

RESOLUTION NO. 2016-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 74021, P2016-0041-TTM; TO ALLOW THE CONSTRUCTION AND CREATION OF A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3961 TILDEN AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Tentative Tract Map, P2016-0041-TTM)

WHEREAS, on March 16, 2016, Michelle Meepos (the "Applicant/Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to construct a two-story, five (5) unit, attached residential condominium development with subterranean parking, within an existing residential parcel at 3961 Tilden Avenue (the "Project"). The Project site is legally described as the SE 51.29 ft. of Lot 18 of Robert F Jones Walnut Grove Tract in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on June 8, 2016, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 5 to 0, adopted a Class 3 and Class 15 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of 5 to 0, adopted Resolution No. 2016-P005, conditionally approving Administrative Site Plan Review, P2016-0041-SPR, and recommending to the City Council approval of Tentative Tract Map No. 74021, P2016-0041-TTM; and,

1 WHEREAS, on July 25, 2016, after conducting a duly noticed public hearing on
2 the aforementioned TTM request, including full consideration of the applications, plans, staff
3 reports, environmental finding, Planning Commission recommendation, and all testimony
4 presented; the City Council (i) by a vote of ___ to ___, determined that no new information has
5 become available and no changes in the proposed Project have been made since the Planning
6 Commission adopted the Class 3 and Class 15 Categorical Exemptions and, therefore, no
7 additional environmental analysis is required; and (ii) by a vote of ___ to ___, approved
8 Tentative Tract Map, P2016-0041-TTM, subject to Conditions of Approval referenced herein
9 below.
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11 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
12 HEREBY RESOLVE as follows:
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14 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
15 City Municipal Code (CCMC) Section 15.10.260 and 15.10.265.D, the following required
16 findings for a Tentative Tract Map are hereby made for Tentative Tract Map No. 74021:
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19 **1. The proposed map is consistent with applicable general and specific plans.**

20 The proposed Tentative Tract Map will not create multiple parcels to be developed with
21 various units separately, but rather will consist of an airspace subdivision to allow separate
22 ownership opportunities of the units allowed on the parcel per the Zoning Code standards.
23 The General Plan Land Use Element designates the site as Medium Density Multiple
24 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
25 allow multiple family dwellings, and encourage future developments of quality medium
26 density housing on individual development parcels of up to 13,000 square feet. Per CCMC
27 Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the
28 average area of residential lots within a 500-foot radius of proposed subdivision, whichever
is greater. This section further notes condominium, townhome, or planned development
projects may be subdivided with smaller parcel sizes for ownership purposes, with the
minimum lot area determined through the subdivision review process, provided that the
overall development site complies with the minimum lot size requirements of the Zoning
Code. The subject site is consistent with the typical parcel size in the surrounding area and

1 will not be modified as a result of the proposed map. Therefore, the proposed map is
2 consistent with the applicable general plan, and there is no applicable specific plan.

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

5 The design and improvement of the proposed airspace subdivision is in compliance with
6 the applicable general plan. The Project is consistent with the goals of the General Plan
7 Land Use Element, specifically, Objective 2, which calls for the retention and creation of
8 housing throughout the City and the encouragement of multiple-family housing
9 opportunities within neighborhoods designated for this development type. Further per
10 Section 17.210.020, the corresponding RMD Zone permits five (5) units to be developed on
11 the subject property, based on the allowance of one (1) unit per 1,500 square feet of net lot
12 area. The subdivision improvements will include five (5) new attached residential dwelling
13 units, resulting in two (2) net new residential dwelling units at the site, at a density consistent
14 with the General Plan's Medium Density Multiple Family Land Use designation. The
15 proposed subdivision component of the Project will not increase the number of units allowed
16 on the site, or cause any physical changes or changes to the current overall lot area; the
17 improvement component of the Project will comply with all applicable provisions of the
18 Zoning Code and is a permitted use in the RMD Zone. The addition of two (2) net units will
19 count toward meeting the Regional Housing Needs Assessment (RHNA) allocation for
20 Culver City, and will be consistent with Objective 2 of the Housing Element, which
21 encourages opportunities for developing a variety of housing types while protecting the
22 character and stability of existing neighborhoods. Therefore, the design and improvement
23 of the proposed subdivision is consistent with the applicable general plan, and there is no
24 applicable specific plan.

