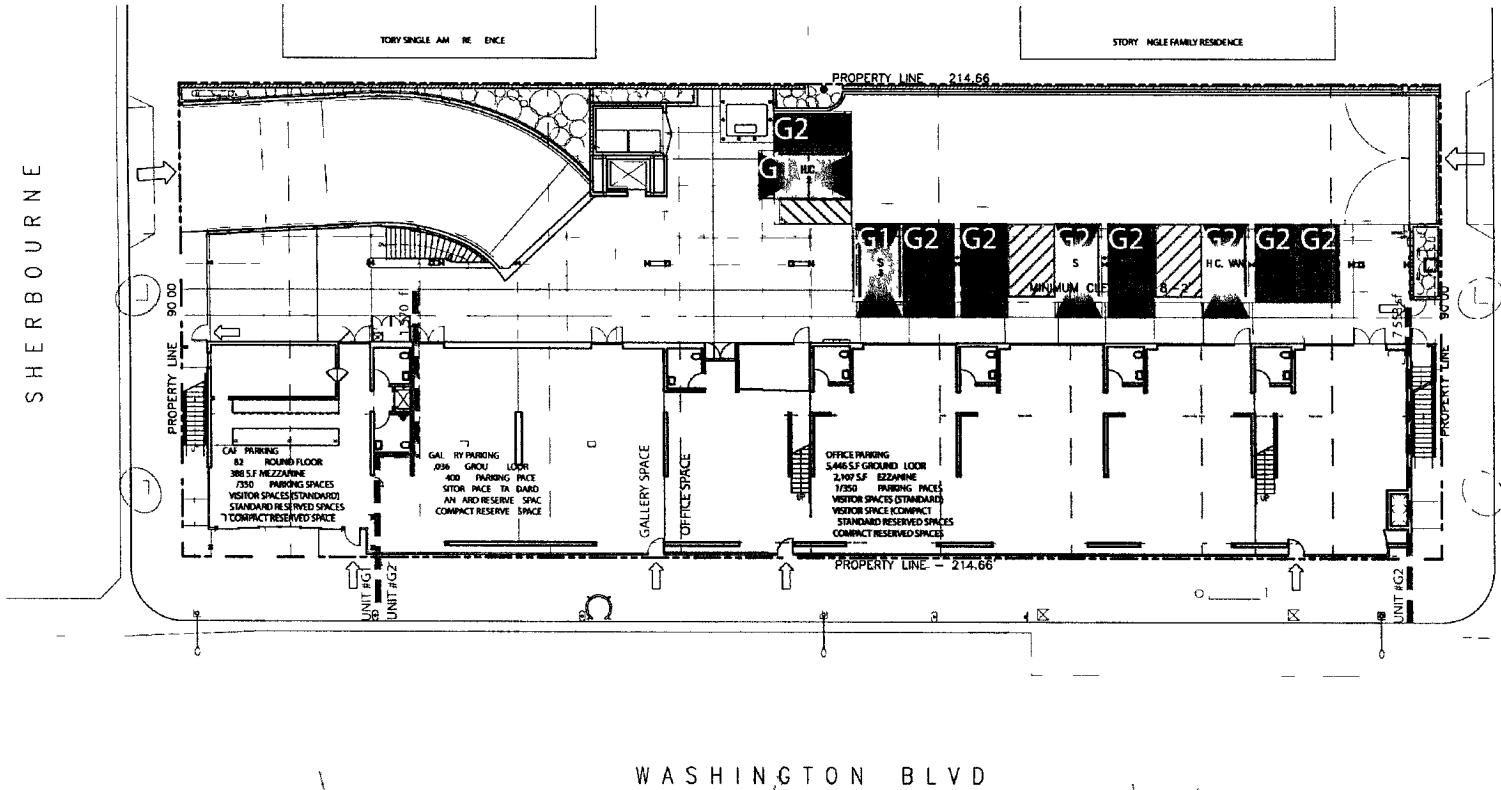
JUL 07 2005

Culver City
Planning Division

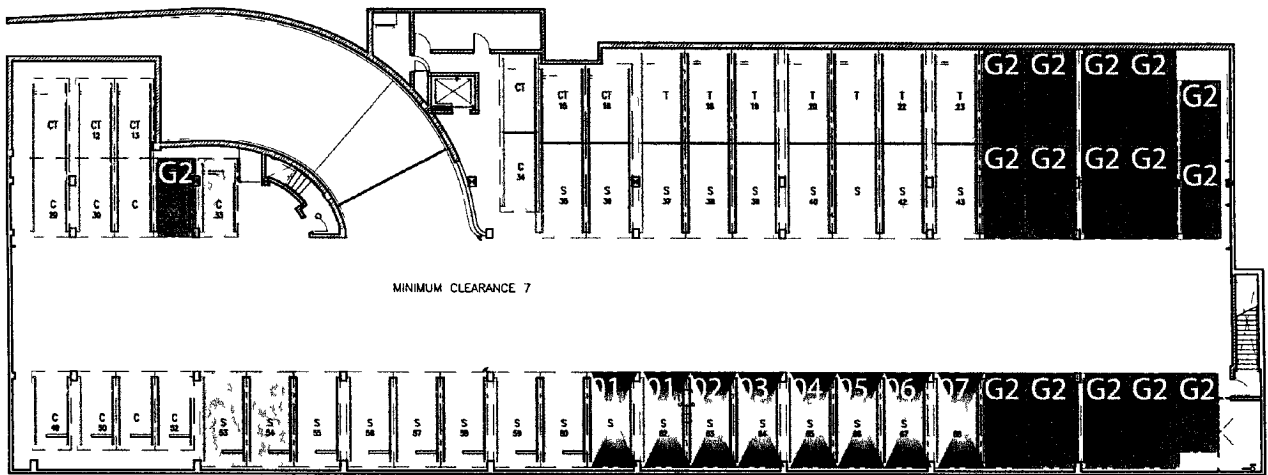
SUGARHILL



SECOND FLOOR PLAN
SCALE 1/16



GROUND FLOOR PLAN/SITE PLAN
SCALE 1/16



BASEMENT LEVEL PLAN
SCALE 1/16

PROJECT DETAILS

LEGAL DESCRIPTION
LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25 OF TRACT NO. 5384 IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGE 41 OF MAPS IN THE OFFICE OF RECORDS IN THE SAID COUNTY ASSESSOR'S PARCEL NUMBER 3 2 018 017 & 0 8 & 020
ZONING
OCCUPANCY
TYPE
BUILDING TO BE FULLY SPRINKLERED

PARKING SUMMARY

ZONE	STANDARD	S	TANDEM	COMPACT	C	TANDEM	HAND CAPPED	TOTAL
GARAGE FLOOR	33	13	2	5	0	3	0	63
GROUND FLOOR	4	0	3	0	0	3	0	10
	37	13	15	5	3			73 PROVIDED
								73 REQUIRED

PARKING REQUIRED

SECOND FLOOR	(6 1 771 1 866 1 931) / 350	41 PS	3 000
GROUND FLOOR	1 570 / 350	5 PS	CAFE
GROUND FLOOR	2 036 / 400	5 PS	GALLERY
GROUND FLOOR	7 553 / 350	22 PS	3 000 OFFICE

AREA SUMMARY / OCCUPANT LOAD

TOTAL SITE AREA	21 745 S.F.
SITE AREA COVERED BY STRUCTURES	9 502 S.F.
PROPOSED BUILDING	
BASEMENT	17 110 S.F.
PARKING	220 S.F.
ELECTRICAL	17 330 S.F.
GROUND FLOOR	
OFFICE	5 504 S.F.
