



City of Culver City

Staff Report

File #: 21-203, Version: 1

Item #: PH-1.

CC - Adoption of a Resolution Approving Tentative Tract Map No. 83093, for the Development of a Residential Condominium Subdivision at 3808 College Avenue in the Residential Medium Density Multiple Family Zone.

Meeting Date: September 14, 2020

Contact Person/Dept: Michael Allen, Current Planning Manager;
Gabriela Silva, Associate Planner

Phone Number: (310) 253-5736 / (310) 253-5727

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing:

Action Item:

Attachments:

Commission Action Required: Yes No

Date: July 22, 2020

Commission Name: Planning Commission

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius and extended (08/24/2020); (Posted) City website (08/24/2020), Onsite Sign (08/24/2020); (Email) Master Notification List (08/24/2020), Meetings and Agendas - City Council (09/10/2020).

Department Approval: Sol Blumenfeld, Community Development Director (08/03/2020)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving Tentative Tract Map No. 83093, subject to the conditions of approval contained in Planning Commission Resolution No. 2020-P012, for the development of a six-unit residential condominium subdivision (Attachment No. 1).

PROCEDURE

1. The Mayor seeks motion to receive and file the affidavit of mailing and posting of public notice.
2. The Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.

3. The Mayor seeks a motion to declare the public hearing open and the City Council receives public comment, providing the applicant the first opportunity to speak followed by the remaining general public.
4. The Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. The City Council discusses the matter and arrives at its decision.

BACKGROUND

On April 6, 2020, 3808 College Avenue LLC (the “Applicant” and the “Property Owner”) submitted an application for an Administrative Site Plan Review (ASPR) and Tentative Tract Map (TTM) to allow the development of a six (6) unit residential condominium subdivision on a site located in the Residential Medium Density (RMD) Zone (Attachment No.2).

The Project site is located on the east side of College Avenue, south of Venice Boulevard and north of Matteson Avenue, and measures 9,830 square feet in area. The Project site is currently developed with a one-story triplex dwelling structure and a detached garage, as well as a pool.

The existing improvements will be demolished and proposed to be replaced by a new six-unit multi-family residential building. The proposed new dwelling units are two-story and designed in a modern architectural style. Off-street parking will be provided within a common subterranean garage. The proposed multi-family building complies with applicable Zoning Code development standards, including setbacks, height, off-street parking, and landscaping.

On July 22, 2020, the Planning Commission 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 (Attachment No. 3). The Planning Commission decision on the ASPR is final as no appeals were filed.

The City Council is requested to act only on the TTM. Please reference the Planning Commission staff report, preliminary development plans, and minutes for a detailed review of the Project (Attachment Nos. 4 to 6).

DISCUSSION

The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10 - Subdivision regulate land subdivisions and require the submittal of a tentative tract map for airspace lot subdivisions for condominium purposes.

In addition, CCMC Section 17.210.020 - Table 2-4, Residential District Development Standards (RLD, RMD, RHD), requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500- foot radius of a proposed subdivision, a lot width and depth of 50 feet and 100 feet respectively, and 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 Project will create six (6) new airspace condominium units on an existing parcel. The subject site currently measures 65.24 feet in width by 150.75 feet in depth, for a total of 9,830 square feet. An easement will be provided at the southeast corner of the site for vehicular access to parking. The overall site complies with the above requirements and the development standards of the RMD Zone.

A key objective of the tentative tract map process is to allow the City to review the proposed subdivision to ensure all necessary improvements and requirements are provided. City staff has reviewed proposed Tentative Tract Map No. 83093 for the proposed airspace subdivision and found it to be in compliance with all applicable State and local regulations, as more specifically outlined in the findings and recommended conditions of approval.

In condominium or townhome developments, the driveway along with the land surrounding the units, are held in common and any necessary vehicular access easements will be secured through the condominium association Covenants, Restrictions, and Conditions (CC&Rs). The Project is providing a 10-foot wide driveway to access the common parking area within the subterranean garage, in conformance with Zoning Code requirements.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption, Class 32-In-Fill Development Projects, was adopted by the Planning Commission on July 22, 2020, which determined that the Project will not have a significant adverse impact on the environment. Tentative Tract Map No. 83093 is within the scope of the adopted Categorical Exemption and the circumstances have not significantly changed and no new significant information has been found that would impact the environmental determination. Therefore, no new or additional CEQA analysis is required.

CONCLUSION:

This Project will add three (3) net-new dwelling units to Culver City's housing stock. The proposed airspace lot condominium subdivision allows for increased ownership opportunities, while maintaining the existing minimum overall parcel dimensions and configuration. The Project has been designed with a modern minimalist façade that is oriented to communicate with the street, and staff has worked together with the Applicant to conduct public outreach in the surrounding community. The Project meets the area density, minimum setback requirements, maximum building height, is articulated to minimize visual mass and provides required parking. Based on the proposed preliminary development plans and recommended conditions of approval, staff considers the Project to be compatible with the surrounding neighborhood, adequately served by public facilities, and consistent with the General Plan, Zoning Code, and all CCMC and State subdivision requirements. Staff believes the findings for Tentative Tract Map, P2020-0077-TTM, can be made as outlined in the City Council Resolution and recommends approval of the Tentative Tract Map.

FISCAL ANALYSIS

There is no fiscal impact associated with the adoption of the proposed resolution.

ATTACHMENTS

1. Proposed City Council Resolution
2. Tentative Tract Map No. 83093
3. Planning Commission Resolution No. 2020-P012 with Exhibit A - Conditions of Approval
4. July 22, 2020, Planning Commission Staff Report (without attachments)
5. Preliminary Development Plans dated July 22, 2020
6. July 22, 2020, Planning Commission Minutes

MOTION

That the City Council:

Adopt a resolution approving Tentative Tract Map No. 83093, subject to conditions of approval set forth in Planning Commission Resolution No. 2020-P012, for the construction of a six-unit residential condominium subdivision.