

1 RESOLUTION NO. 2007-R____

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
4 CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 67488,
5 TTM P-2006124, FOR THE ONE LOT SUBDIVISION OF 19 RESIDENTIAL
6 AIRSPACE UNITS AND ONE COMMERCIAL AIRSPACE UNIT AT 13365
7 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

8 (Vesting Tentative Tract Map No. 67488, TTM P2006124)

9 WHEREAS, on February 23, 2006, Bastion Culver, LLC., as the property owner
10 of 13365 Washington Boulevard, filed Administrative Use Permit, Site Plan Review and
11 Tentative Tract Map applications to construct a mixed use development consisting of 19
12 residential airspace units, one ground floor commercial airspace unit, surface level parking,
13 and subterranean parking, the project site described more fully as Lots 1 and 2 of Tract No.
14 9439, in the City of Culver City, County of Los Angeles, State of California; and,

15 WHEREAS, in order to implement said proposed project, approval of the
16 following applications are required:

- 17
18 1. Administrative Use Permit: For residential tandem parking in a non-residential zone.
19 2. Site Plan Review: For proposed development project to ensure compliance with the
20 required standards and city ordinances and establish all onsite and offsite conditions of
21 approval to reflect the site features and compatibility of the proposed project with the
22 uses on adjoining properties; and
23 3. Tentative Tract Map: For the subdivision of the project site into one lot for
24 condominium purposes; and,

25 WHEREAS, on April 11, 2007, the Planning Commission conducted a duly
26 noticed public hearing on these applications, fully considering the application, plans, staff
27 report, environmental information and all testimony presented; and

28 WHEREAS, on April 11, 2007, the Planning Commission requested additional
29 information and continued the public hearing to a date uncertain; and

1 WHEREAS, following submission of the additional information staff scheduled
2 the continued public hearing and re-noticed the surrounding community; and

3 WHEREAS, on October 10, 2007, the Planning Commission conducted a duly
4 noticed continued public hearing on these applications, fully considering the application,
5 plans, staff report, environmental information and all testimony presented; and
6

7 WHEREAS, on October 10, 2007, in accordance with the California
8 Environmental Quality Act (CEQA), the Planning Commission determined the project will not
9 have significant impacts on the environment provided certain mitigations are adopted, and
10 that a Revised Mitigated Negative Declaration finding is appropriate; and,
11

12 WHEREAS, on October 10, 2007, following conclusion of the public discussion
13 and thorough deliberation of the subject matter, the Planning Commission determined by a
14 vote of 5 to 0 that the project would not result in significant adverse environmental impacts,
15 that a Revised Mitigated Negative Declaration finding was appropriate and that Administrative
16 Use Permit and Site Plan Review should be conditionally approved; and Vesting Tentative
17 Tract Map No. 67488, should be conditionally approved and recommended to the City
18 Council for approval; and ,
19

20 WHEREAS, on November 26, 2007, the City Council conducted a duly noticed
21 public hearing on the Tentative Tract Map application, fully considering the application, plans,
22 staff report, environmental information and all testimony presented; and
23

24 WHEREAS, on November 26, 2007, following conclusion of the public hearing
25 and thorough deliberation of the subject matter, the City Council determined by a vote of ____
26 to ____ that (i) no new information has become available and no changes in the proposed
27 project have been made since the Planning Commission adopted the Revised Mitigated
28
29

1 Negative Declaration and, therefore, no additional environmental analysis is required and (ii)
2 Tentative Tract Map, TTM P-2006124 (Vesting Tentative Tract Map No. 67488), shall be
3 conditionally approved as set forth herein below.

4 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
5 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:
6

7 **SECTION 1.** As outlined in Culver City Municipal Code Title 17, Section
8 15.10.265, the following required findings for a Vesting Tentative Tract Map are hereby
9 made:
10

11 **A. The proposed map is consistent with the General Plan.**

12 The proposed tentative tract map is consistent with the General Plan Land Use and
13 Housing Elements in that the proposed commercial and residential “mixed use”
14 subdivision shall provide new commercial and residential opportunities along a
15 commercial corridor in the West Washington Boulevard area as encouraged by
Objective 24 for the City’s Western Sub-Area and Policy 24.B of the General Plan
Land Use Element.

16 **B. The design of the proposed subdivision is consistent with the General Plan.**

17 The design of the proposed commercial and residential “mixed use” subdivision is
18 consistent with the General Plan Land Use Element in that the design of the mixed use
19 development provides an aesthetically pleasing location for commercial land
20 residential users. Sufficient ground floor air space and residential air space along with
21 balconies provide incentives for the use of the mixed use development furthering the
22 goals of Objective 24 and Policy 24.B. The proposed uses are consistent with the
objectives of the General Plan General Corridor land use designation that encourage
new commercial and residential opportunities.