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

26 The subject site is a rectangular, generally flat parcel, which measures 51.29 feet in width
27 by 151.99 feet in depth for a total of 7,795 square feet, and is located within the RMD Zone.
28 Therefore, the site conforms to the minimum lot dimensions and minimum lot area required
per Zoning Code Section 17.210.020, as noted above, and is absent of physical or
topographic constraints. The proposed development consists of five (5) attached residential
dwelling units with subterranean parking, and is consistent with allowable density and
development standards of the subject zone. The site is accessible by means of the existing
sixty (60) foot wide public right-of-way, Tilden Avenue, and is served by necessary utilities.
Therefore, the subject site is physically suitable for the proposed residential development.

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

As noted above, the site measures a total of 7,795 square feet and conforms to the
minimum required lot dimensions and lot area. The proposed development consists of a
five (5) unit dwelling structure at a density of one (1) unit per 1,500 square feet of net lot
area, as allowed by the applicable RMD Zone development standards. The site is physically
suitable and of sufficient size to construct five (5) dwelling units and provide the required

1 off-street parking, circulation, open space, setbacks, and related improvements. The
2 proposed condominium subdivision will not result in a change to the allowable density or to
the size or dimensions of the overall development site.

3 **5. The design of the subdivision or the proposed improvements are not likely to cause**
4 **substantial environmental damage or substantially and avoidably injure fish or**
5 **wildlife or their habitat.**

6 The proposed subdivision is only of airspace and not of actual land parcels, and is designed
7 in conformance with all required Zoning Code standards. The subject site is located in an
8 existing urbanized area, and consists of land already improved with multi-family residential
9 development, such that the proposed five (5) unit residential Project will result in a net
10 increase of two (2) dwelling units. Further, there is no known fish or wildlife habitat on the
11 subject site or surrounding area. Therefore, the proposed condominium subdivision and
12 improvements will not cause any damage to any fish or wildlife or their habitat.

13 **6. The design of the subdivision or the type of improvements is not likely to cause**
14 **serious public health problems.**

15 The proposed Tentative Tract Map subdivision will not cause any known serious public
16 health problems. The design of the proposed condominium subdivision is in compliance
17 with the development standards of the RMD Zone. It has also been conditioned that the
18 subdivision and proposed improvements must be in compliance with all applicable federal,
19 state, and local codes and statutes, as well as all conditions of approval required by
20 reviewing City divisions/departments such as Fire Prevention Division, Building and Safety
21 Division, and Engineering Division. Further, the site located in an urbanized setting and is
22 developed with a three (3) unit residential structure, and the proposed use is a five (5) unit
23 residential structure in the form of a condominium subdivision. Therefore, the
24 improvements remain residential and are unlikely to cause any known serious public health
25 problems.

26 **7. The design of the subdivision or the type of improvements will not conflict with**
27 **easements, acquired by the public at large, for access through or use of, property**
28 **within the proposed subdivision or alternate easements, for access or for use, will**
be provided, that are substantially equivalent to ones previously acquired by the
public.

The proposed Tentative Tract Map is for the purpose of creating airspace lots for a
condominium subdivision and per the map provided there are no on-site easements.
Furthermore, the proposed design and the on-site and off-site improvements will not conflict
with any existing and/or proposed easements. Public right-of-way access and placement
of utilities will not be affected or impaired by the proposed condominium subdivision.

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1 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
2 of the City of Culver City, California, hereby approves Tentative Tract Map, P2016-0041-TTM,
3 subject to the tract map conditions as set forth in Exhibit A to Planning Commission Resolution
4 No. 2016-P005.
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7 APPROVED and ADOPTED this _____ day of _____, 2016.
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10 _____
11 JIM B. CLARKE, Mayor
12 City of Culver City, California

13 ATTEST:

14 APPROVED AS TO FORM:

15 _____
16 JEREMY GREEN, Deputy City Clerk

17 A16-00575

18 _____
19 CAROL A. SCHWAB, City Attorney
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