

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 06/13/11		Item Number: <u>PH-1</u>	
AGENDA ITEM: PUBLIC HEARING - Adoption of a Resolution Approving Tentative Tract Map No. 71511 (Case No. TTM P-2011037) Creating a One Lot Subdivision for Seven (7) Residential Condominium Units at 4139-4145 Duquesne Avenue.			
Contact Person/Dept.: Thomas Gorham, Planning Division		Phone Number: (310) 253-5727	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notices were mailed to all property owners and occupants and other interested individuals within a radius of the site extended beyond 500-feet; Meetings and Agendas – City Council (06/08/11) Site posted on 05/26/11.			
Department Approval: Sol Blumenfeld: (05/31/11)		City Attorney Approval: Carol Schwab (by H. Baker) (06/08/11)	
Chief Financial Officer Approval: Jeff Muir (06/08/11)		City Manager Approval: John M. Nachbar (06/08/11)	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt a resolution approving Tentative Tract Map No. 71511, TTM P-2011037, to subdivide the property into a one (1) lot subdivision for condominium purposes creating seven (7) airspace units. <u>PROCEDURE:</u> 1. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired. 2. Mayor seeks a motion to open the public hearing, providing the applicant the first opportunity to speak, followed by the general public. 3. Mayor seeks a motion to close the public hearing after all testimony has been presented. 4. City Council thoroughly discusses the matter and arrives at its decision. <u>BACKGROUND:</u> On March 3, 2011, applications were submitted for a proposed condominium development at 4139 – 4145 Duquesne Avenue in the Medium Density Multiple – Family Residential (RMD) Zone. These applications consist of the following requests:			

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- A. Site Plan Review, SPR P-2011036, for the construction of seven (7) condominium units in two (2) buildings with fifteen (15) parking spaces in a subterranean parking area; and,
- B. Tentative Tract Map No. 71511, TTM P-2011, to subdivide the property into a one (1) lot subdivision for condominium purposes creating seven (7) airspace units.

At the April 27, 2011, Planning Commission meeting, the Commission adopted Resolution No. P-2011004 (Attachment No. 2) conditionally approving Site Plan Review, SPR P-2011036, and recommending approval to the City Council of Tentative Tract Map No. 71511, TTM P-2011037, to subdivide the property for condominium purposes.

Because the Site Plan Review application was approved with no appeal submitted, the Planning Commission's decision on that application is now final. The City Council is now being asked to approve the Tentative Tract Map based on the Planning Commission's recommendation.

DISCUSSION:

The action requested of the City Council is the approval of the Tentative Tract Map. Because the project is for condominium units, a one lot subdivision for condominium purposes is required. There will be seven (7) residential condominium air space units created by this application. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations. The Planning Division, in its review of the subdivision, found it to be consistent with the General Plan and the Zoning Code. As noted in the Planning Commission resolution, the Planning Commission made the appropriate findings for the subdivision, thereby approving and recommending approval to the City Council of the Tentative Tract Map.

Findings

The Planning Commission conditionally approved and recommends to the City Council the approval of the Tentative Tract Map application based on the findings outlined in Culver City Municipal Code (CCMC) Section 15.10.265, and as further outlined in draft City Council Resolution No. 2011-R___ (Attachment No. 1). The recommended conditions of approval are standard conditions for subdivision maps.

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Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, staff review determined the project is Categorically Exempt from further environmental review based on Section 15315 / Class 15 [Minor Land Divisions] and Section 15322 / Class 2 [Infill Development]. Therefore, no further CEQA analysis is required.

FISCAL ANALYSIS:

Development of the site into seven (7) residential condominium units will result in a projected increase in General Fund revenues by annual property taxes and a one-time In-Lieu Parkland Fee.

CCMC Section 15.10.755 requires the developer of condominiums to dedicate parkland or pay a fee in lieu thereof. Because there is no parkland proposed as part of the project, the in-lieu fee is required. Under CCMC Section 15.10.765, the parkland fee is based on a formula designed to provide three (3) acres of parkland property for each one thousand (1,000) persons and based on density and land value factors. The fee for the project totals \$43,188 (\$6,169 per each of the seven units). The CCMC requires payment of the fees prior to approval of the Final Map, or City policy permits a developer to post a financial guarantee of up to one (1) year after the Final Map approval. Partial payment must also be made from the escrow sale of each unit during the one (1) year period.

ATTACHMENTS:

1. Draft City Council Resolution No. 2011-R____.
2. Planning Commission Resolution No. P-2011004.
3. April 27, 2011, Planning Commission Draft Minutes.
4. Public Comments [Five (5) Letters].
5. Project Summary.
6. Vicinity Map.
7. Aerial Photograph.
8. Tentative Tract Map No. 71511.
9. Approved Preliminary Development Plans.

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MOTION:

That the City Council:

Adopt Resolution No. 2011-R approving Tentative Tract Map No. 71511, TTM P-2011037, to subdivide the property at 4139-4145 Duquesne Avenue into a one (1) lot subdivision for condominium purposes creating seven (7) airspace units.