

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 05/27/08		Item Number: <u>PH-1</u>	
AGENDA ITEM: PUBLIC HEARING: Approval of Tentative Tract Map No. 69482, TTM P-2007182, Creating a New Three (3) lot subdivision for Condominium Purposes in the Residential Two Family (R2) Zone at 4227 Ince Boulevard including a Finding of Categorical Exemption under the California Environmental Quality Act and Adoption of a Resolution related thereto.			
Contact Person/Dept.: Joseph Montoya, Associate Planner		Phone Number: (310) 253-5736	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notices were mailed on May 6, 2008, to all property owners and occupants within an extended 300 foot radius of the site; courtesy notices were mailed to the City Council, the Planning Commission, select City staff, Chamber of Commerce, Culver City Homeowners Association, Culver City Observer, Culver City News and various personnel. On that same date the public notice was also emailed to those individuals on the City's Master E-Mail Notification List. Lastly, the project notification sign was modified announcing the City Council public hearing date; Master Notification List (05/21/08); Departments – Community Development (05/21/08)			
Department Approval: Sol Blumenfeld (05/19/08)		City Attorney Approval: Carol Schwab (by H. Baker) (05/20/08)	
Fiscal Impact Review: Jeff Muir (by M. Noller) (05/21/08)		City Manager Approval: Jerry B. Fulwood (05/21/08)	

RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2008-R_____approving Tentative Tract Map No. 69482, TTM P-2007182, subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2008-R_____ (Attachment No. 1).

PROCEDURE FOR PUBLIC HEARING:

1. Mayor seeks motion to receive and file the affidavit of mailing and posting and publishing of public notice.
2. Mayor calls on staff for a brief staff report and the City Council poses questions to staff as desired.
3. Mayor seeks motion to open the public hearing, 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.

City of Culver City, California
City Council Agenda Item Report

BACKGROUND:

On March 12, 2008, the Planning Commission adopted Resolution No. 2008001 (Attachment No. 6) conditionally approving Site Plan Review, SPR P-2007176, and Tentative Tract Map No. 69482, TTM P-2007182, for the creation of three (3) new lots and the development of six (6) condominium units at 4227 Ince Boulevard in the Residential Two Family (R2) Zone.

As outlined in the Vicinity Map (Attachment No. 3) and Aerial Photograph (Attachment No. 4) the site is located on the west side of Ince Boulevard south of the Lucerne Avenue intersection within an established residential neighborhood. The site has a length that varies between 154 and 223 feet and a width that varies between 119 feet [at the street frontage] and 118 feet [at the rear] resulting in an area of 18,175 square feet. No public right-of-way dedications are required. There is a single family residence on the site that will be demolished. A Project Summary Sheet (Attachment No. 5) is also included.

As outlined in the tentative tract map (Attachment No. 13), the applicant is proposing to subdivide the site into three (3) new parcels. Thereafter, as outlined in the preliminary development plans (Attachment No. 14), the proposed project includes construction two (2) attached condominium units on each lot for a total of six (6) units. Each site shall be provided with two (2) covered parking spaces within a garage plus each lot shall have the required driveway length in which two (2) additional parking spaces can be provided for use by the occupants and/or visitors. The site plan includes landscaped setbacks within both public and private landscape areas. Please refer to the original and supplemental staff reports and minute excerpts of the February 13, 2008, the March 12, 2008, and the March 26, 2008, Planning Commission meetings (Attachment Nos. 7 through 12) 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 if required. 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 all applicable State and local regulations subject to the attached conditions of approval.

City of Culver City, California
City Council Agenda Item Report

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, as outlined in Planning Commission Resolution No. P-2008001 and as proposed in draft City Council Resolution No. 2008-R____ (Attachment No. 1).

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project qualifies as a Class 32 Categorical Exemption [Infill Development] (Attachment No. 2).

FISCAL IMPACT

CCMC Section 15.10.755 requires a developer of residential units to dedicate parkland or pay a fee in lieu thereof. Because there is no onsite parkland proposed as part of the project, the in lieu fee is required. Under CCMC Section 15.06.300, 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 of the particular area.

Prior to approval of the final tentative tract map, the property owner shall pay to the City the prescribed in lieu parkland fee totaling \$18,423.66 [i.e., \$3,070.61 per each of the six (6) units] based on the CCMC calculation.

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.

The development of this property consists of the creation of six 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.

Development of the site into six (6) separate condominium units will result in an increase in property tax for the City.

City of Culver City, California
City Council Agenda Item Report

ATTACHMENTS:

1. Draft City Council Resolution No. 2008-R_____.
2. CEQA Categorical Exception.
3. Vicinity Map.
4. Aerial Photograph.
5. Project Summary Sheet.
6. March 12, 2008, Planning Commission Resolution No. P-2008001.
7. February 13, 2008, Planning Commission staff report.
8. February 13, 2008, Planning Commission minutes excerpt.
9. March 12, 2008, Planning Commission staff report.
10. March 12, 2008, Planning Commission minutes excerpt.
11. March 26, 2008, Planning Commission staff report.
12. March 26, 2008, Planning Commission minutes excerpt.
13. Tentative Tract Map No. 69482.
14. Preliminary Development Plans.

MOTION:

That the City Council:

1. Find that the Project is Categorically Exempt under the California Environmental Quality Act; and,
2. Adopt Resolution No. 2008-R_____ approving Tentative Tract Map No. 69482, TTM P-2007182, subject to the Recommended Conditions of Approval.