

RESOLUTION NO. 2017-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: SUBDIVISIONS; TO ALLOW THE CONSTRUCTION AND CREATION OF FOUR DETACHED TOWNHOME STYLE RESIDENTIAL UNITS ON FOUR LOTS AT 4118 WADE STREET IN THE RESIDENTIAL LOW DENSITY MULTIPLE (RLD) ZONE.

(Subdivision Exception Related to
Administrative Site Plan Review, P2017-0062-ASPR
and Tentative Parcel Map, P2017-0062-TPM)

WHEREAS, on March 30, 2017, Ben Adams Studio (the "Applicant") filed an application on behalf of Brock Wyman (the "Owner") for an Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, 4-unit, townhome style residential project, with a semi-subterranean parking garage, by creating four (4) detached townhome style dwelling units on four new lots within one existing residential lot at 4118 Wade Street (the "Project"). The Project site is legally described as Lot 14 of Tract No. 5740 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on July 12, 2017, after 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 32 Categorical 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. 2017-P012, conditionally approving Administrative Site Plan Review, P2017-0062-ASPR and Tentative Parcel Map, P2017-0062-TPM and recommending to the City Council approval, pursuant to CCMC Section 15.10.085, of an exception to a subdivision

1 design standard requiring lot frontage along a dedicated public street or access to a dedicated
2 public street with the "stem" of a "flag lot" (CCMC Section 15.10.700.C), and;

3 WHEREAS, on September 11, 2017, after conducting a duly noticed public
4 hearing on the aforementioned exception 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 no new information has become available and no changes in the proposed
8 Project have been made since the Planning Commission adopted the Class 32 Categorical
9 Exemption and, therefore, no additional environmental analysis is required; and (ii) by a vote
10 of ____ to ____, approved an exception to a subdivision design standard requiring lot frontage
11 along a dedicated public street or access to a dedicated public street with the "stem" of a "flag
12 lot" (CCMC Section 15.10.700.C), subject to Conditions of Approval referenced herein below.

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

18 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
19 City Municipal Code (CCMC) Section 15.10.085, the following findings for an exception to
20 subdivision requirements are hereby made:

22 **A. The conditions affecting the property warrant and require that an exception be made.**

23 The Zoning Code requires a minimum lot area of 5,000 square feet, or the average area of
24 residential lots within a 500-foot radius of the proposed subdivision, and further states that
25 condominium, townhome, or planned development projects may be subdivided with smaller
26 parcel sizes for ownership purposes, with the minimum lot area determined through the
27 subdivision review process. The overall project will maintain its current 12,320 square foot
28 lot area with a reduction to 11,900 square feet after a six (6) foot dedication for future
29 widening of Wade Street. The overall 70 foot lot width will not change and the overall lot
length of 176 feet will be reduced to 170 feet after the six (6) foot dedication noted above.
Through the subdivision process, four (4) small land lots for townhome style development
will be created within the existing conforming lot. CCMC Section 15.10.700 sets forth

1 general design standards governing the approval of any subdivision map. Specifically,
2 CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have
3 access to same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed
4 only when, in the opinion of the Commission, there is no reasonable alternative. The
5 Project's two middle and rear lots, which do not front on a dedicated public street, cannot
6 accommodate the City Subdivision standard minimum of a 10 foot stem each (for stems
7 which are contiguous for 50% or more of their length) per CCMC Section 15.10.700.C. The
8 Project is providing a 10 to 12 foot wide driveway easement for all three lots on which the
9 dwellings will be located similar to a standard condominium or townhome development
10 wherein all four units are attached. The Project is consistent in design and function with
11 condominium and attached townhome developments. The key difference is that each
12 dwelling is for ownership as well as the land around it as opposed to all four dwellings
13 owning the land around them in common. The 70 foot wide lot with three 10 foot wide
14 adjoining stems resulting in a 30 foot wide driveway along with the 10 foot side building
15 setback on the opposite side and the minimum 10 foot separation between buildings would
16 limit the ability to construct viable living spaces.

17 Conditions affecting the Project as described above – mainly the lot width limiting the ability
18 to provide a 30 foot wide driveway and sufficient living area - warrant and require that an
19 exception be made to the requirement for public street frontage and the minimum stem size
20 required for access to the public street via a flag lot.

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

22 The exception does not violate the Subdivision Map Act because a 10 to 12 wide easement
23 for common driveway purposes is provided assuring public right-of-way access for each lot
24 within the development.

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

27 All required subdivision findings can be made for the Project and all required vehicular,
28 pedestrian, and utility/drainage easements will be made a part of the final map assuring all
29 four 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.

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1 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
2 of the City of Culver City, California, hereby approves an exception to a subdivision design
3 standard requiring lot frontage along a dedicated public street or access to a dedicated public
4 street with the "stem" of a "flag lot" (CCMC Section 15.10.700.C), subject to the conditions as
5 set forth in Exhibit A to Planning Commission Resolution No. 2017-P012.
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7 APPROVED and ADOPTED this _____ day of _____, 2017.
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10 _____
11 JEFFREY COOPER, Mayor
12 City of Culver City, California

13 ATTEST:

14 APPROVED AS TO FORM:

15 _____
16 JEREMY GREEN, City Clerk

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18 _____
19 CAROL A. SCHWAB, City Attorney
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