

**RESOLUTION NO. 2020-R\_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 82562, FOR A PROPOSED SUBDIVISION OF AN RMD ZONED LOT INTO FIVE CONDOMINIUM LOTS AND CONSTRUCTION OF FIVE TWO-STORY CONDOMINIUM UNITS AT 3906 TILDEN AVENUE IN THE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (RMD) ZONE.

(Tentative Tract Map No. 82562, P2019-0046-TTM)

WHEREAS on February 22, 2019, 1485 PH LLC (the "Applicant"), on behalf of Lewis Futterman (the "Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to allow the development of five (5), two-story attached residential condominiums with subterranean parking at 3906 Tilden Avenue (the "Project"). The Project site is legally described as a Portion of Lot 7 of the Robert F Jones Walnut Grove Tract in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on June 10, 2020, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 3 to 0 , 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; (ii) by a vote of 3 to 0 , conditionally approved Administrative Site Plan Review P2019-0046-ASPR; and (iii) by a vote of 3 to 0, recommended to the City Council approval of Tentative Tract Map No. 82562, P2019-0046-TTM; and,

WHEREAS, on August 10, 2020, after conducting a duly noticed public hearing on the aforementioned tentative tract map request, including full consideration of the applications, plans, staff reports, environmental findings, Planning Commission recommendation, and all

1 testimony presented; the City Council (i) by a vote of \_\_\_ to \_\_\_, determined that no new  
2 information has become available and no changes in the proposed Project have been made  
3 since the Planning Commission adopted the Class 32 Categorical Exemption and, therefore,  
4 no additional environmental analysis is required; and (ii) by a vote of \_\_\_ to \_\_\_, approved  
5 Tentative Tract Map No. 82562, P2019-0046-TTM, subject to Conditions of Approval as  
6 referenced herein below.  
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8 NOW, THEREFORE, The City Council Of the City of Culver City, California,  
9 DOES HEREBY RESOLVE as follows:

10 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the Culver  
11 City Municipal Code (CCMC) Title 15, Section 15.10.260 and Section 15.10.265.D, the  
12 following required findings for a Tentative Tract Map are hereby made for Tentative Tract Map  
13 No. 82562:  
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15 **1. The proposed map is consistent with applicable general and specific plans.**  
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17 The General Plan Land Use Element designates the site as Medium Density Multiple  
18 Family, which corresponds to the Medium Density Multiple-Family Residential (RMD)  
19 Zone. The Medium Density Multiple Family Land Use Designation encourages multiple  
20 family housing opportunities with which this project complies as a five (5) unit  
21 condominium development. Consistent with the General Plan, the Zoning Code defines  
22 the project as multiple family and permits up to five (5) units on the project site, based  
23 on one (1) dwelling unit per 1,500 square feet of net lot area. Accordingly, the  
24 subdivision will not increase the number of units allowed beyond the specified General  
25 Plan and CCMC limit. There is no overlay or Specific Plan designated for this area, and  
26 the proposed subdivision will not conflict with other adopted plans or with Multi-Family  
27 Neighborhood Design Guideline Principles. Therefore, the proposed map is consistent  
28 with the applicable general plan.  
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30 **2. The design or improvement of the proposed subdivision is consistent with  
31 applicable general and specific plans.**

32 The design and improvement of the proposed airspace subdivision follows applicable  
33 General Plan elements and objectives. The project design and improvements will result  
34 in the construction of five (5) condominium units. The project design is consistent with  
35 the Medium Density Multiple Family Land Use designation and meets all provisions and

development regulations of the Zoning Code and General Plan. The application does not include any variance or request to amend the General Plan or Zoning designation.

The improvement of the proposed subdivision is consistent with the goals of the General Plan, specifically Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Based on review of the project design, the subdivision is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan.

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

The subject site is a rectangular, flat parcel, measuring approximately 63 feet in width by 143 feet in depth, and is approximately 8,963 square feet in area. The site conforms to typical lot dimensions and lot area required for multi-family development in the RMD Zone and is consistent with the Zoning Code, which allows subdivision for condominium purposes. The site is absent of physical or topographic constraints. The five (5) proposed condominium dwelling units and subterranean parking is consistent with density and development standards. The site is accessible by driveway and standard residential sidewalk. The site is accessed by both Tilden and Matteson Avenues, streets with adequate width and carrying capacity consistent with vehicle trips estimated from the proposed condominiums. The site 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 site's dimensions and area are consistent with multi-family development standards. The project density is consistent with allowable RMD zone density and the site is physically suitable and of sufficient size to construct the five (5) units and off-street parking at code required height and setback standards. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements.

**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 only of airspace and not of actual land parcels and is designed in conformance with all 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.

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

3 The proposed subdivision will not cause any known serious public health problems. The  
4 design of the proposed condominium subdivision follows RMD Zone standards. It has  
5 also been conditioned that the subdivision and proposed improvements must follow all  
6 applicable federal, state, and local codes and statutes, as well as all conditions of  
7 approval required by reviewing City divisions/departments such as Community Risk  
8 Reduction, Building Safety, and Engineering. Further, the site is in an urbanized setting  
9 and the proposed land use is residential, consistent with neighboring properties.  
10 Therefore, the improvements are unlikely to cause any known serious public health  
11 problems.

12 **7. The design of the subdivision or the type of improvements will not conflict with**  
13 **easements, acquired by the public at large, for access through or use of, property**  
14 **within the proposed subdivision, or alternate easements, for access or for use,**  
15 **will be provided, that are substantially equivalent to ones previously acquired by**  
16 **the public.**

17 The proposed Tentative Tract Map is for the purpose of creating airspace lots for a  
18 condominium subdivision. Sewer easements for the Public Works Department are  
19 conditioned as part of project review but no other easement exist on the property.  
20 Therefore, the proposed design and the on-site and off-site improvements will not  
21 conflict with any existing and/or proposed easements. Public right-of-way access and  
22 placement of utilities will not be affected or impaired by the proposed condominium  
23 subdivision.

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1                   **SECTION 2.** Pursuant to the foregoing recitation and findings, the City  
2 Council of the City of Culver City, California, hereby approves Tentative Tract Map No.  
3 82562, P2019-0046-TTM, subject to the tract map conditions set forth in Exhibit A to  
4 Planning Commission Resolution No. 2020-P006.  
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8                   APPROVED and ADOPTED this 10<sup>th</sup> day of August, 2020.  
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11                   \_\_\_\_\_  
12                   GÖRAN ERIKSSON, Mayor  
13                   City of Culver City, California

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15                   ATTESTED BY:

16                   APPROVED AS TO FORM:

17                   \_\_\_\_\_  
18                   JEREMY GREEN, City Clerk

19                   \_\_\_\_\_  
20                   CAROL SCHWAB, City Attorney

21                   A20-00286  
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