

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 02/09/09		Item Number: <u>C-6</u>	
AGENDA ITEM: Adoption of a Resolution (i) Granting an Appeal in Part and Modifying the Planning Commission's Approval of Site Plan Review, SPR P2007116; ; (ii) Approving Tentative Tract Map TTM-P2007117; and (iii) Adopting a CEQA Mitigated Negative Declaration Finding, for the Construction of a Mixed-Use Building with 28 Residential Condominium Units and 1,403 Square Feet of Office Space Located at 4043 Irving Place.			
Contact Person/Dept.: Thomas Gorham, Planning Manager		Phone Number: (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Public Notification: Master E-Mail Notification List (02/04/09); Applicant and Appellant (02/04/09)			
Department Approval: Sol Blumenfeld (02/04/09)		City Attorney Approval: Carol Schwab (by H. Baker) (02/04/09)	
Fiscal Impact Review: Jeff Muir (by N. kimball) (02/04/09)		City Manager Approval: Jerry Fulwood(02/04/09)	

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution (i) granting an appeal in part but modifying the Planning Commission's approval of Site Plan Review, SPR P-2007116; (ii) approving Tentative Tract Map No. 69709, TTM P-2007117; and (iii) adopting a Mitigated Negative Declaration for the construction of a mixed use building with 28 residential condominium units and 1,403 square feet of office space located at 4043 Irving Place. (Attachment No. 1).

BACKGROUND:

At the January 26, 2009 City Council meeting, the City Council determined by a vote of 4 to 0 (with Councilmember Weissman recused) to (1) grant the appeal in part but modify the Planning Commission's approval of the project and, (2) direct staff to return with the appropriate resolution adopting the CEQA Mitigated Negative Declaration and outlining the findings for approval of the modified project. Staff has added supplementary conditions (No. 1 A-C) to the resolution pursuant to Council direction pertaining to the following:

1. Creation of a cul-de-sac on Irving Street (relocating the existing traffic barrier at A Street) to reduce traffic in the neighborhood through a required developer street dedication; this would require approval through the Neighborhood Traffic Management Plan (NTMP) process.
2. Subterranean encroachment within newly dedicated right of way (beneath the sidewalk) to accommodate a portion of the subterranean parking structure;

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this would require submittal of an engineered drawing for Public Works Department approval.

3. Definition of the “amenity room” on the first floor of project plans as a portion of the common area on the Tentative Tract Map.

In addition Conditions No. 2 A-C have been added to reflect the following administrative approvals as authorized by the Council:

1. Allowance of a single elevator to serve both commercial and residential uses due to the minimal amount of commercial space (pursuant to Zone Code section No. 17.400.065.F.6.c).
2. Relief from requirement to separately gate commercial from residential parking due to minimal amount of commercial space (pursuant to Zone Code Section No. 17.400.065.I.1.b).
3. Relief from requirement to provide separate trash area for commercial and residential uses, due to minimal amount of commercial space (pursuant to Zone Code Section No. 17.400.065.F.9).

Finally, the two mitigation measures outlined in the Mitigated Negative Declaration pertaining to soil remediation have been added as conditions of approval (No's. 90 & 91) in the resolution.

FISCAL IMPACT:

There is no fiscal impact associated with adopting this resolution.

ATTACHMENTS:

- 1) Proposed Resolution

MOTION:

That the City Council:

Adopt a Resolution i) granting an appeal in part and modifying the Planning Commission's Approval of Site Plan Review, SPR P-2007116 and Administrative Use Permit, AUP P-2007115; (ii) approving Tentative Tract Map No. 69709, TTM P-2007117; and (iii) adopting a CEQA Mitigated Negative Declaration finding, for the construction of a mixed use building with 28 residential condominium units and 1,403 square feet of office space located at 4043 Irving Place.