

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 10/09/06		Item Number: <u>PH-1</u>	
AGENDA ITEM: Public Hearing for City Council Consideration to Approve Tentative Tract Map No. 65569, TTM P-2005082, to create a new six unit condominium subdivision on a single lot in the Medium Density Multiple-Family Residential (RMD) Zone at 9650 – 9652 Lucerne Avenue.			
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 to all property owners and occupants within an extended 300 foot radius of the site (09/19/06); 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, various personnel, US Army Corps of Engineers, Ballona Creek Renaissance and the residents of the subject site (09/19/06). Master Notification List (10/4/06). The project notification sign was modified announcing the City Council public hearing date.			
Department Approval: Susan Evans (09/25/06)		City Manager Approval: Jerry Fulwood (10/2/06)	
City Controller Approval: Marlee Chang (10/2/06)			

RECOMMENDATION:

Staff recommends City Council approve Tentative Tract Map No. 65569, TTM P-2005082, subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2006-R_____ (Attachment No. 8).

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 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.

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BACKGROUND:

On July 26, 2006, the Planning Commission adopted Resolution No. 2006-P017 (Attachment No. 1) conditionally approving Site Plan Review, SPR P-2005081, and Tentative Tract Map No. 65569, TTM P-2005082 for the development of six (6) condominium units at 9650 – 9652 Lucerne Avenue in the Medium Density Multiple-Family Residential (RMD) Zone.

As outlined in the Locality Map (Attachment No. 2) and Aerial Photograph (Attachment No. 3) the site is located on the south side of Lucerne Avenue east of the Duquesne Avenue intersection within an established residential neighborhood. The site has a length that varies between 208 and 209 feet and a width that varies between 49 feet [at the street frontage] and 43 feet [at the rear] resulting in an area of 9,671 square feet. The site also drops 14 feet in elevation from the Lucerne Avenue frontage to the rear abutting Ballona Creek. There is a two unit residential duplex on the site that will be demolished.

As outlined in the tentative tract map (Attachment No. 4) and preliminary development plans (Attachment No. 5), the applicant is proposing to subdivide the site into a six (6) unit condominium project with one (1) common lot via Tentative Tract Map No. 65569. The proposed project includes a two (2) story building with 15 vehicle parking spaces and 2 bicycle parking spaces within a subterranean parking structure that is provided with both stair and elevator access. The site plan includes landscaped setbacks as well as landscaping within the rooftop private patio areas. As outlined in the preliminary development plans and materials board, the architectural design of the project includes the use of streamlined building facades composed of both stucco and cedar siding, a dual color scheme and the use of metal and glass. Along the perimeter side yards of the site, the portion of the subterranean parking garage exposed above the existing sloping elevation of the adjoining parcels shall be constructed of split-faced concrete block so as to provide a building wall finish that is architecturally sensitive to the adjoining residential uses. These architectural design details combine to create a project that is both modern in appearance yet complementary to the surrounding neighborhood. Please refer to the June 14, 2006, Planning Commission Staff Report (Attachment No. 6) and minutes excerpt (Attachment No. 7) 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

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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.

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, Findings, as outlined in Planning Commission Resolution No. 2006-P017, and as proposed in draft City Council Resolution No. 2006-R____ (Attachment No. 8).

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project qualifies as a Class 32 Categorical Exemption [Infill Development].

Fiscal Impact

CCMC Section 15.10.755 requires the developer of condominiums 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 15.10.765, 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 of the particular area.

Prior to approval of the Final Map, the subdivider shall pay to the City the prescribed in lieu parkland fee totaling \$53,415.29 based on the CCMC calculation [i.e., an open space requirement of .04392 acres / 1,913.1552 square feet for the 9,671 square foot site proposed to be developed with six (6) residential condominium 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.

To implement the CCMC and stated policies regarding the in lieu fee, staff is recommending that the City Council impose the applicable condition on its approval

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of the tentative tract map. The condition is included in the draft City Council Resolution (Attachment No. 8).

ATTACHMENTS:

1. July 26, 2006, Planning Commission Resolution No. 2006-P017.
2. Locality Map.
3. Aerial Photograph.
4. Tentative Tract Map No. 65569 ["Received – July 18, 2006" / 1 Sheet].
5. Preliminary Development Plans ["Received – July 18, 2006" / 19 Sheets].
6. July 26, 2006 Planning Commission staff report / attachments [19 Pages].
7. July 26, 2006, Planning Commission minutes excerpt [2 Pages].
8. Draft City Council Resolution No. 2006-R_____ approving Tentative Tract Map No. 65569, TTM P-2005082.

MOTION:

That the City Council:

Adopt the Categorical Exemption and Resolution No. 2006-R_____ approving Tentative Tract Map No. 65569, TTM P-2005082, subject to the Recommended Conditions of Approval.