

**City of Culver City, California
Agenda Item Report**

Meeting Date: 04/02/12		Item Number: <u>PH -1</u>	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING - Adoption of a Resolution Approving a Tentative Tract Map to Subdivide the Property at 11957 Washington Boulevard into 31 Airspace Units for the Development of a 3-Story Mixed-Use Development (Retail and Residential).			
Contact Person/Dept.: Jose Mendivil, Thomas Gorham		Phone Number: 310.253.5757	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: 12/14/2011	
Planning Commission			
Public Notification: Meetings and Agendas – City Council (03/30/12); On March 12, 2012, Master Notification List; Residents, Property Owners and Business within 500 feet of proposed project boundary.			
Department Approval: Sol Blumenfeld (03/29/12)		City Attorney Approval: Carol Schwab (by H. Baker) (03/29/12)	
Chief Financial Officer Approval: Jeff Muir (03/29/12)		City Manager Approval: John Nachbar (03/29/12)	
<u>RECOMMENDATION:</u> Staff recommends that the City Council adopt a resolution approving Tentative Tract Map No. 71799, TTM P-2011163 to subdivide the property into 31 airspace units (30 residential and one ground floor retail) subject to the recommended Conditions of Approval as stated in the proposed resolution. <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file the affidavit of mailing of public notice. 2. Mayor calls on staff for a brief staff report. 3. Mayor seeks a motion to open the public hearing. 4. The City Council receives comment from public. 5. Mayor seeks a motion to close the public hearing after all testimony has been presented. 6. The City Council discusses the matter and arrives at its decision. <u>BACKGROUND:</u> <u>Project Description</u> The proposed project consists of a new 55,019 square foot 3-story mixed use building with 8,682 square feet of ground floor commercial/retail space and two			

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levels of dwelling units at 15 dwelling units per level for a total of 30 units. The project also includes one subterranean parking level and surface level parking. The total units proposed includes a density increase from the base 35 du/ac of 21 units to 50 du/ac or 30 units (an increase of 9 units) as allowed with a Community Benefit pursuant to City Council Resolution No. 2008-R015.

The project will provide a total of 90 on-site parking spaces [four more than the minimum required by the Culver City Municipal Code (CCMC)]. There will be 23 surface parking spaces and 12 spaces in a one-level subterranean garage for visitors to the retail space, employees, and residential guests. The remaining 55 spaces, located in the subterranean garage, will be for the residential tenants. The project will provide on-site amenities for residents including private balconies, a central courtyard on the first residential level, a central common balcony access area on the second residential level, private landscaped areas for each unit, outdoor balcony fire places for half of the units, and private laundry facilities for each unit.

Project Enhancements

Staff has worked closely with the applicant to provide enhanced off-site and on-site improvements which will provide amenities to the neighborhood and address community concerns. The project will include offsite improvements including decorative sidewalk paving, benches, new street trees, and a pocket park consisting of an extra wide, tree lined pedestrian space (approximately 15 feet wide) along Marcasel Avenue. This extra wide sidewalk includes 10 feet of public sidewalk and 5 feet of private outdoor area which may also be used for outdoor dining in connection with the ground level retail. The decorative sidewalk and new street trees will continue along the Washington Boulevard frontage. Public bicycle parking will be installed along Washington Boulevard and Marcasel Avenue. The bicycle parking on the sidewalk will be augmented by 22 on-site bicycle parking spaces, which are 8 more than required by the City's Bicycle Master Plan.

Local traffic circulation improvements will include the conversion of Marcasel Avenue to a one-way street southbound and narrowing it to 24 feet, with a right turn only at Washington Boulevard which will address a concern of the residential community to the north of the project by eliminating cut-through traffic. The project will include a new 175 foot left-turn storage pocket on Washington Boulevard to accommodate westbound left-turn trips at the intersection of Inglewood and Washington Boulevards. This left-turn pocket will be delineated with a raised curb that will assist in preventing the maneuver currently observed of northbound Inglewood Boulevard traffic veering to northbound Marcasel Avenue.

The project will provide a community benefit in the form of streetscape improvements consistent with the West Washington Area Improvement Plan (AIP).

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These streetscape improvements will provide a raised, curbed planted median that includes street trees, shrubs and ground covers, irrigation and lighting. The improvements will be maintained by the developer for 30 years. The selected community benefits will provide a much needed amenity at little or no capital cost to the City.

On-site enhancements include an increased rear property line planter strip from the CCMC required 2 feet to 5 feet and relocation of the subterranean parking retaining wall 5 feet off of the rear property line in order to provide for planting of deep root columnar trees that have significant height and spread. This wider planter strip and tree planting will provide an enhanced privacy screen for the residential properties to the north.

The project has also been conditioned to address some of the parking concerns raised by the community. This includes reducing the total number of tandem parking spaces from 24 (12 sets of two tandem spaces) to 14 spaces (7 sets of two tandem spaces) by reconfiguring 5 parking spaces so that they are accessed head-in from the shared drive aisle. Also, In the event that a parking district is established for the area along Atlantic Avenue (or other streets as may be appropriate), the applicant will provide funding to establish the parking district for one year, including installation of parking district signs, within Culver City and within the City of Los Angeles if so approved. Community Development staff will be facilitating the establishment of a parking district with the Public Works Department and the City of Los Angeles Department of Transportation.

At the December 14, 2011 meeting, the Planning Commission adopted Resolution No. 2011-P005 (Attachment No. 2) conditionally approving the project's Site Plan Review, SPR P-2011162; Administrative Modification, AM P-2011159; and Administrative Use Permit, AUP P-2011160; and recommending that the City Council approve Tentative Tract Map, TTM P-2011163. Approval by the City Council of Tentative Tract Map, TTM P-2011163 is required in order to subdivide the property into 30 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. Because the Site Plan Review, Administrative Modification, and Administrative Use Permit were approved by the Planning Commission with no appeals submitted, the Planning Commission's decision regarding these entitlements has become final. The Tentative Tract Map is the only item under consideration by the City Council.

