

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

Meeting Date: 11/26/07		Item Number: <u>JPH-1</u>	
AGENDA ITEM: JOINT ITEM – Public Hearing for Consideration by the City Council of a Tentative Tract Map, and the Redevelopment Agency of a Project’s Site Plan as it Relates to the Redevelopment Plan, for the Construction of a 4-Story Mixed-Use Development (Retail and Residential) at 13365 Washington Boulevard in the Commercial General (CG) Zone and Redevelopment Project Component Area No. 4.			
Contact Person/Dept.: Jose Mendivil, Planning Division		Phone Number: (310) 253-5757	
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; to interested parties that have previously submitted testimony; and to the Culver City Homeowners Association (11/05/07); A sign announcing the hearing was posted onsite (11/05/07); Master Notification (11/21/07).			
Department Approval: Sol Blumenfeld (11/08/07)		City Attorney Approval: Carol Schwab (by H. Iker) (11/19/07)	
Fiscal Impact Approval: Marlee Chang (by N. Kimball)(11/20/07)		City Manager Approval:	
<u>RECOMMENDATION:</u> Staff recommends: 1. The City Council Approve Vesting Tentative Tract Map No. 67488, TTM P-2006124 to subdivide the property into 20 airspace units (19 residential and one ground floor retail) subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2007-R____ (Attachment No.1); and 2. The Culver City Redevelopment Agency approve the construction of a mixed use project consisting of 19 residential units and a ground floor commercial/retail space at 13365 Washington Boulevard (Site Plan Review, SPR P-2006123) and determine that the project is consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Project. <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.			

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

3. Mayor declares the public hearing open, providing the applicant the first opportunity to speak, followed by the general public.
4. Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. City Council thoroughly discusses the matter and arrives at its decision.

BACKGROUND:

On September 20, 2006, applications were submitted for a proposed mixed use development at 13365 Washington Boulevard in the Commercial General (CG) Zone. These applications consist of the following requests: an Administrative Use Permit for residential tandem parking in a commercial zone; a Site Plan Review to allow the construction of a 4-story; 34,271 square foot; 50-foot high building with subterranean parking; and a Tentative Tract Map to subdivide the property into 19 residential condominium airspace units and one commercial/retail condominium airspace unit.

At the April 11, 2007, Planning Commission meeting, the Commission continued the item to a date uncertain, requested the applicant conduct a weekend traffic study, and asked the applicant to consider changes to the project that address concerns expressed by the community at the meeting.

The weekend Traffic Study Addendum determined that the traffic volume is expected to be slightly lower than daily weekday traffic and no additional impacts are anticipated for the weekend. No impacts were identified in the weekday traffic study and the only mitigation for the project requires that the applicant dedicate some land at the Northeast corner of Glencoe Avenue and Washington Boulevard to allow a smoother turning radius from Westbound Washington Boulevard onto Northbound Glencoe Avenue.

After the weekend traffic study was completed, the project went back to the Planning Commission on October 10, 2007. At the October 10, 2007, meeting, the Planning Commission adopted Resolution No. 2007-P007 (Attachment No. 2) conditionally approving Site Plan Review, SPR P-2006123, to allow the construction of a 4-story; 34,271 square foot; 50-foot high building with subterranean parking; Administrative Use Permit, AUP P-2006122, for residential tandem parking in a commercial zone; and recommending approval of Tentative Tract Map, TTM P-2006124, to subdivide the property into 19 residential condominium airspace units and one commercial/retail condominium airspace unit. The configuration of the condominium units will be finalized prior to the approval of the final tract map

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

At this second Planning Commission meeting, the Commission added staff recommended conditions of approval to address community concerns. These include requirements for the applicant to:

- Install non-reflective glazing;
- Facilitate and pay for a speed hump study, the petition process, and installation of speed humps, should they be approved by the Council;
- Facilitate the petition process and pay for studies and the installation of signage for resident only parking if approved by the Council (the new residents from the project would not be eligible to sign the petition or purchase parking permits); and
- Request a site line study to determine if curbside loading on Washington Boulevard is feasible.

Because the Site Plan Review and Administrative Use Permit were approved with no appeals submitted, the Planning Commission's decision regarding these requests is final. The City Council is only being asked to approve the Tentative Tract Map.

City Council Meeting on Proposed Mixed Used Amendments

On August 6, 2007, the City Council considered various options to amend the Mixed Use development standards and directed staff to provide proposed amendments based on one of the proposed options. On August 20, 2007, the Council considered several mixed use development applications that are in various stages of the entitlement process to determine which of those will not be subject to the future amendments. The Council decided that this development application, along with several other applications that had been deemed complete prior to discussions on Mixed Use amendments, will be subject to current development standards.

