

1 RESOLUTION No. 2019-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, APPROVING EXTENSION OF TIME, P2019-0085-ET TO  
4 ALLOW A ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP, P2015-  
5 0122-TPM, SUBJECT TO THE PREVIOUSLY APPROVED CONDITIONS OF  
6 APPROVAL AS STATED IN RESOLUTION NO. 2016-P003 THAT ALLOWED  
7 THE CONSTRUCTION AND CREATION OF THREE DETACHED TOWNHOME  
8 STYLE RESIDENTIAL UNITS ON THREE LOTS AT 4241 DUQUESNE AVENUE  
9 IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

8 (Extension of Time, P2019-0085-ET)

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10 WHEREAS, on October 23, 2015, Brock Wylan (the "Applicant") filed an application on  
11 behalf of Brock Wylan and Simon James (the "Owner") for an Administrative Site Plan Review  
12 and Tentative Parcel Map to construct a two-story, 3-unit, townhome style residential project,  
13 with a semi-subterranean parking garage, by creating three (3) detached townhome style  
14 dwelling units on three new lots within one existing residential lot at 4241 Duquesne Avenue  
15 (the "Project"). The Project site is legally described as Lot 8 of Block 19 of Tract No. 1775 in  
16 the City of Culver City, County of Los Angeles, State of California; and,  
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18 WHEREAS, on March 9, 2016, after a duly noticed public hearing on the subject  
19 applications, including full consideration of the applications, plans, staff report, environmental  
20 information and all testimony presented, the Planning Commission (i) adopted a Class 3  
21 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA),  
22 finding the Project will not result in significant adverse environmental impacts; and (ii) adopted  
23 Resolution No. 2016-P003, conditionally approving Administrative Site Plan Review, P2015-  
24 0122-ASPR and Tentative Parcel Map, P2015-0122-TPM and recommending to the City  
25 Council approval, pursuant to CCMC Section 15.10.085, of an exception to a subdivision  
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1 design standard requiring lot frontage along a dedicated public street or access to same via a  
2 certain sized “stem” of a “flag lot” (CCMC Section 15.10.700.C), and;

3 WHEREAS, on May 9, 2016, after conducting a duly noticed public hearing on the  
4 aforementioned exception request, including full consideration of the applications, plans, staff  
5 reports, environmental finding, Planning Commission recommendation, and all testimony  
6 presented; the City Council (i) determined that no new information has become available and  
7 no changes in the proposed Project have been made since the Planning Commission adopted  
8 the Class 3 Categorical Exemption and, therefore, no additional environmental analysis is  
9 required; and (ii) adopted Resolution No. 2016-R036, approving an exception to a subdivision  
10 design standard requiring lot frontage along a dedicated public street or access to same via a  
11 certain sized “stem” of a “flag lot” (CCMC Section 15.10.700.C), and;

14 WHEREAS, on June 5, 2017, a building permit was issued and the project is under  
15 construction, and;

17 WHEREAS, on May 9, 2019, Tentative Parcel Map, P2015-0122-TPM, was set to expire  
18 and the Los Angeles County Department of Public Works could not complete its review of the  
19 tentative parcel map (the “Map”) by that expiration date, and;

20 WHEREAS, on April 2, 2019, the Applicant submitted a timely request for an extension  
21 of time, thereby automatically extending the expiration date of the Map to July 8, 2019 pursuant  
22 to California Government Code Section 66452.6, and:

24 WHEREAS, on June 12, 2019, after full consideration of the application, and staff report,  
25 the Planning Commission (i) by a vote of \_\_\_ to \_\_\_, determined that no new information has  
26 become available and no changes in the proposed Project have been made since the Planning  
27 Commission adopted the Class 3 Categorical Exemption and, therefore, no additional  
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1 environmental analysis is required; and (ii) by a vote of \_\_\_ to \_\_\_, approved a one-year  
2 extension of Tentative Parcel Map, P2015-0122-TPM, subject to previously approved  
3 Conditions of Approval incorporated into Planning Commission Resolution No. 2016-P003 and  
4 referenced herein below.

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

7 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City  
8 Municipal Code (CCMC) Section 17.595.030, the following findings are hereby made:  
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- 10 1. The applicant has filed a written request for an extension of time prior to the expiration of  
11 the Map.
- 12 2. The applicant has established that review of the Map by the Los County Department of  
13 Public Works, cannot be completed before the Map's July 8, 2019 expiration date.
- 14 3. The Project is under construction with Building Permits issued prior to the site plan review  
15 expiration date.
- 16 4. The applicant has made good faith efforts to complete the project and record the Map with  
17 the County which is required as part of the project completion.

18 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
19 Commission of the City of Culver City, California, hereby approves Extension of Time, P2019-  
20 0085-ET, thereby extending the expiration date of Tentative Parcel Map, P2015-0122-TPM to  
21 July 8, 2020, subject to previously approved conditions of approval set forth in Exhibit A of  
22 Planning Commission Resolution No. 2016-P003 incorporated herein by this reference.

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1 APPROVED and ADOPTED this 12<sup>th</sup> of June, 2019.

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3 EDWARD OGOSTA, CHAIRPERSON  
4 PLANNING COMMISSION  
5 CITY OF CULVER CITY, CALIFORNIA

6 Attested by:

7 Susan Herbertson, Senior Planner  
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