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RESOLUTION NO. 2016-R__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP, P2016-0070-TTM ALLOWING A ONE LOT SUBDIVISION FOR THE CREATION OF FIVE RESIDENTIAL AND ONE COMMERCIAL AIR SPACE UNITS AT 12712 – 12718 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Tentative Tract Map, P2016-0070-TTM)

WHEREAS, on April 19, 2016, Farrokh Kayvan (the "Applicant") filed a Tentative Tract Map application to create five residential and one commercial airspace units for a mixed use project that is currently under construction per approved Administrative Site Plan Review, ASPR P-2010100 and Building Permit No. 85856. The Project site is described as Lots 40 and 41 of Tract No. 5740 and with Los Angeles County Assessors Number 4231-028-056, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed Project, approval of the following application is required:

Tentative Tract Map: To ensure the subdivision complies with State and local subdivision law and ordinances; and,

WHEREAS, on July 27, 2016, after conducting a duly noticed public hearing on the subject application, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) adopted a Class 1 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse

1 environmental impacts; and (ii) adopted Resolution No. 2016-P010, recommending to the
2 City Council conditional approval of Tentative Tract Map, P2016-0070-TTM; and,

3 WHEREAS, on September 12, 2016, after conducting a duly noticed public
4 hearing on the aforementioned TTM request, including full consideration of the
5 applications, plans, staff reports, environmental finding, Planning Commission
6 recommendation, and all testimony presented; the City Council (i) by a vote of ___ to ___,
7 determined that the circumstances under which the Class 1 Categorical Exemption was
8 prepared and adopted by the Planning Commission have not significantly changed, and
9 no new significant information has become available that would impact the Categorical
10 Exemption; therefore, no additional environmental analysis is required; and (ii) by a vote
11 of ___ to ___, approved Tentative Tract Map, P2016-0070-TTM, subject to Conditions of
12 Approval referenced herein below.

15 NOW, THEREFORE, the City Council of the City of Culver City, California,
16 DOES HEREBY RESOLVE as follows:

18 SECTION 1. Pursuant to the foregoing recitations and the provisions of
19 Culver City Municipal Code (CCMC), the following findings are hereby made:

20 **Tentative Tract Map:**

21 As outlined in CCMC Title 15, Section 15.10.260 and 15.10.265.D, the following required
22 findings for a Tentative Tract Map (Tentative Tract Map No. 74081) are hereby made:

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

24 The proposed Tentative Tract Map will consist of an airspace subdivision to allow
25 separate ownership of the residential units and commercial space of a mixed use
26 project currently under construction on the subject site. The General Plan Land
27 Use Element designates the site as General Corridor, which corresponds to the
28 Commercial General (CG) Zone, and per the Land Use Element is intended to
allow commercial uses and medium density housing opportunities. Per the Zoning
Code, lot areas in the CG zone are determined by the subdivision process with no
minimum lot area thereby acknowledging the one lot subdivision of properties for

condominium or air space units. The subject site is consistent with the other commercial properties that have been subdivided for air space units in the surrounding area; its lot area will not be modified as a result of the proposed map. Therefore, the proposed map is consistent with the applicable General Plan, and there is no applicable specific plan.

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

The design and improvement of the proposed airspace subdivision is in compliance with applicable General Plan objectives and elements. The subdivision for a mixed used project is consistent with the General Corridor land use designation and respects all provisions and development regulations of the Zoning Code and the General Plan. The Project is consistent with Objective 2 of the Land Use Element which encourages the creation of housing throughout the City.

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

The subject site is a trapezoidal, generally flat parcel, with an approximate area of 7,611 square feet, and is in the Commercial General (CG) Zone. The site conforms to typical lot dimensions and lot area required for a mixed use project of this size and is consistent with the Zoning Code that does not provide a minimum commercial lot area but rather relies on the subdivision process for this standard. The site is absent of physical or topographic constraints. The site is accessed by Washington Boulevard, a commercial street of adequate width and carrying capacity. The site is served by necessary utilities. Therefore, the subject site is physically suitable for the proposed subdivision for a mixed use project.

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

The under construction mixed use project consists of five dwelling units with commercial ground floor uses and is consistent with Zoning Code allowable mixed use residential density. The site is physically suitable and of sufficient size to construct the five residential units and ground floor commercial space. The proposed condominium subdivision will not result in a change to the allowable density.

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

The proposed subdivision is for airspace lots only and not of actual land parcels, and is designed in conformance with all required Zoning Code standards. The subject site is located in an existing urbanized area and there is no known fish or wildlife habitat on the subject site or surrounding area. Therefore, the proposed

condominium subdivision and improvements will not cause any damage to any fish or wildlife or their habitat.

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

The proposed condominium subdivision is in compliance with the CG Zone standards. The subdivision and mixed use development project including all physical improvements will be in compliance with all applicable federal, state, and local codes and statutes, as well as all conditions of approval required by reviewing City divisions/departments including the Fire Prevention Division, the Building and Safety Division, and the Engineering Division. Therefore, the subdivision and the improvements are unlikely to cause any known serious public health problems.

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.

The proposed Tentative Tract Map is for the purpose of creating airspace lots for a condominium subdivision. There are no on-site easements other than an access easement for an adjoining property that will continue in force and effect. Furthermore, the proposed design of the subdivision and the on-site and off-site improvements will not conflict with any existing and/or proposed easements. Public right-of-way access and placement of utilities will not be affected or impaired by the proposed condominium subdivision.

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1 SECTION 2. Pursuant to the foregoing recitations and findings, the City
2 Council of the City of Culver City, California, hereby approves Tentative Tract Map,
3 P2016-0070- TTM; subject to the conditions of approval set forth in Exhibit A to Planning
4 Commission Resolution No. 2016-P010.

5 APPROVED and ADOPTED this _____ day of _____, 2016.
6
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8 _____
9 JIM B. CLARKE, Mayor
City of Culver City, California

10 ATTESTED BY:

APPROVED AS TO FORM:

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12 _____
13 JEREMY GREEN, Deputy City Clerk

14 _____
15 CAROL A. SCHWAB, City Attorney
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