

RESOLUTION NO. 2021-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AN EXCEPTION TO CULVER CITY MUNICIPAL CODE CHAPTER 15.10: SUBDIVISIONS; TO ALLOW THE DEVELOPMENT OF THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS LOCATED AT 4044 MADISON AVENUE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) ZONE.

(Subdivision Exception Related to
Tentative Parcel Map, P2020-0249-TPM)

WHEREAS on October 2, 2020, Madison Ave Ventures, LLC (the “Applicant”) filed an application for Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, three-unit, detached townhome style residential development by creating three (3) new lots at 4044 Madison Avenue (the “Project”). The Project site is legally described as Lot 24 Block 14 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on February 10, 2021, after conducting 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 3 and 15 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. 2020-P002, conditionally approving Administrative Site Plan Review P2020-0249-ASPR and Tentative Parcel Map, P2020-0249-TPM and recommending to the City Council approval, pursuant to CCMC Section 15.10.085, of an exception to a subdivision design standard requiring lot frontage along a dedicated public street or access to a dedicated public street with the “stem” of a “flag lot” (CCMC Section 15.10.700.C); and

1 WHEREAS, on March 22, 2021, the City Council continued the public hearing to
2 April 12, 2021; and

3 WHEREAS, on April 12, 2021, after conducting a duly noticed public hearing on
4 the aforementioned exception request, including full consideration of the applications, plans,
5 staff 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 3 and 15 Categorical Exemption and, therefore, no additional
9 environmental analysis is required; and (ii) by a vote of ___ to ___, approved an exception to
10 a subdivision design standard requiring lot frontage along a dedicated public street or access
11 to a dedicated public street with the “stem” of a “flag lot” (CCMC Section 15.10.700.C), subject
12 to Conditions of Approval referenced herein below.

15 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
16 HEREBY RESOLVE as follows:

18 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
19 City Municipal Code (CCMC) Section 15.10.085, the following findings for an exception to
20 subdivision requirements are hereby made:

21 **A. The conditions affecting the property warrant and require that an exception be made.**

22 CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have
23 access to same via a private street or the “stem” of a “flag lot”. The Project’s rear lots, which
24 do not front on a dedicated public street, cannot accommodate the City Subdivision
25 standard minimum of a 10-foot-wide stem, which would result in a 30-foot-wide driveway
26 on a 50-foot-wide lot, thus limiting the ability to construct viable living spaces. The Project
27 is providing a driveway easement measuring between 15.5 and 20 feet wide and 87 feet
28 deep to provide right-of-way access to the rear lots, similar to a standard condominium
29 developments. The key difference in this development is that each dwelling unit, as well as

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the space around it, is for ownership as opposed to the dwellings owning the land around them in common.

Conditions affecting the Project as described above – mainly the lot width limiting the ability to provide a 30 feet wide driveway and sufficient living area - warrant and require that an exception be made to the requirement for public street frontage and the minimum stem size required for access to the public street via a flag lot.

B. The exception is not an exception to any requirement of the Subdivision Map Act.

The exception does not violate the Subdivision Map Act because an easement for common driveway purposes measuring between 15.5 and 20 feet wide and 87 feet deep is provided assuring public right-of-way access for both lots within the development.

C. The exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

All required subdivision findings can be made for the Project and all required vehicular, pedestrian, and utility/drainage easements will be made a part of the final map assuring both lots have required access to the public right-of-way. This exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves an exception to a subdivision design standard requiring lot frontage along a dedicated public street or access to a dedicated public street with the “stem” of a “flag lot” (CCMC Section 15.10.700.C), subject to the conditions as set forth in Exhibit A to Planning Commission Resolution No. 2020-P002.

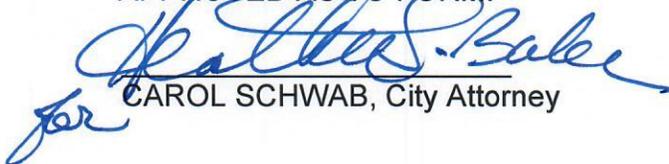
APPROVED and ADOPTED this ____ day of April, 2021.

ALEX FISCH, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk
A21-00045



CAROL SCHWAB, City Attorney