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RESOLUTION NO. 2020-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 82973, P2019-0329-TTM; TO ALLOW THE CONSTRUCTION AND CREATION OF AN EIGHT (8) UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3336 AND 3340 HELMS AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Tentative Tract Map, P2019-0329-TTM)

WHEREAS, on December 11, 2019, BCG Helms Homes, LLC (the "Applicant/Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to construct a two-story, eight (8) unit, attached residential condominium development with semi-subterranean parking, within two (2) existing residential parcel at 3336 and 3340 Helms Avenue (the "Project"). The Project site is legally described as Lot 28 of the Lehosky Tract and Lot 27 of Lehosky Tract in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on May 27, 2020, 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. 2020-P009, conditionally approving Administrative Site Plan Review, P2016-0329-ASPR, and recommending to the City Council approval of Tentative Tract Map No. 82973, P2019-0329-TTM; and,

1 WHEREAS, on July 13, 2020, 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 ____ 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 32 Categorical Exemptions and, therefore, no additional
7 environmental analysis is required; and (ii) by a vote of ____ to ____, approved Tentative Tract
8 Map, P2019-0329-TTM, subject to Conditions of Approval referenced herein below.
9

10 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
11
12 HEREBY RESOLVE as follows:

13
14 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
15 City Municipal Code (CCMC) Section 15.10.260 and 15.10.265.D, the following required
16 findings for a Tentative Tract Map are hereby made for Tentative Tract Map No. 82973:
17

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

19 The proposed Tentative Tract Map will not create multiple parcels to be developed with
20 various units separately, but rather will consolidate two (2) existing parcels and consist of
21 an airspace subdivision to allow separate ownership opportunities of the units allowed on
22 the consolidated parcel per the Zoning Code standards. The General Plan Land Use
23 Element designates the site as Medium Density Multiple Family, which corresponds to the
24 RMD Zone, and per the Land Use Element is intended to allow multiple family dwellings,
25 and encourage future developments of quality medium density housing on individual
26 development parcels of up to 13,000 square feet. Per CCMC Section 17.210.020, the RMD
27 Zone requires a minimum lot area of 5,000 square feet or the average area of residential
28 lots within a 500-foot radius of proposed subdivision, whichever is greater. This section
further notes condominium, townhome, or planned development projects may be
subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area
determined through the subdivision review process, provided that the overall development
site complies with the minimum lot size requirements of the Zoning Code. The subject
parcels are consistent with the typical parcel size in the surrounding area and once they are
consolidated into one (1) will measure 12,560 square feet, and, thereby, will meet and

1 exceed the minimum standards as a result of the proposed map. The condominium
2 subdivision will not affect the overall the land parcel dimensions. Therefore, the proposed
3 map is consistent with the applicable general plan, and there is no applicable specific plan.

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

6 The design and improvement of the proposed airspace subdivision is in compliance with
7 the applicable general plan. The Project is consistent with the goals of the General Plan
8 Land Use Element, specifically, Objective 2, which calls for the retention and creation of
9 housing throughout the City and the encouragement of multiple-family housing
10 opportunities within neighborhoods designated for this development type. Further per
11 Section 17.210.020, the corresponding RMD Zone permits eight (8) units to be developed
12 on the subject property, based on the allowance of one (1) unit per 1,500 square feet of net
13 lot area. The subdivision improvements will include eight (8) new attached residential
14 dwelling units, resulting in six (6) net new residential dwelling units at the site, at a density
15 consistent with the General Plan's Medium Density Multiple Family Land Use designation.
16 The proposed subdivision component of the Project will not increase the number of units
17 allowed on the site, or cause any physical changes or reductions to the current overall lot
18 area; the improvement component of the Project will comply with all applicable provisions
19 of the Zoning Code and is a permitted use in the RMD Zone. The addition of six (6) net
20 units will be consistent with Objective 2 of the Housing Element, which encourages
21 opportunities for developing a variety of housing types while protecting the character and
22 stability of existing neighborhoods. Therefore, the design and improvement of the proposed
23 subdivision is consistent with the applicable general plan, and there is no applicable specific
24 plan.