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DISCUSSION:

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. 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 CCMC. As noted above, the Planning Commission made the appropriate findings for the subdivision and made its recommendation to the City Council to approve the Tentative Tract Map.

Findings

The Planning Commission recommends that the City Council approve the Tentative Tract Map based on the findings pursuant to CCMC Section 15.10.265, as outlined below, and subject to the conditions of approval set forth in the proposed Resolution (Attachment No. 1).

Section 15.10.265 of the CCMC authorizes the City Council to approve a Tentative Tract Map when the following findings can be made:

- A.** The proposed map is consistent with the General Plan.
- B.** The design of the proposed subdivision is consistent with the General Plan.
- C.** The site is physically suitable for the type of development.
- D.** The site is physically suitable for the proposed density of development.
- E.** The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F.** The design of the subdivision is not likely to cause serious public health problems.
- G.** The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

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Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, an Initial Study was prepared and a Mitigated Negative Declaration (MND) finding was adopted by the Planning Commission on December 14, 2011 for the Marcasel Mixed Use project. This Tentative Tract Map application does not propose any changes to the previously approved application; no new information has become available and no changes in the approved project have been made since the Planning Commission's adoption of the MND. Therefore, pursuant to Section 21166 of the Public Resources Code and Section 15162 of CEQA, no new environmental analysis is required for this subdivision application.

FISCAL ANALYSIS:

The project will result in construction of a total of 30 residential condominiums and ground level retail space consistent with the property zoning, a proposed street vacation and the Community Benefits provisions of the Mixed Use Ordinance.¹ Through a street vacation, recommended by the City's traffic engineer ² to accommodate project circulation, six additional units may be developed on the property since approximately ½ of the street width along Marcasel contiguous with the project will be eliminated and added to the subject property. The project is also subject to the Community Benefits provisions of the Mixed Use Ordinance.³

The street vacation will result in the construction of a "pocket park" of 750 square feet and the Community Benefits requirement will result in the construction of a landscaped median of 115 linear feet consistent with the Area Improvement Plan (AIP) program of streetscape improvements currently being installed along West Washington Boulevard. The pocket park, median and other street improvements have a construction value of approximately \$800,000 and will include long term maintenance at the owner's expense. The developer has also agreed to fund the cost for installation of preferential parking districts signs should such a district be formed in the residential area immediately to the north of the project.

Also, the development will result in a projected increase in General Fund revenues based on Property, Sales, Business and Utility Users Taxes. In addition, the project will generate in lieu park fees of approximately \$7,500 per unit for a total of approximately \$225,000.

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CONCLUSION:

Staff has worked closely with the applicant from project inception to guide its design in order to meet Zoning Code requirements, address community concerns, and create a mixed use residential development that promotes area redevelopment goals and is consistent with good planning practice. Based on the information contained herein and as recommended by staff and the Planning Commission, all of the required findings can be made for the project, and staff recommends approval of the Tentative Tract Map.

NOTES:

1. Density calculation:

- Site Area under base density: 20,984 sf @ 35 du/ac (1:1245 sf) = 16.8 units
Site Area with Community Benefit: 20,984 sf @ 50 du/ac (1:871 sf) = 24.1 units
- Site Area + Street Vacation Area under base density: 20,984sf + 5,896= 26,880 sf @ 35 du/ac (1:1245sf)= 21.5 units
- Site Area + Street Vacation Area with Community Benefit: 20,984sf + 5,896= 26,880 sf @ 50 du/ac (1:871 sf) =30.8 units
- Net gain in units with inclusion of street vacation area = 6 (30 units with vacation area vs. 24 units without vacation area).

2. The Engineering Division initially recommended fully closing Marcasel Avenue from the City boundary to Washington Boulevard but ultimately determined to make Marcasel Avenue a one-way street for southbound traffic. Engineering further conditioned the developer to install a raised median on Washington Boulevard to eliminate any turning movements from eastbound Washington Boulevard to Marcasel Avenue. The one-way portion of Marcasel Avenue was to be one 14 foot wide drive lane and a ten foot wide sidewalk along the east side of the street. Since the existing Right of Way portion of Marcasel Avenue is 80 feet wide, the easterly 46 feet of the Right of Way would no longer be needed for street purposes and therefore a street vacation reverting this portion of the street to the underlying fee owner could be required.

3. \$268,000 Community Benefit Contribution
 \$103,593 Community Benefit Construction. Estimate for construction based on linear footage calculated from AIP Phase I and Phase II = \$900.81 per foot X 115' = \$103,593.
 \$164,407 Net Community Benefit Contribution allocated to maintenance / \$4,600 per year = 35 years. Estimate for maintenance based on 115 linear feet is \$40 per foot X 115 = \$4,600 per year.

ATTACHMENTS:

1. Proposed City Council Resolution.
2. Planning Commission Resolution No. 2011-P005.
3. Tentative Tract Map No. 71799.
4. Vicinity Map.
5. Preliminary Development plans dated November 23, 2011 (for reference only).
6. Letter from Bastion (Applicant).

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MOTIONS:

That the City Council:

Adopt a Resolution approving Tentative Tract Map, TTM P-2011163 (Tentative Tract Map No. 71799) to subdivide the property into 30 residential condominium airspace units and one commercial/retail condominium airspace unit, subject to the recommended Conditions of Approval contained in the Resolution.