

RESOLUTION NO. 2020-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 83093, TO ALLOW THE DEVELOPMENT OF A SIX (6) UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3808 COLLEGE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY ZONE.

(Tentative Tract Map, P2020-0077-TTM)

WHEREAS, on April 6, 2020, 3808 College Avenue LLC (the "Applicant/Owner") filed an application for an Administrative Site Plan Review and Tentative Tract Map to construct a two-story, six (6) unit, attached residential condominium development with subterranean parking, within an existing residential parcel at 3808 College Avenue (the "Project"). The Project site is legally described as the southwest 15.21 feet of Lot 1 and all of Lot 2 in Block 4 of Clarkdale Tract in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on July 22, 2020, after a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental analysis and all testimony presented, the Planning Commission (i) adopted a Class 32 Categorical Exemption, in accordance with the California Environmental Quality Act, finding the Project will not result in significant adverse environmental impacts; and (ii) adopted Resolution No. 2020-P012, approving Administrative Site Plan Review, P2020-0077-ASPR, and recommending to the City Council approval of Tentative Tract Map No. 83093, P2020-0077-TTM subject to conditions of approval; and,

WHEREAS, on September 14, 2020, after conducting a duly noticed public hearing on the aforementioned TTM request, including full consideration of the application,

1 plans, staff reports, environmental analysis, Planning Commission recommendation, and all
2 testimony presented; the City Council (i) by a vote of ____ to ____, determined that no new
3 information has become available and no changes in the proposed Project have been made
4 since the Planning Commission adopted the Class 32 Categorical Exemptions and, therefore,
5 no additional environmental analysis is required; and (ii) by a vote of ____ to ____, approved
6 Tentative Tract Map, P2020-0077-TTM, subject to Conditions of Approval referenced herein
7 below.
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9 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
10 HEREBY RESOLVE as follows:
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12 Section 1. Pursuant to the foregoing recitations and the provisions of Culver
13 City Municipal Code (CCMC) Section 15.10.260 and 15.10.265.D, the following required
14 findings for a Tentative Tract Map are hereby made for Tentative Tract Map No. 83093:
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17 **1. The proposed map is consistent with applicable general and specific plans.**

18 The proposed Tentative Tract Map will not create multiple parcels to be developed with
19 various units separately, but rather will consist of an airspace subdivision to allow separate
20 ownership opportunities of the units allowed on the parcel per the Zoning Code standards.

21 The General Plan Land Use Element designates the site as Medium Density Multiple
22 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
23 allow multiple family dwellings, and encourage future developments of quality medium
24 density housing on individual development parcels of up to 13,000 square feet.

25 Per CCMC Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square
26 feet or the average area of residential lots within a 500-foot radius of proposed subdivision,
27 whichever is greater. This section further notes condominium, townhome, or planned
28 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 site is slightly larger in area than, but generally consistent with, the
typical parcel size in the surrounding area. Therefore, the proposed map is consistent with
the applicable general plan, and there is no applicable specific plan.

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

3 The design and improvement of the proposed airspace subdivision complies with the
4 applicable general plan. The Project is consistent with the goals of the General Plan Land
5 Use Element, specifically, Objective 2, which calls for the retention and creation of housing
6 throughout the City and the encouragement of multiple-family housing opportunities within
7 neighborhoods designated for this development type.

8 Further per Section 17.210.020, the corresponding RMD Zone permits six (6) units to be
9 developed on the subject property, based on the allowance of one (1) unit per 1,500 square
10 feet of net lot area. The subdivision improvements will include six (6) new attached
11 residential dwelling units, resulting in three (3) net new residential dwelling units at the site,
12 at a density consistent with the General Plan's Medium Density Multiple Family Land Use
13 designation.

14 The proposed subdivision component of the Project will not increase the number of units
15 allowed on the overall site, or cause any physical changes or reduction to the current overall
16 lot area; the improvement component of the Project will comply with all applicable provisions
17 of the Zoning Code and is a permitted use in the RMD Zone. The addition of three (3) net
18 units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation
19 for Culver City, and will be consistent with Objective 2 of the Housing Element, which
20 encourages opportunities for developing a variety of housing types while protecting the
21 character and stability of existing neighborhoods. Therefore, the design and improvement
22 of the proposed subdivision is consistent with the applicable General Plan, and there is no
23 applicable specific plan.

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

25 The subject site measures 65.24 feet in width by 150.75 feet in depth for a total of 9,832
26 square feet, and is located within the RMD Zone. Therefore, the site conforms to the
27 minimum lot dimensions and minimum lot area required per Zoning Code Section
28 17.210.020, and is absent of physical or topographic constraints. The proposed
development consists of six (6) attached residential dwelling units with subterranean
parking and is consistent with allowable density and development standards of the subject
zone. The site is accessible by means of the existing sixty (60) foot wide public right-of-
way, College Avenue, and will be served by all 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 measures a total of 9,832 square feet and conforms to the
minimum required lot dimensions and lot area. The proposed development consists of a
six (6) 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 physically

1 suitable and of sufficient size to construct six (6) dwelling units and provide the required off-
2 street parking, circulation, open space, setbacks, and related improvements. The proposed
3 condominium subdivision will not result in a change to the allowable density or to the size
4 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 Tentative Tract Map is for the purpose of subdividing airspace only and not
9 to subdivide actual land parcels and is designed in conformance with all required Zoning
10 Code standards. The subject site is located in an existing urbanized area, and consists of
11 land already improved with a triplex residential development, such that the proposed six (6)
12 unit residential Project will result in a net increase of three (3) dwelling units. Further, there
13 is no known fish or wildlife habitat on the subject site or surrounding area. Therefore, the
14 proposed condominium subdivision and improvements will not cause any damage to any
15 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 complies with the
20 development standards of the RMD Zone. It is also conditioned that the subdivision and
21 proposed improvements must be in compliance with all applicable federal, state, and local
22 codes and statutes, as well as all conditions of approval required by reviewing City
23 divisions/departments such as Community Risk Reduction, Building Safety Division, and
24 Engineering Division. Further, the site is located in an urbanized setting and is developed
25 with a triplex dwelling structure, a pool, and a detached garage, and the proposed use is a
26 six (6) unit residential structure in the form of a condominium subdivision. Therefore, the
27 improvements remain residential and are unlikely to cause any known serious public health
28 problems.

29 **7. The design of the subdivision or the type of improvements will not conflict with**
30 **easements, acquired by the public at large, for access through or use of, property**
31 **within the proposed subdivision, or alternate easements, for access or for use, will**
32 **be provided, that are substantially equivalent to ones previously acquired by the**
33 **public.**

34 The proposed Tentative Tract Map is for the purpose of creating airspace lots for a
35 condominium subdivision, and per the map provided there will be an on-site easement. The
36 proposed easement is located at the rear of the site connecting with the existing public alley,
37 to provide vehicular access to and from the abutting southerly property. Furthermore, the
38 proposed design and the on-site and off-site improvements will not conflict with any existing
39 and/or proposed easements. Public right-of-way access and placement of utilities will not
40 be affected or impaired by the proposed condominium subdivision.

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2 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
3 of the City of Culver City, California, hereby approves Tentative Tract Map No. 83093, P2020-
4 0077-TTM, subject to the tract map conditions as set forth in Exhibit A to Planning Commission
5 Resolution No. 2020-P012.
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7 APPROVED and ADOPTED this _____ day of _____, 2020.
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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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