



City of Culver City

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Staff Report

ATTACHMENT NO. 3

File #: 16-603, Version: 1

PC - Administrative Site Plan Review and Tentative Tract Map, P2016-0177-ASPR and -TTM (with Map No. 69482), for the Creation of Three Lots and Construction of Two Condominiums on each lot for a total of Six condominium units at 4227 Ince Boulevard in the Two Family Residential (R2) Zone.

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Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing:

Action Item:

Attachments:

Public Notification: (E-Mail) Meetings and Agendas - Planning Commission (02/01/17); (Posted) Sign posted on the site (02/01/17); (Mailed) All the property owners and occupants within a 500 foot radius of the project site (02/01/17).

Department Approval: Sol Blumenfeld, Community Development Director (02/16/17)

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Categorical Exemption as stipulated in CEQA Section 15332, Class 32 - In-Fill Development, finding that there are no potentially significant adverse impacts on the environment; and
2. Approve Administrative Site Plan Review P2016-0177-ASPR and Recommend to the City Council Approval of Tentative Tract Map, P2016-0177-TTM; subject to the Conditions of Approval as stated in Resolution No. 2017-P002 (Attachment No. 1).

PROCEDURES:

1. Chair opens the public hearing and calls for a staff report and Commission poses questions to staff as desired.
2. Commission receives comments from the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

BACKGROUND:

Request

On October, 6, 2016, an application was submitted for an Administrative Site Plan Review and Tentative Tract Map to allow the demolition of a single-family dwelling and detached garage, the re-subdivision of the site into a three (3) lot subdivision and the construction of two (2) residential condominium units on each of the three new lots at the project site located at 4227 Ince Boulevard in the R2 Zone. This item is coming before the Planning Commission as an Administrative Site Plan Review per Section 17.540.015.C.3, which requires referral of a Site Plan Review application to the Planning Commission, that otherwise could be approved administratively, if another action requiring Commission review and approval such as a subdivision application, is submitted as part of the overall project application. Therefore, both requests per the Zoning Code section noted above are being considered in the Planning Commission hearing.

Project History

On November 14, 2007, an application was submitted for a Site Plan Review and Tentative Tract Map to allow the re-subdivision of the site into a three land lots and the construction of two residential condominium units on each of the three new lots at the subject site. On March 26, 2008, the Planning Commission approved the project and on June 23, 2008, the City Council approved the Tentative Tract Map. However the prior applicant did not submit building permits and the entitlements lapsed.

Existing Conditions

The site is located on the west side of Ince Boulevard, south of the Ince Boulevard and Lucerne Avenue intersection (see the Vicinity Map - Attachment No. 2). Ince Boulevard is considered to run in a north/south orientation and establishes project north as opposed to true north. The site measures 18,175 square feet and can accommodate up to three (3) land parcels consistent with zoning development standards. The project site is currently developed with a single family dwelling and garage with a large open space area behind the house and garage. This dwelling and all improvements on the site will be demolished in order to build the project.

General Plan/Zoning

The City's General Plan Land Use Element designates this site as Low Density Two Family Residential with a corresponding zoning designation of Two Family Residential (R2). Two units per lot are allowed in the R2 Zone and if the project site is subdivided into 3 land lots, 2 dwelling units are permitted on each new land lot with a total of 6 units and a net increase of 5 units. Surrounding zoning and existing land uses are outlined below:

West: R2/RMD with single and multi-family dwellings
East: R2 with single, 2-family, and some multi-family dwellings
South: IG with creative office, commercial, light industrial and film production uses
North: R2/RMD/S (Studio) with single & multi-family dwellings and studio uses beyond

Project Description

The proposed project is essentially the same as the prior approved project. The project architecture is a classic colonial architectural style with contemporary accents. The roof design is comprised of pitched roofs with each roof section forming a flat plane. The buildings have a stone veneer base, decorative trim separating each level, multi-framed windows with wood shutters, and concrete shake roof tiles.

The proposed project will create 3 land lots with 2 duplex condominiums per land lot for a total of six (6) residential condominium units. The units will be two stories and measure a maximum of 26 feet - 6 inches in height. The individual units range in size from 1,988 s.f. to 2,393 s.f. in floor area. One lot will be at the rear with a stem leading to the Ince Boulevard providing vehicular and pedestrian access to the rear lot while the other two lots will be sited on either side of the stem having direct frontage onto Ince Boulevard. Duplexes on the two street fronting lots will be designed in tandem and situated perpendicular to Ince Boulevard with the street fronting units having a garage facing directly onto the street and the rear units on these lots having garage access off of the stem of the rear lot. The rear lot's duplex along with its garages will be parallel to Ince Boulevard with access requiring a 25 foot turning radius from the stem into the individual garages. As with the previous project this project will include perimeter landscaping and interior landscaping facing the project's on-site units. Landscaping is further discussed below.

