

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 08/28/06		Item Number: <u>PH-1</u>	
AGENDA ITEM: City Council Consideration to Approve Tentative Tract Map, TTM P-2006011 (Vesting Tentative Tract Map No. 65653) to convert a seven-unit apartment complex into condominiums on a single lot in the Medium Density Multiple-Family Residential (RMD) Zone at 3910 Girard Avenue.			
Contact Person/Dept.: Paul Samaras Planning		Phone Number: (310) 253-5706	
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 300 foot radius of the site (08/07/06); Courtesy notices were mailed to the Downtown Business Association, Culver City Homeowner Association, Culver City News, Culver City Observer, Culver City Chamber of Commerce, Planning Commission, City Council, East Culver City Neighborhood Alliance, various city personnel, and emailed to the Master Notification List (08/07/06). A Sign announcing the hearing was posted on-site.			
Department Approval: Susan Evans (08/14/06)		City Manager Approval: Martin Cole for Jerry Fulwood 8/23/06	
City Controller Approval: Marlee Chang 8/22/06			

RECOMMENDATION:

Staff recommends the City Council approve Tentative Tract Map, TTM P-2006011 (Vesting Tentative Tract Map No. 65653) subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2006-R_____ (Attachment No. 6).

PROCEDURE FOR PUBLIC HEARING:

1. Mayor seeks motion to receive and file affidavit of mailing and posting and publishing of public notice.
2. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.
3. Mayor declares the public discussion open, providing the applicant the first opportunity to speak, followed by the general public.
4. Mayor seeks a motion to close the public discussion after all testimony has been presented.
5. City Council thoroughly discusses the matter and arrives at its decision.

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BACKGROUND:

On June 14, 2006, the Planning Commission adopted Resolution No. 2006-P014 (Attachment No. 1) conditionally approving Site Plan Review, SPR P-2006010, and Tentative Tract Map, TTM P-2006011 for the renovation and conversion of a seven unit apartment complex into condominiums at 3910 Girard Avenue in the Medium Density Multiple-Family Residential (RMD) Zone.

The site is located northwest of the intersection of Washington Boulevard and Girard Avenue within a residential neighborhood. It is approximately 11,530 square feet, measuring 88' x 131.' There are seven existing apartment units in the development, which will undergo a renovation as part of the subdivision process.

The applicant is proposing a tentative tract map to subdivide the existing apartments into seven condominium units. Tentative Tract Map No. 65653 would thus result in seven condominium units, which could be sold individually.

In addition to the interior improvements, the applicant will be adding balconies to five of the apartments; that is intended to meet the minimum current requirement for private open space.

Please refer to the June 14, 2006, Planning Commission Staff Report (Attachment No. 5) for more detailed project information.

DISCUSSION:

The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10, regulate the subdivision of land. Among numerous objectives, the tract map process allows the City to review the proposed subdivision to ensure necessary improvements and dedications for streets and parkland requirements are provided. The process also ensures the reservation of required easements and assures those easements are maintained. The Engineering Division of the Public Works Department has reviewed the proposed subdivision and found it to be in compliance with State and local regulations.

Findings

The Planning Commission has conditionally approved and recommends that the City Council approve the tentative tract map based on the findings pursuant to CCMC Section 15.10.265, Findings, as outlined in Planning Commission Resolution No. 2006-P014 and proposed Resolution No. 2006-R_____ (Attachment No. 6).

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Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project qualifies as a Class 1 Categorical Exemption (Attachment No. 4) as an "Existing Facilities" project involving negligible or no expansion of use. It involves subdivision of existing apartment units into condominiums, and interior improvements, such as the replacement of carpets and appliances, painting, and exterior improvements, such as the addition of balconies to five of the dwelling units.

Fiscal Impact

The improvements to the property have a proposed valuation of \$350,000. As a result, the development and the applicant will have to meet the code requirements for Art in Public Places. The threshold for requiring Art in Public Places is \$250,000, based on Section 15.06.100 of the Culver City Municipal Code.

ATTACHMENTS:

1. June 14, 2006 Planning Commission Resolution No. 2006-P014.
2. Area Map.
3. Aerial Photo of Subject Site.
4. Tentative Tract Map No. 65653 file dated March 9, 2006.
5. June 14, 2006 Planning Commission staff report.
6. Draft City Council Resolution No. 2006-R____ approving Tentative Tract Map, TTM P-2006011 (Vesting Tentative Tract Map No. 65653).
7. June 14, 2006 Planning Commission Minutes

MOTION:

That the City Council:

Adopt the Categorical Exemption and Resolution No. 2006-R approving Tentative Tract Map, TTM P-2006011 (Vesting Tentative Tract Map No. 65653) subject to the Recommended Conditions of Approval.