23 **C. The site is physically suitable for the type of development.**

24 The site is physically suitable for the proposed commercial and residential “mixed use”
25 subdivision in that the project complies with all zoning standards and the proposed
26 structures shall meet all applicable development standards [i.e., setback, height,
parking and use].

27 **D. The site is physically suitable for the proposed density of development.**
28
29

1 The site is physically suitable for the density of the proposed residential portion of the
2 "mixed use" subdivision in that the site allows for the number of housing units
proposed and is consistent with code required residential density limits.

3 **E. The design of the subdivision is not likely to cause substantial environmental**
4 **damage or substantially and avoidably injure fish or wildlife or their habitat.**

5 The proposed commercial and residential "mixed use" tentative tract map subdivision
6 together with the onsite and offsite improvements shall not cause any known
7 environmental damage and shall not damage any fish and/or wildlife habitats because
such fish and/or wildlife habitats do not exist on or near the site.

8 **F. The design of the subdivision is not likely to cause serious public health**
9 **problems.**

10 The proposed commercial and residential "mixed use" tentative tract map subdivision
11 together with the onsite and offsite improvements shall not cause any known serious
12 public health problems because all applicable zoning code development standards
13 shall be met, and the applicant is required to meet all of the conditions of approval
14 that the reviewing agencies of the City, such as the Fire Prevention Division, Planning
Division, Building and Safety Division and the Engineering Division have
recommended for the project. The uses proposed for this subdivision are consistent
with commercial corridor land uses as allowed in the Zoning Code.

15 **G. The design of the subdivision will not conflict with easements, acquired by the**
16 **public at large, for access through or use of, property within the proposed**
17 **subdivision.**

18 The proposed commercial and residential "mixed use" tentative tract map subdivision
19 and the onsite and offsite improvements shall not conflict with any existing and/or
proposed easements.

20 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council
21 of the City of Culver City, California, hereby approves Tentative Tract Map, TTM P-2006124
22 (Vesting Tentative Tract Map No. 67488), subject to the following conditions:
23

24 **Vesting Tentative Tract Map No. 67488, TTM P2006124:**

25 **Engineering Division**

- 26
- 27 1. All required boundary monuments shall be installed prior to the recording of the final
28 map. At a minimum, a spike and washer shall be set on the centerline of Glencoe
29 Avenue at the intersection of the prolongation of the project's northerly boundary and
on the centerline of Washington Boulevard with the intersection of the prolongation of

the project's easterly boundary. Each monument shall be tied to at least three (3) points, with lead and tags, and centerline tie notes filed with the Engineering Division.

2. If required, an improvement bond and agreement shall be filed with the City prior to the recording of the final map for those improvements awaiting completion and approved by the City Engineer to be bonded. The bond shall include, but not be limited to, labor and material and be based on estimated construction costs as provided by the City.
3. The final map shall be submitted to the County of Los Angeles Department of Public Works for review, approval and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.
4. A copy of the final map in digital and mylar format shall be filed with the Engineering Division prior to final acceptance by the City.
5. The final map shall be recorded prior to the issuance of any Certificate of Occupancy for any residential air space unit.
6. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on October 10, 2007.
7. The applicant shall dedicate, on the final map, a five foot wide easement to the City of Culver City for sewer line purposes.
8. The Vesting Tentative Tract Map shall expire within three (3) years after the date it becomes effective unless the applicant submits an extension request in writing to the Planning Manager and is granted said extension by the Planning Manager or the Planning Commission or the City Council.
9. A copy of the first plan check package as submitted to the Los Angeles County Department of Public Work shall also be submitted concurrently to the Culver City Engineering Division for review.
10. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California.
11. The project boundary shall be tied to at least one (1) City global positioning satellite (GPS) monument.

///
///
///
///

1 ///

- 2 12. The final map shall include a corner cut off at the northeast corner of Glencoe
3 Avenue and Washington Boulevard to be dedicated for street purposes. This is a
4 mitigation measure.

5 APPROVED and ADOPTED this 26th day of November, 2007.

6
7
8 ALAN CORLIN, Mayor
City of Culver City, California

9 ATTESTED BY:

APPROVED TO AS FORM:

10
11
12 CHRISTOPHER ARMENTA, City Clerk

CAROL SCHWAB, City Attorney