Five of the units will have 3 bedrooms and the sixth unit will have four bedrooms. Each unit will have two parking spaces in an attached garage. No onsite guest parking is required nor provided. All improvements are proposed to be consistent with the provisions of the Culver City Municipal Code (CCMC). See Attachment No. 3 for summary of the project.

ANALYSIS/DISCUSSION:

SITE PLAN REVIEW

Architectural Design

As outlined in the preliminary development plans (Attachment No. 4), the proposed units conform to all regulations of the R2 Zone. The two-story height, pitched roof, decorative trim and combination of building materials (i.e., cement plaster siding and trim separating the two levels, multi-framed windows with wood shutters, and concrete shake roof tiles providing a shingle look) and white colored walls with blue painted shutters gives the design a classic colonial look. The units are further accented with a base stone veneer finish. The design is further amplified by the provision of attached two car garages with direct unit access, fenced private yards and screened trash enclosure areas. Overall, the proposed design is deemed to be compatible with other residential structures in the neighborhood that have similar architectural styles and finishes; the building height and massing is consistent with the zoning standards of the R2 Zone.

Landscaping

The applicant will landscape all front, side and rear yards not devoted to paved driveways, walkways or patios. The proposed landscaping will complement the buildings and enhance the aesthetic appearance of the development. A preliminary landscape plan, included in the preliminary development plans, includes the planting of trees within the above referenced yard areas which will range from six to nine feet in height at planting. The majority of trees will reach 20 and 35 feet in height at maturity while other trees will be in the range from 12 to 15 feet in height at maturity. There will also be trees and shrubs in the interior facing units providing a visual aesthetic for residents of the project.

Landscaping along the south elevation will address the existing offset of the perimeter wall along the southerly property line abutting the industrial parcel located at 8690 Hayden Place. The applicant wants permission from the 8690 Hayden Place property owner to use the subject offset land area for passive landscape use and to modify the side of the perimeter wall facing the new residential project so as to be architecturally consistent with the balance of the project. The applicant has received preliminary permission from the 8690 Hayden Place property owner and a condition will require planting in this area should formal permission, in a manner consistent with City policy (access easement or covenant) be finalized. However, if such permission is not granted prior to the start of construction, the applicant shall be required to construct a new perimeter wall

along the subject property line.

Neighborhood Compatibility

The proposed development is located along the 4200 block of Ince Boulevard which is a local residential street developed with single and multiple family residences. Some of the surrounding R2 zoned properties have legal non-conforming 3 to 4 unit developments. The street terminates just south of the project at a point abutting the perimeter wall and emergency fire access gate of the adjacent industrial park with no traditional circular cul-de-sac. In regards to density, the R2 zoning of the site permits the six (6) proposed units with the creation of 3 land lots (to accommodate 2 units per lot). Since each of the three lots will have only 2 attached units, the proposed density, massing and bulk of this project is compatible with the surrounding neighborhood. As stated above the project design is consistent with surrounding dwellings that have similar traditional architectural styles.

Traffic, Circulation, and Parking

The existing 46 foot wide Ince Boulevard public right-of-way has been deemed by the Engineering Division to sufficiently serve the project fronting along Ince Boulevard with adequate curb, gutter, parkway, sidewalk, street lighting and street trees. The proposed common driveway along the center of the site - intended to provide vehicle and pedestrian access to and from the rear four units - has been deemed by the Fire Department and Sanitation Division to provide adequate access for emergency vehicles and trash pick-up services.

The configuration of the proposed onsite driveway, aisle way and vehicle maneuvering areas are designed in accordance with all applicable Zoning Code standards. Each of the 6 units is provided with an attached two car garage. Although the Zoning Code does not require any onsite guest parking for a duplex development, each unit is provided with a garage setback that results in two extra parking spaces in front of each garage while still maintaining back up maneuverability for the 4 rear units.

The density of the overall development will not create any significant traffic impacts. According to the Institute of Traffic Engineers 9th Edition Trip Generation Manual, the 6 unit condominium development is expected to generate an average 34.86 weekday trips, 2.64 trips during the AM peak hour, 3.12 trips during the PM peak hour, and a total of 5.76 peak hour trips of both AM and PM trips combined (Land Use Category 230 - Residential/Condominium Townhouses - of the ITE Manual). The AM and PM peak hour expected trips are below the 50 peak hour trip threshold for requiring a traffic study; no study was required. As a use consistent with surrounding R2 developments and multi-family developments that generate more trips than R2 uses, project related traffic is not expected to result in negative impacts to the community. The project is in conformance with all applicable parking and traffic CCMC requirements.

Offsite/Streetscape Improvements

The project will be subject to standard public right-of-way improvements reflected in the project conditions of approval. These will include a standard residential sidewalk fronting the project and replacement of street lights with upgraded lower voltage power requirements. A condition will require that in lieu of street trees in the public parkway, Brisbane Box trees be planted in the street fronting landscape area at each end of the project with maintenance required by the Homeowners Association.

