

RESOLUTION NO. 2019-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 TWO DETACHED TOWNHOME STYLE RESIDENTIAL UNITS ON TWO LOTS AT 4116 HIGUERA STREET IN THE TWO-FAMILY RESIDENTIAL (R2) ZONE.

(Subdivision Exception Related to Tentative Parcel Map, P2018-0279-TPM and Administrative Modification P2018-0279-AM)

WHEREAS, on November 15, 2018, F Bar and A Kendall 1997 Revocable Trust and Nicolas Kendall-Bar (the "Applicant") filed an application for a Tentative Parcel Map to construct a two-story, 2-unit, townhome style residential project, with at-grade parking, by creating two (2) abutting townhome style dwelling units on two new lots within one existing residential lot at 4116 Higuera Street (the "Project"). The Project site is legally described as Lot 102 of Tract No. 4161 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on January 23, 2019, 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 15 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. 2019-P002, conditionally approving Tentative Parcel Map, P2018-0279-TPM and Administrative Modification, P2018-0279-AM 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 February 25, 2019, after conducting a duly noticed public hearing
2 on 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 15 Categorical Exemption and, therefore, no additional
7 environmental analysis is required; and (ii) by a vote of ____ to ____, approved an exception to
8 a subdivision design standard requiring lot frontage along a dedicated public street or access
9 to a dedicated public street with the "stem" of a "flag lot" (CCMC Section 15.10.700.C), subject
10 to Conditions of Approval referenced herein below.
11

12
13 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
14 HEREBY RESOLVE as follows:

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

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

20 The Zoning Code requires a minimum lot area of 5,000 square feet, or the average area of
21 residential lots within a 500-foot radius of the proposed subdivision, and further states that
22 condominium, townhome, or planned development projects may be subdivided with smaller
23 parcel sizes for ownership purposes, with the minimum lot area determined through the
24 subdivision review process. The overall project will maintain its current 5,436 square foot
25 lot area. The overall 45 foot lot width and 120.82 foot lot length will not change. Through
26 the subdivision process, two (2) small land lots for townhome style development will be
27
28
29

1 created within the existing conforming lot. CCMC Section 15.10.700 sets forth general
2 design standards governing the approval of any subdivision map. Specifically, CCMC
3 Section 15.10.700.C, requires that all lots front on a dedicated public street or have access
4 to same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed only when,
5 in the opinion of the Commission, there is no reasonable alternative. The Project lots cannot
6 accommodate the City Subdivision standard minimum of a 10 foot stem (for stems which
7 are contiguous for 50% or more of their length) per CCMC Section 15.10.700.C. The
8 Project is providing a sixteen (16) foot wide shared driveway easement for both lots on
9 which the dwellings will be located similar to a standard condominium or townhome
10 development. The Project is consistent in design and function with condominium and
11 attached townhome developments. The key difference is that each dwelling, as well as the
12 land around it, is for ownership as opposed to both dwellings owning the land around them
13 in common. The 45 foot wide lot with a 10 foot wide stem resulting in a 20 foot wide
14 driveway along with the 4 foot side building setback on the opposite side would limit the
15 ability to construct viable living spaces.

16
17
18
19 Conditions affecting the Project as described above -- mainly the lot width limiting the ability
20 to provide a 20 foot wide driveway and sufficient living area - warrant and require that an
21 exception be made to the requirement for public street frontage and the minimum stem size
22 required for access to the public street via a flag lot.

23
24 **B. The exception is not an exception to any requirement of the Subdivision Map Act.**

25 The exception does not violate the Subdivision Map Act because a sixteen (16) foot wide
26 easement for common driveway purposes is provided assuring public right-of-way access
27 for both lots within the development.
28
29

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

3 All required subdivision findings can be made for the Project and all required vehicular,
4 pedestrian, and utility/drainage easements will be made a part of the final map assuring
5 both lots have required access to the public right-of-way. This exception will not be
6 materially detrimental to the public welfare nor injurious to the property or improvements in
7 the immediate vicinity.
8

9 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
10 of the City of Culver City, California, hereby approves an exception to a subdivision design
11 standard requiring lot frontage along a dedicated public street or access to a dedicated public
12 street with the "stem" of a "flag lot" (CCMC Section 15.10.700.C), subject to the conditions as
13 set forth in Exhibit A to Planning Commission Resolution No. 2019-P002.
14

15
16 APPROVED and ADOPTED this 25th day of February, 2019.
17
18

19 _____
20 THOMAS AUJERO SMALL, Mayor
21 City of Culver City, California

22 ATTESTED BY:

23
24 _____
25 JEREMY GREEN, City Clerk
26 A19-00095
27
28
29

APPROVED AS TO FORM:

30 
31 _____
32 CAROL SCHWAB, City Attorney
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000