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

26 The subject site is a rectangular, generally flat parcel, comprised of two (2) parcels which
27 each measure 45 feet in width by 139.55 feet in depth for a total of 12,559.5 square feet,
28 and is located within the RMD Zone. Therefore, the site conforms to the minimum lot
dimensions and minimum lot area required per Zoning Code Section 17.210.020, as noted
above, and is absent of physical or topographic constraints. The proposed development
consists of eight (8) attached residential dwelling units with semi-subterranean parking, and
is consistent with allowable density and development standards of the subject zone. The
site is accessible by means of the existing fifty (50) foot wide public right-of-way, Helms
Avenue, and is served by necessary utilities. Therefore, the subject site is physically
suitable for the proposed residential development.

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

As noted above, the overall site measures a total of 12,559.5 square feet and conforms to
the minimum required lot dimensions and lot area. The proposed development consists of
an eight (8) unit dwelling structure at a density of one (1) unit per 1,500 square feet of net
lot area, as allowed by the applicable RMD Zone development standards. The site is

1 physically suitable and of sufficient size to construct eight (8) dwelling units and provide the
2 required off-street parking, circulation, open space, setbacks, and related improvements.
3 The proposed condominium subdivision will not result in a change to the allowable density
4 or reduction to the size or dimensions of the overall development site.

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

8 The proposed subdivision is only of airspace and will consolidate two (2) parcels into one
9 (1), will not subdivide the actual land parcels, and is designed in conformance with all
10 required Zoning Code standards. The subject site is located in an existing urbanized area,
11 and consists of land already improved with single-family residential development, such that
12 the proposed eight (8) unit residential Project will result in a net increase of six (6) dwelling
13 units. Further, there is no known fish or wildlife habitat on the subject site or surrounding
14 area. Therefore, the proposed condominium subdivision and improvements will not cause
15 any damage to any fish or wildlife or their habitat.

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

18 The proposed Tentative Tract Map subdivision will not cause any known serious public
19 health problems. The design of the proposed condominium subdivision is in compliance
20 with the development standards of the RMD Zone. It has also been conditioned that the
21 subdivision and proposed improvements must be in compliance with all applicable federal,
22 state, and local codes and statutes, as well as all conditions of approval required by
23 reviewing City divisions/departments such as Community Risk Reduction Division, Building
24 Safety Division, and Engineering Division. Further, the site located in an urbanized setting
25 and is developed with two (2) single-family dwellings and two (2) detached garages, and
26 the proposed use is an eight (8) unit residential structure in the form of a condominium
27 subdivision. Therefore, the improvements remain residential and are unlikely to cause any
28 known serious public health problems.

1 **7. The design of the subdivision or the type of improvements will not conflict with**
2 **easements, acquired by the public at large, for access through or use of, property**
3 **within the proposed subdivision or alternate easements, for access or for use, will**
4 **be provided, that are substantially equivalent to ones previously acquired by the**
5 **public.**

6 The proposed Tentative Tract Map is for the purpose of consolidating two (2) existing
7 parcels and creating airspace lots for a condominium subdivision, and per the map provided
8 there are no on-site easements. Furthermore, the proposed design and the on-site and off-
9 site improvements will not conflict with any existing and/or proposed easements. Public
10 right-of-way access and placement of utilities will not be affected or impaired by the
11 proposed condominium subdivision.

1 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
2 of the City of Culver City, California, hereby approves Tentative Tract Map No. 82973, P2019-
3 0329-TTM, subject to the tract map conditions as set forth in Exhibit A to Planning Commission
4 Resolution No. 2020-P009.
5

6
7 APPROVED and ADOPTED this _____ day of _____, 2020.
8

9
10 _____
11 GÖRAN ERIKSSON, Mayor
12 City of Culver City, California

13 ATTEST:

14 APPROVED AS TO FORM:

15 _____
16 JEREMY GREEN, City Clerk

17  _____
18 CAROL A. SCHWAB, City Attorney
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