SUBDIVISION

Submitted with the project is a request for a Tentative Tract Map. Tentative Tract Map No. 69482 (Attachment No. 5) is a proposed three lot subdivision to create 2 residential condominiums per lot for a total of 6 townhome style condominiums. The Public Works Department has reviewed the proposed subdivision and

found it to be in compliance with the State Subdivision Map Act and the CCMC subdivision ordinance (Title 15 of the CCMC). A pedestrian and vehicular access easement will be required along the stem of Lot 3 to ensure units on Lots 1 and 2 have adequate access. Recommended conditions of approval will ensure all necessary improvements and requirements are provided.

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

This project will address a portion of Culver City's share of the RHNA by constructing a net new 5 market rate dwelling units. This will further the intent of the 5th Cycle Regional Housing Needs Assessment (RHNA), 2014 to 2021, as prepared by the Southern California Association of Governments (SCAG) and the State of California Housing and Community Development Department (HCD), which call for an addition of 185 housing units in Culver City in the RHNA planning period ending in 2021. By addressing Culver City's share of new housing units as stipulated in the RHNA and the Housing Element, the new dwelling units are considered to be within the expected development threshold for the City during the current Housing Element cycle (2014 to 2021).

MOBILITY/SUSTAINABILITY

The project location near transit stops, the Expo Light Rail Station, and bicycle friendly streets will provide mobility options for the residents. Sustainability concerns will be addressed with the project's inclusion of electric vehicle charging stations and applicable green building code requirements. The Project is situated near a bicycle friendly street, Lucerne Avenue - as noted in the Culver City Bicycle and Pedestrian Master Plan, which intersects with Higuera Street, another bicycle friendly street. The project is about 900 feet or one city block from this intersection; other bicycle friendly streets and bike paths, lanes, and routes can be accessed from Higuera Street. The project is near Culver City Bus Line No. 5 with a stop at the intersection of Higuera Street and Helms Avenue; this stop is about one quarter mile from the site. This line can be used to access other Culver City bus lines and has a stop near the Expo Light Rail Culver City Station. At three quarter miles from the project, one can easily walk from the project to the light rail station.

In order to accommodate alternative transportation, the project is required to incorporate electric vehicle (EV) charging at all parking stalls within the garages, as well as one (1) bicycle parking space per unit, and will be a condition of the project if approved. Due to the scale of the project solar photovoltaic improvements may not be required, but the project will implement measures consistent with the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et. seq., as well as with CalGreen mandatory residential measures.

PUBLIC OUTREACH

Community Meeting

As part of public outreach for discretionary projects the City requires up to three community meetings prior to the formal Public Hearing. The applicant conducted a community outreach meeting on October 27, 2016, at the Culver City Senior Center. A meeting summary prepared by the applicant is included as Attachment No. 6. Approximately 6 people attended. A key concern was construction related impacts including traffic and contractor parking. There were no potential construction impacts identified during the internal review process and the project is subject to standard construction related conditions of approval. Overall there was no apparent opposition to the project. Only one community meeting was held due to the low community participation in the meeting and no outright statements of opposition from those who did attend the meeting. Further, there were no significant project changes that would necessitate another community meeting.

Comments Received During Public Comment Period

As of the writing of this report, staff has not received any public comments, in writing or any other form, on the proposed project.

CONCLUSION/SUMMARY:

The proposed development will maximize the use of an oversized R2 Zoned lot while assuring compliance with Zoning Code development standards. The architecture and design is consistent with surrounding dwellings and overall density will be similar to two, three, and multi-family developments in the surrounding area. A net increase of 5 units will not result in significant traffic impacts. All subdivision requirements are met and necessary easements will be required. A required Homeowners Association will ensure maintenance of easements and common areas. Based on the analysis and conclusion contained herein staff recommends approval of the project.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project by the City established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorical Exempt per CEQA Section 15332, Class 32 - In-Fill Development.

The proposed project is consistent with the General Plan Low Density Two Family Land Use Designation and the R2 Zone; the proposed project is within the Culver City city limits on a 0.417 acre site surrounded by urban uses; currently, as a single family home with a garage with a paved driveway and vegetation consistent with residential lawns in urban areas, it has no value as a habitat for endangered, rare, or threatened species; trip generation analysis using the 9th Edition of the Institute of Transportation Engineers Trip Generation Manual determined that the project will not have significant traffic impacts and vehicle trips for any one peak period will be less than 50; as a 6 unit condominium at 2 units per lot surrounded by 1, 2, and multi-family housing, noise generated by the project will be within established noise thresholds for residential uses; as a low density residential use consistent with surrounding residential uses, impacts to air quality will not be significant; implementation of applicable public works storm water run-off standards will result in less than significant impacts to water quality; and the project can be adequately served by utilities and public services.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Approve the proposed project with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the proposed project with additional and/or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the proposed project if the application does not meet the required findings.

ATTACHMENTS:

1. Draft Resolution No. 2017-P002 and Exhibit A Conditions of Approval
2. Vicinity Map
3. Project Summary

4. Preliminary Development Plans dated January 31, 2017
5. Tentative Tract Map No. 69482
6. Applicant Summary of Community Meeting