

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 05/29/07		Item Number: <u>PH-1</u>	
AGENDA ITEM: Public Hearing to Consider Approval of Tentative Tract Map, TTM P-2007029 (Tentative Tract Map No. 68224) to Subdivide Property at 3862 Huron Avenue for the Construction of Five Proposed Condominium Units on a Single Lot in the Medium Density Multiple-Family (RMD) Zone.			
Contact Person/Dept.: Heather Burton, Planning Division		Phone Number: (310) 253-5747	
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 (05/07/07); A sign announcing the hearing was posted onsite (04/27/07); Courtesy notices were emailed to the Master Notification List (05/07/07); Master Notification List (05/24/07).			
Department Approval: Todd Tipton (05/10/07)		City Attorney Approval: Carol Schwab (by H. Iker) (05/17/07)	
City Controller Approval: Marlee Chang (05/22/07)		City Manager Approval: Jerry B. Fulwood (05/23/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council approve Tentative Tract Map, TTM P-2007029 (Tentative Tract Map No. 68224) subject to the recommended Conditions of Approval as stated in City Council Resolution No. 2007-R___ (Attachment No. 7). <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file affidavit of mailing and posting of public notice. 2. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired. 3. Mayor declares the public discussion open, providing the applicant the first opportunity to speak, followed by the general public. 4. Mayor seeks a motion to close the public discussion after all testimony has been presented. 5. City Council thoroughly discusses the matter and arrives at its decision.			

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BACKGROUND:

On April 25, 2007, the Planning Commission adopted Resolution No. 2007-P009 (Attachment No. 1), conditionally approving Site Plan Review, SPR P-2007028 and Tentative Tract Map, TTM P-2007029 for the construction of five condominium units at 3862 Huron Avenue.

The site is located within a residential neighborhood north of Washington Boulevard, south of Venice Boulevard, and east of Sepulveda Boulevard. The lot is 7,500 square feet in area, measuring 50' by 150' and is zoned Medium Density Multiple-Family Residential (RMD). The site's General Plan designation is Medium Density Multiple Family. It is currently developed with a single-family dwelling and detached garage.

The applicant is proposing a tentative tract map to subdivide the property for five condominium units. Each unit will have three bedrooms, two semi-subterranean parking spaces, individual laundry facilities, private lockable storage space, and private open space in balconies, patios or private yards. The development will meet all Zoning Code requirements for the RMD Zone. Please refer to the April 25, 2007 Planning Commission staff report (Attachment No. 5) for more detailed project information.

DISCUSSION:

The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10, regulate the subdivision of land. Among numerous objectives, the tract map process allows the City to review the proposed subdivision to ensure necessary improvements and dedications for streets and parkland requirements are provided. The process also ensures the reservation of required easements and assures those easements are maintained. The Engineering Division of the Public Works Department has reviewed the proposed subdivision and found it to be in compliance with State and local regulations.

Findings

The Planning Commission has conditionally approved and recommends that the City Council approve the tentative tract map based on the findings pursuant to CCMC Section 15.10.265 Findings, as outlined in Planning Commission Resolution No. 2007-P009 and proposed Resolution No. 2007-R____ (Attachment No. 7).

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Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is a Class 32 Categorical Exemption (Attachment No. 6) as an "Infill Development" project. The project consists of construction of five residential units and their subdivision into condominiums. It is consistent with the General Plan and zoning designations and standards. The development occurs on a 7,500 square foot property, substantially surrounded by one and two-story single and multiple-family residential and other urban uses. The property has no value as habitat for endangered, rare or threatened species, in that it is currently developed with a single-family dwelling and a detached garage. The scope and size of the project will not result in significant impacts with regard to traffic, noise, water, or air quality. Finally, all the public utilities and services are available to the subject property, in that it is currently developed with a residential structure.

FISCAL ANALYSIS:

The development of this property consists of the creation of five new dwelling units, which triggers the requirement for Art in Public Places per CCMC Section 15.06.115. The applicant has agreed to contribute 1% of the total building valuation to the Art in Public Places Fund. The project is currently estimated to have a value of \$600,000. In addition, the applicant will contribute an In-Lieu Parkland fee pursuant to CCMC Section 15.10.755. Both of these fees must be paid prior to certificate of occupancy.

Development of the site into five separate condominiums units will result in an increase in property tax for the City.

ATTACHMENTS:

1. April 25, 2007 Planning Commission Resolution No. 2007-P009.
2. Vicinity Map
3. Aerial Map of Subject Site.
4. Tentative Tract Map No. 68224 dated April 11, 2007.
5. April 25, 2007 Planning Commission Staff Report.
6. Notice of Exemption.
7. Draft City Council Resolution No. 2007-R___ approving Tentative Tract Map, TTM P-2007029 (Tentative Tract Map No. 68224).

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MOTION:

That the City Council:

Adopt the Categorical Exemption and Resolution No. 2007-R approving
Tentative Tract Map, TTM P-2007029 (Tentative Tract Map No. 68224) subject to
the recommended Conditions of Approval.