

RESOLUTION NO. 2016-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP, P2016-0034-TTM; TO ALLOW THE CONSTRUCTION AND CREATION OF 10 RESIDENTIAL HOUSING UNITS ON 5 LOTS WITH 2 CONDOMINIUM UNITS PER LOT AT 4044 – 4068 GLOBE AVENUE IN THE RESIDENTIAL TWO FAMILY (R2) ZONE.

(Tentative Tract Map, P2016-0034-TTM)

WHEREAS, on February 1, 2016, Habitat for Humanity of Greater Los Angeles (the "Applicant/Owner") filed an application for a Site Plan Review, Variance, and Tentative Tract Map to create five land lots for construction of six detached condominium dwellings on three land lots with two units per lot; and two duplex condominiums on two land lots with one duplex per lot, within seven existing vacant residential lots at 4044 – 4068 Globe Avenue (the "Project"). The Project site is legally described as Portions of Lots 469 and 470 of Tract No. 6936 and Portions of Lot 71 of Tract No. 8895, Portions of Lot 470 of Tract No. 6936 and Portions of Lot 71 of Tract No. 8895, and Lots 71, 72, 73, 74, and 75 of Tract No. 8895 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on March 23, 2016, after 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) adopted a Class 32 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) adopted Resolution No. 2016-P004, conditionally approving Site Plan Review, P2016-0034-SPR and

1 Variance, P2016-0034-VAR, and recommending to the City Council approval of Tentative Tract
2 Map, P2016-0034-TTM; and,

3 WHEREAS, on May 9, 2016, after conducting a duly noticed public hearing on
4 the aforementioned TTM 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) by a vote of ____ to ____, determined that no new information has
7 become available and no changes in the proposed Project have been made since the Planning
8 Commission adopted the Class 32 Categorical Exemption and, therefore, no additional
9 environmental analysis is required; and (ii) by a vote of ____ to ____, approved Tentative Tract
10 Map, P2016-0034-TTM, subject to Conditions of Approval referenced herein below.
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12 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
13
14 HEREBY RESOLVE as follows:

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16 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
17 City Municipal Code (CCMC) Section 15.10.260 and 15.10.265.D, the following required
18 findings for a Tentative Tract Map are hereby made for Tentative Tract Map No. 73084:
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20 **1. The proposed map is consistent with applicable general and specific plans.**

21 This subdivision is in conformance with the goals, policies and strategies of the General
22 Plan. Specifically, the subdivision and related development allowed for in the R2 Zone is
23 consistent with the Project site's General Plan Land Use "Low Density Two Family"
24 residential designation. The Project is consistent with the goals of Land Use Element
25 Objective 2/Policy 2.A and Objective 3/Policy 3.A and Housing Element Objective 2,
26 Objective 3, and Measure 2.H as noted in the site plan review findings of Planning
27 Commission approved Resolution No. 2016-P004 for Site Plan Review, P2016-0034--SPR.
28

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

3 The design of the proposed subdivision and accompanying Site Plan Review is
4 consistent with the General Plan Land Use and Housing Element objectives and policies as
5 noted above and with the R2 Zoning standards. The subdivision and accompanying Site
6 Plan Review fulfills the City's goals of maintaining existing low density single and two family
7 neighborhoods while increasing the housing stock for all income levels.

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

9 The Project site is physically suitable for the proposed subdivision in that the Project
10 complies with all R2 standards and the proposed structures will meet all applicable
11 development standards. The Project site, as designed through the accompanying Site
12 Plan Review, can accommodate the proposed two-family residential project consisting of
13 five land lots; two detached condominium units per lot for three of those lots; two attached
14 condominium units per lot for two of those lots; two covered parking spaces per unit for a
15 total of 20 parking spaces; and ample open yard and vehicle maneuvering space.

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

17 The Project site is physically suitable for the density/massing of the proposed Project as
18 outlined in the accompanying Site Plan Review. The subdivision can accommodate the
19 proposed low density two-family use per lot, typical of the R2 Zone, while not creating
20 significant impacts for neighboring properties and residential areas. The subdivision for
21 land and airspace lots will occur on existing contiguous land parcels, will not result in any
22 new land parcels beyond the existing seven lots, and will not result in the physical divisions
23 of existing commercial and residential neighborhoods beyond the Project site.

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

27 The proposed Tentative Tract Map subdivision together with the onsite and offsite
28 improvements will not cause any known environmental damage and will not damage any
fish and/or wildlife habitats because such fish and/or wildlife habitats do not exist on or near
the site. The site is currently a vacant lot that until recently contained seven dilapidated and
vacant single family dwellings. The site fronts an existing and developed residential
neighborhood and is directly adjacent to a freeway; thus, the Project site does not
serve any known habitat for fish or other wildlife.

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

3 The proposed Tentative Tract Map subdivision will not cause any known serious public
4 health problems, after implementation of the onsite and offsite improvements; compliance
5 with all applicable subdivision and R2 Zoning Code development standards; and
6 compliance with all Project conditions of approval required by reviewing City
7 Departments, such as the Fire Prevention Division, Planning Division, Building and Safety
8 Division and the Engineering Division. The uses proposed for this subdivision are
9 consistent with residential uses allowed in the R2 Zone.

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

15 The proposed Tentative Tract Map subdivision and the onsite and offsite improvements will
16 not conflict with any existing and/or proposed easements. Existing utility and Caltrans
17 easements will be maintained and a mutual access easement or agreement will be secured
18 between Lots 4 and 5. Existing or proposed easements will not affect public right-of-way
19 access and use requirements or placement of utilities on site or within the public right-of-
20 way.

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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, P2016-0034-TTM,
3 subject to the tract map conditions (Condition No. 68, a through f) as set forth in Exhibit A to
4 Planning Commission Resolution No. 2016-P004.
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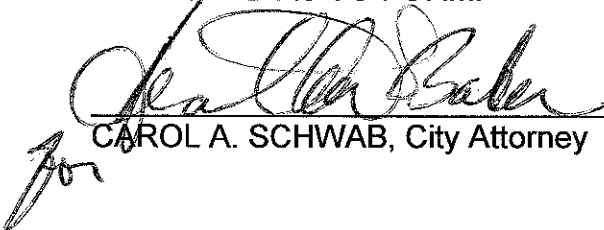
6 APPROVED and ADOPTED this _____ day of _____, 2016.
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9 _____
10 JIM B. CLARKE, Mayor
11 City of Culver City, California

12 ATTEST:

APPROVED AS TO FORM:

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14 _____
15 MARTIN R. COLE, City Clerk

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17 _____
18 CAROL A. SCHWAB, City Attorney
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