STORAGE	13 S.F.
MUSEUM	2 194 S.F.
CAFE (KITCHEN)	537 S.F.
CAFE (SEATING)	437 S.F.
CAFE (STORAGE)	398 S.F.
OFFICE MEZZ	2 069 S.F.
	11 994 S.F.
SECOND FLOOR	
LIVE/WORK	12 118 S.F.
LOFT	2 305 S.F.
	14 423 S.F.
TOTAL	42 803 S.F.

LEGEND

CAFE	CAFE PARKING 1 SPACE PER 350 S.F.
GALLERY SPACE	GALLERY PARKING 1 SPACE PER 100 S.F.
COMMERCIAL CONDO OFFICE SPACE	COMMERCIAL PARKING 1 SPACE PER 350 S.F.
LIVE/WORK CONDO	LIVE/WORK PARKING 1 SPACE PER 350 S.F.
PROPERTY LINE (INTERIOR)	
PROPERTY LINE	
CITY BOUNDARY	
	VISITOR SPACES ARE ASSIGNED FOR ZONING PURPOSES ONLY. SPACES ARE CONSIDERED COMMON FOR ENTIRE DEVELOPMENT. ** GALLERY SPACE IS PART OF COMMERCIAL UNIT #G2. DIFFERENTIATION MADE FOR PARKING LOAD CALCULATIONS.

Attachment No 7

Sheet 1 of 1
5 JULY 2005

SPF architects
8609 WASHINGTON BLVD
CULVER CITY, CALIFORNIA 90232
OFFICE AND LIVE/WORK SPACE
8601-8633 EAST WASHINGTON BLVD CULVER CITY, CALIFORNIA
ARCHITECTS

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CONDO CONVERSION CONCEPTUAL SITE PLAN
8601-8633 EAST WASHINGTON BLVD CULVER CITY, CALIFORNIA
I 310 558 0902
F 310 558 0904
SPF architects
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