

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 02/27/06		Item Number: <u>J-1</u>	
AGENDA ITEM: Joint City Council/Redevelopment Consideration to Approve Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No. 63634) to Subdivide Property at 13340 Washington Boulevard for the Construction of Six Proposed Live/Work Condominium Units and Determine that the Project is Consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Project.			
Contact Person/Dept.: Sherry Jordan		Phone Number: (310) 253-5746	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Notices were mailed on February 2, 2006 to all property owners and occupants, within a 300 foot radius of the site, extended to the end of the city block; 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 on (02/02/06). Signs announcing the hearing were posted on-site.			
Department Approval: Susan Evans (02/15/06)		CAO Approval: Martin Cole for Jerry B. Fulwood (2/21/06)	
City Controller Approval: Marlee Chang (02/20/06)			
<u>RECOMMENDATION:</u> Staff recommends that the City Council approve Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No. 63634) subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2006-R____ (Attachment No. 6). <u>PROCEDURE FOR PUBLIC MEETING:</u> 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 January 25, 2006, the Planning Commission adopted Resolution No. 2006-P001 (Attachment No. 1) conditionally approving Site Plan Review, SPR P-2005086, and Tentative Tract Map, TTM P-2005087 for the construction of six condominium live/work units at 13340 Washington Boulevard.

The existing lots on which the six units are proposed to be located are part of a larger development parcel (160' X 215') consisting of eight lots. The site is currently developed with a Burger King fast food restaurant. Only the first 50.38 feet of the site along the south side of Washington Boulevard is in Culver City. The remaining portion of the site is in the City of Los Angeles (LA).

The applicant is proposing to consolidate the lots and subdivide the development parcel creating two separate tract maps following the city boundary lines. Vesting Tentative Tract Map No. 63634 in Culver City would contain six live/work condominium units facing Washington Boulevard (Attachment No. 4). Vesting Tentative Tract Map No. 63244 in LA would contain an additional 33 units of residential condominium units.

The portion of the project in Culver City consists of six two-bedroom live/work units in two buildings. Each 1,499 sq. ft. unit will be comprised of three stories consisting of workspace, bathroom, and deck on the ground level with two levels of living space above.

All of the parking for the overall development is located in a common subterranean garage with the only ingress and egress occurring from Beach Avenue in LA. The common subterranean parking garage extends under the live/work units and contains an elevator and stairwell up to the street level where there is pedestrian access for all the project residential units.

Please refer to the January 25, 2006, Planning Commission Staff Report (Attachment No. 5) for more detailed project information.

This item is also being presented to the Redevelopment Agency for consideration because any development within the Culver City Redevelopment Project, which requires Planning Commission or City Council approval, must also be reviewed by the Agency. Please refer to the Redevelopment staff report and agenda for a complete discussion of this agenda item.

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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-P001 and proposed Resolution No. 2006-R____ (Attachment No. 6).

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the City of Los Angeles, as the Lead Agency for the overall project, completed and filed a Mitigated Negative Declaration (MND). The City of Culver City is a Responsible Agency as an agency other than the Lead Agency that has a legal responsibility for also approving the project. As a Responsible Agency, Culver City is required to rely on the Lead Agency's MND when making a decision on the project.

Through an Initial Study this project has been determined to have less than significant impacts on the community provided certain mitigations are incorporated. The MND containing the Initial Study and mitigation measures is attached to the January 25, 2006, Planning Commission staff report as Attachment No. 5 to this report.

Fiscal Impact

CCMC Section 15.10.755 requires the developer of condominiums to dedicate parkland or pay a fee in lieu thereof. Because there is no parkland proposed as part of the project, the in-lieu fee is required. Under CCMC Section 15.10.765, the parkland fee is based on a formula designed to provide three (3) acres of parkland property for each one thousand (1,000) persons and based on density and land value factors.

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The in-lieu parkland dedication fee shall be based on the fair market value of providing 0.0439 acres (1,912.28 sq. ft.) of parkland as determined by a written appraisal report of the land value, approved by the City and dated no more than six (6) months prior to payment of the in-lieu fee for the six condominium units. Final calculations will be based upon the required appraisal.

The CCMC requires payment of the fees prior to approval of the Final Map, or City policy permits a developer to post a financial guarantee of up to one (1) year after the Final Map approval. Partial payment must also be made from the escrow sale of each unit during the one (1) year period.

To implement the CCMC and stated policies regarding the in-lieu fee, staff is recommending that the City Council impose the applicable condition on its approval of the tentative tract map. The condition is included in the draft City Council Resolution (Attachment No. 6).

ATTACHMENTS:

1. January 25, 2006 Planning Commission Resolution No. 2006-P001.
2. Area Map.
3. Aerial Photo of Subject Site.
4. Preliminary Development Plans and Vesting Tentative Tract Map No. 63634 (last page) file dated January 13, 2006.
5. January 25, 2006 Planning Commission staff report.
6. Draft City Council Resolution No. 2006-R____ approving Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No. 63634).

MOTION:

That the City Council:

Adopt the Mitigated Negative Declaration and Resolution No. 2006-R____ approving Tentative Tract Map, TTM P-2005087 (Vesting Tentative Tract Map No. 63634) subject to the Recommended Conditions of Approval.