

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 09/24/07		Item Number: <u>PH-1</u>	
AGENDA ITEM: Consideration of a Request to Approve a Four-Story Building with 30 Commercial Condominium Units at 12402 Washington Place and Approve Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279).			
Contact Person/Dept.: Paul Samaras/Joe Susca		Phone Number: (310) 253-5706/5763	
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, extended to the end of the block (08/30/07); and courtesy notices were emailed to the Master Notification List (09/19/07).			
Department Approval: Sol Blumenfeld		Executive Director Approval: Jerry Fulwood (09/19/07)	
City Controller Approval: Marlee Chang (09/19/07)			

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency ("The Agency") 1) approve the construction of a four-story commercial building with 30 commercial condominium units at 12402 Washington Place with ground floor retail uses and three stories of office space above; served by 119 parking spaces located in a 4-level subterranean parking structure and 2) approve Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279).

BACKGROUND:

Pursuant to Agency policy, items requiring review by the Culver City Planning Commission that are within the Culver City Redevelopment Project Area must also be approved by the Agency. Also, pursuant to the Redevelopment Plan for the Culver City Redevelopment Project, all subdivisions of land within the project area are to be submitted to the Agency for approval. (Please see the related City Council staff report for this item.)

The location of the proposed project is the southwest corner of Washington Place and Centinela Avenue, where the former A.J. Automotive repair shop once operated. This item was considered and approved by the Planning Commission on July 25, 2007.

DISCUSSION:

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This matter is before the Agency to determine if the proposed project is consistent with the Redevelopment Plan for this location. The Redevelopment Plan for this location calls for developments to be consistent with the City of Culver City General Plan land use designation. At this location, the General Plan designation is Commercial Neighborhood (CN); however the applicant is proposing a zoning code map amendment to the City Council to change the zoning designation to Commercial General (CG) this evening.

There are no applicable Design for Developments, Owner Participation Agreements or Disposition and Development Agreements affecting the proposed development. Therefore, staff recommends the Agency approve the project as approved by the Planning Commission.

FISCAL ANALYSIS:

The development of this property consists of approximately 9,300 sq. ft. of retail space and 30,400 sq. ft. of commercial condominium units (similar to office space), which will generate approximately \$41,700 in on-going General Fund revenue from sales tax, business tax, and utility user tax.

The Redevelopment Agency will also receive on-going tax increment revenues based on the final valuation of this project as determined by the County Assessor.

MOTION:

That the Culver City Redevelopment Agency:

1. Approve the proposed construction of a four-story commercial building at 12402 Washington Place as being consistent with the Redevelopment Plan at this location.
2. Approve Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279).