

RESOLUTION NO. 2019-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AN EXTENSION OF TIME, P2019-0148-ET TO ALLOW A ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 74021, P2016-0041-TTM, SUBJECT TO THE PREVIOUSLY APPROVED CONDITIONS OF APPROVAL AS STATED IN PLANNING COMMISSION RESOLUTION NO. 2016-P005, WHICH ALLOWED THE CONSTRUCTION AND CREATION OF A FIVE (5) UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3961 TILDEN AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Extension of Time, P2019-0148-ET)

WHEREAS, on March 16, 2016, Michelle Meepos (the "Original Applicant/Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to construct a two-story, five (5) unit, attached residential condominium development with subterranean parking, within an existing residential parcel at 3961 Tilden Avenue (the "Project"). The Project site is legally described as the SE 51.29 ft. of Lot 18 of Robert F Jones Walnut Grove Tract in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on June 8, 2016, 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 3 and 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. 2016-P005, conditionally approving Administrative Site Plan Review, P2016-0041-ASPR, and recommending to the City Council approval of Tentative Tract Map No. 74021, P2016-0041-TTM; and,

1 WHEREAS, on July 25, 2016, after conducting a duly noticed public hearing on
2 the aforementioned TTM request, including full consideration of the applications, plans, staff
3 reports, environmental finding, Planning Commission recommendation, and all testimony
4 presented; the City Council (i) by a vote of 4 to 0, 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 and Class 15 Categorical Exemptions and, therefore, no
7 additional environmental analysis is required; and (ii) by a vote of 4 to 0, adopted Resolution
8 No. 2016-R074, approving Tentative Tract Map No. 74021, P2016-0041-TTM, subject to the
9 Conditions of Approval of Planning Commission Resolution No. 2016-P005; and,
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12 WHEREAS, on April 9, 2018, a building permit was issued and the project is
13 under construction; and,

14 WHEREAS, the Project was sold in December 2018, with the tentative tract map
15 set to expire on July 25, 2019; and,
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17 WHEREAS, on June 11, 2019, Addisland Investments, LLC (the "Applicant/
18 Owner") submitted a timely request for an extension of time of the tentative map, thereby
19 automatically extending the expiration date of the map until the extension approval date or sixty
20 (60) days (i.e. September 23, 2019), whichever occurs first, pursuant to California Government
21 Code Section 66452.6; and,
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23 WHEREAS, on August 26, 2019, after consideration of the applications, plans,
24 and staff report, the City Council (i) by a vote of ____ to ____, determined that no new information
25 has become available and no changes in the proposed Project have been made since the
26 Planning Commission adopted the Class 3 and Class 15 Categorical Exemptions and,
27 therefore, no additional environmental analysis is required; and (ii) by a vote of ____ to ____,
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1 approved Extension of Time, P2019-0148-ET, subject to the previously approved Conditions
2 of Approval within Exhibit A of Planning Commission Resolution No. 2016-P005.

3 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
4 HEREBY RESOLVE as follows:

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6 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
7 City Municipal Code (CCMC) Section 17.595.030 and Section 15.10.285, the following findings
8 are hereby made:
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- 10 1. The Applicant has filed a written request for an extension of time prior to the expiration of
11 the Tentative Tract Map.
- 12 2. The Applicant has established that the preparation, review, and approval of the Final Map
13 cannot be completed prior to the July 25, 2019 expiration date.
- 14 3. The Project has been issued building permits and is currently under construction.
- 15 4. The Applicant acquired the Project at the end of 2018 and has not had sufficient time to
16 complete the Final Map process.

17 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
18 of the City of Culver City, California, hereby approves Extension of Time, P2019-0148-ET,
19 thereby extending the expiration date of Tentative Tract Map No. 74021, P2016-0041-TTM, to
20 August 26, 2020, subject to previously approved Conditions of Approval set forth in Exhibit A
21 to Planning Commission Resolution No. 2016-P005, incorporated herein by this reference.
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1 APPROVED and ADOPTED this ____ day of _____, 2019.

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4 _____
5 MEGHAN SAHLI-WELLS, Mayor
6 City of Culver City, California

7 ATTEST:

8 APPROVED AS TO FORM:

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10 _____
11 JEREMY GREEN, Deputy City Clerk

12 
13 CAROL A. SCHWAB, City Attorney
14 for

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