

RESOLUTION NO. 2024-P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AMENDING TRACT MAP P2024-0224-TTM/MOD, TRACT NO. 73978-A, THAT REPLACES TRACT NO. 73978 AND CORRECTS AN ERROR IN THE FINAL SUBDIVISION MAPS IN WHICH CERTAIN "AIRSPACE LOTS" INADVERTENTLY CROSSED PROPERTY LINES ON UNDERLYING "GROUND LOTS" OWNED BY DIFFERENT PARTIES, AT 8809 WASHINGTON BOULEVARD IN THE PLANNED DEVELOPMENT 11 (PD11) ZONE.

(Amending Tract Map, P2024-0224-TTM/MOD [Tract No. 73978-A])

WHEREAS on September 16, 2024, Ivy Station LLC (the "Applicant") filed an application for an Amending Tract Map to replace a previously recorded Tract Map governing subdivisions at Ivy Station mixed use development at 8809 Washington Boulevard and which corrects errors in the previously recorded map (the "Project"). The Project site is legally described as portions of Lots 1 through 12 of Tract No. 73978, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the Project, approval of Amending Tract Map P2024-0224-TTM/MOD/Tract No. 73978-A and other actions are required to ensure the subdivision complies with all required standards, City ordinances and state law; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of streets for emergency vehicle access, proper traffic circulation, drainage and the future development of adjacent properties, and;

WHEREAS, the Ivy Station mixed use project received the following entitlement approvals:

1. On February 17, 2016, the Planning Commission approved Resolution No. 2016-P002, recommending the City Council adopt a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) and approve a Comprehensive Plan, Height Exception, and Tentative Tract Map;
2. On March 14, 2016 and March 28, 2016, the City Council introduced and passed respectively, Ordinance No. 2016-005, adopting an MND and MMRP and approving a Comprehensive Plan, Height Exception, and Tentative Tract Map; and,

1 WHEREAS, on October 22, 2020, Tract Map No. 73978, governing subdivisions at the Ivy
2 Station mixed use project, was recorded by the County of Los Angeles Registrar-Recorder/County Clerk
3 in Book 1423 at Pages 1 to 42; and,

4 WHEREAS, after construction of the Ivy Station mixed use project in early 2021, it was
5 discovered that new airspace lots were needed and some airspace lot lines needed to be adjusted to
6 outline some easement and building areas, resulting Ivy Station subdivision airspace lots increasing
7 from 12 to 19 lots without requiring any physical changes to the completed project; and,

8 WHEREAS, in August of 2021, the City communicated with property owners of the Ivy
9 Station mixed use project the process for submitting an Amending Tract Map; and,

10 WHEREAS, the Applicant representing the Ivy Station mixed use project required time to
11 draft a new tract map that would provide detailed corrections including certain lot dimensions and
12 location of revised lot lines, thus submitting a formal application in 2024 as noted above; and,

13 WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines, and upon
14 final approval of the Ivy Station mixed use project in 2016, initial review by the City Council established
15 there are no potentially significant adverse impacts upon the environment and on March 14, 2016, the
16 City Council adopted a Mitigated Negative Declaration; and,

17 WHEREAS, the Amending Tract Map is within the scope of the adopted MND because:
18 there no physical changes to the Ivy Station project and there is no expansion or reduction in project
19 operations; the circumstances under which the MND was prepared have not significantly changed; no
20 new significant information is found that affects the MND; and thus no additional environmental analysis
21 is required; and,

22 WHEREAS on October 9, 2024, after conducting a duly noticed public hearing on the
23 subject application, including full consideration of the application, plans, staff report, environmental
24 information and all testimony presented, the Planning Commission (i) by a vote of ___ to ___, determined
25 no additional environmental analysis is required; and (ii) by a vote of ___ to ___, recommended to the City
26 Council approval of Tentative Tract Map, P2024-0224-TTM/MOD/Tract No. 73978-A, as set forth below.
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1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS:

3 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the Culver City
4 Municipal Code (CCMC), the following required findings as outlined in CCMC Section 15.10.265.D, for
5 Tract No. 73978-A are hereby made:

6 **1. The proposed map is consistent with applicable general and specific plans.**

7 The proposed Amending Tract Map, 73978-A would not result in a change to the Project as the
8 physical structure has been constructed and the Project is fully operational. The requested
9 modifications would allow air space lots to be adjusted and added to better align with the interior
10 spaces within the building and the easement outlines. There will be no changes to the Project's
11 consistency with the applicable general and specific plans under which the Project was
12 approved in 2016.

13 **2. The design or improvement of the proposed subdivision is consistent with applicable
14 general and specific plans.**

15 As discussed above, the Project has been constructed and is operational and there will be no
16 reduction or addition to Project operations as a result of the amending map. The design and
17 improvements would not be modified and would remain consistent with applicable general and
18 specific plans under which the Project was approved in 2016..

19 **3. The site is physically suitable for the type of development.**

20 As discussed above, the Project has been constructed and is operational, and the site is suitable
21 for the type of development.

22 **4. The site is physically suitable for the proposed density of development.**

23 As discussed above, the Project has been constructed and is operational, and the site is
24 physically suitable for the density of the development. No additional density will be created with
25 the proposed Amending Tract Map.

26 **5. The design of the subdivision or the proposed improvements are not likely to cause
27 substantial environmental damage or substantially and avoidably injure fish or wildlife or
28 their habitat.**

29 As discussed above, the Project has been constructed and is operational. The proposed
Amending Tract Map will have no impact to the environment and will not injure any fish, wildlife,
or habitat because it corrects errors in existing lot lines for airspaces that are constructed and
operational.

**6. The design of the subdivision or the type of improvements is not likely to cause serious
public health problems.**

As discussed above, the Project has been constructed and is operational. No new improvements will result from the modification of the air lot lines and the addition of air lots that will govern existing structures, and will not result in any public health concerns.

7. **The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or alternate easements, for access or for use, will be provided, that are substantially equivalent to ones previously acquired by the public.**

As discussed above, the Project has been constructed and is operational. The requested Amending Tract Map would allow the Project to better align its air lot lines with the interior building spaces and the easements. No easements acquired by the public at large will be affected.

SECTION 2. Pursuant to the foregoing recitation and findings, the Planning Commission of the City of Culver City, California, hereby (i) determines no additional environmental analysis under the California Environmental Quality Act (CEQA) is required; and (ii) recommends the City Council approve Amending Tentative Tract Map, P2024-0224-TTM/MOD (Tract No. 73978-A).

APPROVED and ADOPTED this 9th day of October, 2024.

ANDREW REILMAN - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, SECRETARY