Redevelopment Agency

Pursuant to Agency policy, items requiring review by the Culver City Planning Commission that are within the Culver City Redevelopment Project must also be approved by the Agency.

DISCUSSION:

City Council

The action requested of the City Council is the consideration of the Tentative Tract Map. Because the project is for condominium units, a one lot subdivision for condominium purposes is required. There will be 19 residential condominium units

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

and on commercial/retail condominium unit. The Public Works Department 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 above the Planning Commission made the appropriate findings for the subdivision and approved the Tentative Tract Map.

Redevelopment Agency

This matter is before the Agency to determine if the proposed project is consistent with the Redevelopment Plan for this location. The Redevelopment Plan calls for a project at this location to be consistent with types of development that are in compliance with the project site's General Plan "General Corridor" land use designation. The proposed development and the proposed plans from a land use perspective are consistent with the Redevelopment Plan and with the "General Corridor" land use designation. Additionally, there are no applicable Design for Developments, Owner Participation Agreements or Disposition and Development Agreements affecting the property. Therefore, staff recommends the Agency approve the project as approved by the Planning Commission.

Findings

The Planning Commission has conditionally approved and recommends that the City Council approve the Tentative Tract Map based on the findings pursuant to Culver City Municipal Code (CCMC) Section 15.10.265 findings, as outlined in proposed City Council Resolution No. 2007-R____ (Attachment No. 1).

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the Planning Commission adopted a Mitigated Negative Declaration because the project has been determined not to have any significant adverse environmental impacts on the community, provided a certain mitigation relating to traffic is adopted (Attachment No. 6). Specifically, the applicant will be required to dedicate some land at the Northeast corner of Glencoe Avenue and Washington Boulevard to allow a smoother turning radius from Westbound Washington Boulevard onto Northbound Glencoe Avenue.

FISCAL ANALYSIS:

Development of the site into 19 residential condominiums and approximately 4,183 square feet of commercial/retail space will result in a projected increase in General

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

Fund revenues of approximately \$11,500 (i.e. Property, Sales, Business and Utility Users Tax). Additionally, the development of this site will result in an increase in tax increment revenues for the Redevelopment Agency. More information on the projected increase in tax increment revenues will be provided as the projected assessed value is updated.

NOTE: The revenue projections above represent full year receipts in current dollars (2007\$). The City and Redevelopment Agency will begin collecting tax revenues related to this project upon completion of construction, sale of all residential units, and update of the County tax rolls. Actual revenues will need to be adjusted based on inflation once the project is completed.

ATTACHMENTS:

1. Proposed City Council Resolution No. 2007-R___ approving Tentative Tract Map, TTM P-2006124 (Vesting Tentative Tract Map No. 67488).
2. Planning Commission Resolution No. 2007-P007.
3. April 11, 2007, Planning Commission Staff Report
4. October 10, 2007, Planning Commission Staff Report.
5. April 11, 2007, and October 10, 2007, Planning Commission Draft Minutes
6. Initial Study/Mitigated Negative Declaration dated September 19, 2007.
7. Traffic Impact Analysis for Proposed Washington/Glencoe Mixed Use Project at 13365 Washington Boulevard dated November, 2006 and July 5, 2007, Traffic Study Addendum.
8. April 27, 2007 Community Letter
9. September 22, 2007 Letter from Applicant
10. Project Summary
11. Area Map
12. Aerial Map
13. Preliminary Development plans and Vesting Tentative Tract Map No. 67488 reviewed by the Planning Commission on October 10, 2007.

MOTIONS:

That the City Council:

1. Determine that no additional environmental information is needed because the Planning Commission adopted a Mitigated Negative Declaration finding that Tentative Tract Map, TTM P-2006124 (Vesting Tentative Tract Map No. 67488) will not have a significant adverse impact on the environment provided that a certain traffic related mitigation is adopted; and

City of Culver City, California
Joint City Council/Redevelopment Agency Agenda Item Report

2. Adopt Resolution No. 2007-R (Attachment No. 1) approving Tentative Tract Map, TTM P-2006124 (Vesting Tentative Tract Map No. 67488) to subdivide the property into 19 residential condominium airspace units and one commercial/retail condominium airspace unit, subject to the Recommended Conditions of Approval.

AND

That the Culver City Redevelopment Agency:

Approve the construction of a mixed use project consisting of 19 residential units and a ground floor commercial/retail space at 13365 Washington Boulevard (Site Plan Review, SPR P-2006123) and determine that the project is consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Project.