

RESOLUTION NO. 2022-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AN EXCEPTION TO CULVER CITY MUNICIPAL CODE CHAPTER 15.10: SUBDIVISION DESIGN STANDARDS RELATED TO LOT FRONTAGE FOR THE BACK PARCEL AND TO REDUCE THE DRIVEWAY WIDTH FROM 25 FEET TO 10 FEET TO ALLOW THE DEVELOPMENT OF TWO DETACHED TOWNHOME STYLE RESIDENTIAL UNITS LOCATED AT 8902 HUBBARD STREET IN THE TWO FAMILY RESIDENTIAL ZONE (R2) ZONE.

(Subdivision Exception Related to Tentative Parcel Map, P2021-0304-TPM)

WHEREAS on December 6, 2021, Hubbard Habitat, LLC (the “Applicant”) filed an application for Tentative Parcel Map to allow the subdivision of one parcel into two newly created lots with one townhome unit on each located at 8902 Hubbard Street (the “Project”). The Project site is legally described as Lot 87 of Tract No. 4161 in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on April 27, 2022, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) adopted a Class 3 Categorical Exemption and Section 15061(b)(3) commonsense exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) adopted Resolution No. 2022-P005, conditionally approving Tentative Parcel Map, P2020-0304-TPM and recommending to the City Council approval, pursuant to CCMC Section 15.10.085, of an exception to a subdivision design standard requiring lot frontage along a dedicated public street or access to a dedicated public street with the “stem” of a “flag lot” (CCMC Section 15.10.700.C); and

1 WHEREAS, on May 23, 2022, after conducting a duly noticed public hearing on
2 the aforementioned exception request, including full consideration of the applications, plans,
3 staff reports, environmental finding, Planning Commission recommendation, and all testimony
4 presented; the City Council (i) by a vote of ____ to ____, determined that no new information has
5 become available and no changes in the proposed Project have been made since the Planning
6 Commission adopted the Class 3 Categorical Exemption and Section 15061(b)(3)
7 commonsense exemption, therefore, no additional environmental analysis is required; and (ii)
8 by a vote of ____ to ____, approved an exception to a subdivision design standard requiring lot
9 frontage along a dedicated public street or access to a dedicated public street with the “stem”
10 of a “flag lot” (CCMC Section 15.10.700.C), subject to Conditions of Approval referenced herein
11 below.
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14 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
15 HEREBY RESOLVE as follows:
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17 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
18 City Municipal Code (CCMC) Section 15.10.085, the following findings for an exception to
19 subdivision requirements are hereby made:
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21 **A. The conditions affecting the property warrant and require that an exception be made.**

22 CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have
23 access to same via a private street or the “stem” of a “flag lot”. The Project’s rear lot, which
24 does not front on a dedicated public street, cannot accommodate the City Subdivision
25 standard minimum of a 15-foot-wide stem, which when combined with the 10-foot-wide
26 driveway for the front unit, would result in a 25-foot-wide driveway on a 44-foot-wide lot,
27 thus limiting the ability to construct viable living spaces. The Project is providing a 10-foot-
28 wide driveway easement to provide right-of-way access to the rear lot, similar to a standard
29 condominium development. The Project is consistent in design and function with typical
condominium developments. The key difference in this development is that each dwelling
unit, as well as the space around it, is for ownership as opposed to the dwellings owning
the land around them in common.

Conditions affecting the Project as described above – mainly the lot width limiting the ability to provide a 25 feet wide driveway and sufficient living area - warrant and require that an exception be made to the requirement for public street frontage and the minimum stem size required for access to the public street via a flag lot.

B. The exception is not an exception to any requirement of the Subdivision Map Act.

The exception does not violate the Subdivision Map Act because a 10-foot-wide easement for common driveway purposes is provided assuring public right-of-way access for both lots within the development.

C. The exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

All required subdivision findings can be made for the Project and all required vehicular, pedestrian, and utility/drainage easements will be made a part of the final map assuring both lots have required access to the public right-of-way. This exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves an exception to a subdivision design standard requiring lot frontage along a dedicated public street or access to a dedicated public street with the “stem” of a “flag lot” (CCMC Section 15.10.700.C), subject to the conditions as set forth in Exhibit A to Planning Commission Resolution No. 2022-P005.


APPROVED and ADOPTED this ____ day of May, 2022.

DR. DANIEL LEE, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

JEREMY BOCCHINO, City Clerk



HEATHER BAKER, City Attorney

A22-00062