

**RESOLUTION NO. 2024-R\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AMENDING TRACT MAP P2024-0224-TTM/MOD, TRACT NO. 73978-A, THAT REPLACES TRACT NO. 73978 AND CORRECTS AN ERROR IN THE FINAL SUBDIVISION MAP IN WHICH CERTAIN "AIRSPACE LOTS" INADVERTENTLY CROSSED PROPERTY LINES ON UNDERLYING "GROUND LOTS" OWNED BY DIFFERENT PARTIES, AT 8809 WASHINGTON BOULEVARD IN THE PLANNED DEVELOPMENT 11 (PD11) ZONE.

(Amending Tract Map, P2024-0224-TTM/MOD [Tract No. 73978-A])

WHEREAS on September 16, 2024, Ivy Station LLC (the "Applicant") filed an application for an Amending Tract Map to replace a previously recorded Tract Map governing subdivisions at Ivy Station mixed use development at 8809 Washington Boulevard (the "Project") and which corrects errors in the previously recorded map. The Project site is legally described as portions of Lots 1 through 12 of Tract No. 73978, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, the Project received the following entitlement approvals:

1. On February 17, 2016, the Planning Commission approved Resolution No. 2016-P002, recommending the City Council adopt a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) and approve a Comprehensive Plan, Height Exception, and Tentative Tract Map.
2. On March 14, 2016 and March 28, 2016, the City Council introduced and passed respectively, Ordinance No. 2016-005, adopting an MND and MMRP and approving a Comprehensive Plan, Height Exception, and Tentative Tract Map. And,

WHEREAS, on October 22, 2020, Tract Map No. 73978, governing subdivisions at the Project, was recorded by the County of Los Angeles Registrar-Recorder/County Clerk in Book 1423 at Pages 1 to 42; and,

WHEREAS, after construction of the Project in early 2021, it was discovered that new airspace lots were needed and some airspace lot lines needed to be adjusted to outline some easement and building areas, resulting in Ivy Station subdivision airspace lots increasing from 12 to 19 lots without requiring any physical changes to the completed Project; and,

1 WHEREAS, in August of 2021, the City communicated with property owners of the Project  
2 the process for submitting an Amending Tract Map; and,

3 WHEREAS, the Applicant representing the Project required time to draft a new tract map  
4 that would provide detailed corrections including certain lot dimensions and location of revised lot lines,  
5 thus submitting a formal application in 2024 as noted above; and,

6 WHEREAS, the City's Public Works Director and Current Planning Manager have certified  
7 the Amending Map substantially conforms to the recorded Final Map, with the aforementioned  
8 corrections, is technically accurate, and is in compliance with all provisions of the City's Subdivision  
9 Ordinances; and,

10  
11 WHEREAS on October 9, 2024, after conducting a duly noticed public hearing on the  
12 subject application, including full consideration of the application, plans, staff report, environmental  
13 information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0 , determined  
14 no additional environmental analysis is required; and (ii) by a vote of 4 to 0, recommended to the City  
15 Council approval of Amending Tract Map, P2024-0224-TTM/MOD/Tract No. 73978-A.

16 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,  
17 CALIFORNIA, RESOLVES AS FOLLOWS:  
18

- 19 1. Amending Map 73978-A is hereby approved.  
20 2. The City Clerk of the City of Culver City is hereby directed to sign and date  
21 Amending Map 73978-A Certifying the City Council's approval.

22 APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.  
23

24 \_\_\_\_\_  
25 YASMINE-IMANI MCMORRIN, Mayor  
26 City of Culver City, California

27 ATTEST:

APPROVED AS TO FORM:

28 \_\_\_\_\_  
29 JEREMY BOCCHINO, City Clerk

  
HEATHER BAKER, City Attorney