



City of Culver City

Staff Report

File #: 22-1047, Version: 1

Item #: PH-1.

CC - PUBLIC HEARING ITEM: Adoption of a Resolution Approving an Exception to the City's Subdivision Design Standards Related to Lot Frontage and to Reduce the Required Driveway Width from 25 Feet to 10 Feet to Allow the Development of Two Detached Townhome Style Residential Units Located at 8902 Hubbard Street.

Meeting Date: May 23, 2022

Contact Person/Dept: William Kavadas, Assistant Planner
Erika Ramirez, Current Planning Manager

Phone Number: (310) 253-5706 / (310) 253-5727

Fiscal Impact: Yes No

General Fund: Yes No

Attachments: Yes No

Planning Commission Action Required: Yes No **Date:** 04/27/2022

Public Notification: (E-Mail) Meetings and Agendas - City Council (05/18/2022); (Posted) City Website (05/03/2022); (Mailed) Property owners and occupants within a 500-foot radius of the Project site (05/02/2022); (Sign) Posted on the site (05/02/2022)

Department Approval: Sol Blumenfeld, Community Development Director (05/11/2022)

RECOMMENDATION:

Staff recommends the City Council adopt a resolution approving an exception to the City's subdivision design standards, to allow the construction of two detached townhome style residential units at 8902 Hubbard Street in the Two-Family Residential Zone.

PROCEDURE:

1. The Mayor seeks a motion to receive and file the affidavit of publication and posting of the public hearing 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.
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 December 6, 2021, Hubbard Habitat, LLC (the “Applicant”) applied for Tentative Parcel Map to subdivide one parcel into two small lots for the purposes of constructing two detached townhome style residential units at 8902 Hubbard Street (the “Project Site”) in the Two-Family Residential (R2) Zone.

On April 27, 2022, the Planning Commission adopted Resolution No. 2022-P005 (Attachment No. 2) approving Tentative Parcel Map No. 83798, P2021-0304-TPM and recommended the City Council approve an exception to the subdivision design standards. The subdivision design standards require a 10-foot driveway for the front parcel and a 15-foot driveway for the back parcel. The requested exception would allow for a single 10-foot driveway that serves both parcels and would allow the back parcel not to have any frontage along the right of way.

No appeals were filed in response to the Planning Commission action. The City Council is requested to act on the requested exception to the subdivision design standards portion of the proposed development. Please refer to Attachment Nos. 3 through 6 (Planning Commission Staff Report, Preliminary Development Plans, Tentative Parcel Map, and Planning Commission Minutes) for detailed information of the Project.

ANALYSIS:

The applicant requests an exception to the City’s subdivision requirements due to the site’s limited lot width. The proposed subdivision creates two small lots for ownership purposes with only the front lot directly bordering the public right-of-way. Parcels that do not have direct street frontage require access to a public street by means of a 15-foot-wide privately owned right-of-way of land, also known as the “stem” of a “flag lot” pursuant to Culver City Municipal Code (CCMC) Section 15.10.700.C.

The subdivision standard described above would result in the subject site being required to include a 25-foot-wide driveway (15 feet of driveway and frontage for the stem, 10 feet of driveway for the remaining driveway per CCMC). The total lot width is 44 feet. The applicant states building to the standard would not allow them to develop viable and quality living spaces and requested a reduction in the width of the driveway from 25 feet to 10-feet, with an easement to allow access to the back parcel. The City’s Subdivision Ordinance Section 15.10.085 provides an exception process if the Planning Commission determines that conditions affecting the site warrant such exceptions and the City Council approves the exception.

Condominium developments typically hold driveways, land surrounding units, any vehicular access easements in common secured through the homeowner’s association Covenants, Conditions, and

Restrictions (CC&Rs). The proposed Project includes the ownership of the newly created parcel on which the townhome is constructed as well as the land surrounding the townhome. Therefore, in order to access the public right-of-way the proposed driveway easement is necessary.

The requested exception does not violate the Subdivision Map Act because an easement for common driveway purposes assures public right-of-way access for each lot within the development. All required subdivision findings can be made for the Project and all required vehicular, pedestrian, and utility/drainage easements will be made a part of the final map assuring both lots have required access to the public right-of-way.

The Project complies with R2 development standards such as setbacks, height, and parking as approved by the Planning Commission and results in no impacts to adjacent and surrounding residents. This exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity. For these reasons, findings can be made that the conditions affecting the property warrant an exception to the requirement for public street frontage and the minimum stem size required for access to the public street via a flag lot. The exception findings are in the City Council Resolution and the Planning Commission Resolution (Attachment Nos 1 and 2, respectively).

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Categorical Exemption Class 3 - New Construction of Small Structures and Commonsense Exemption 15061(b)(3), were adopted by the Planning Commission on April 27, 2022, which determined that the Project will not have a significant adverse impact on the environment. The exception is within the scope of the adopted Categorical Exemption (CE) and the circumstances under which the (CE) was prepared have not significantly changed and no new significant information has been found that would impact the CE, and therefore no new environmental analysis is required.

CONCLUSION:

The project provides a two-unit townhome style development, each on its own lot instead of the more common airspace subdivision condominium development. The Project design is harmonious with the neighborhood and the immediately abutting properties and utilizes various design features and façade treatments to ensure greater compatibility with surrounding single-family and duplex developments.

The Project is 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 and staff believes the findings for the exception to certain subdivision design standards can be made as outlined in the City Council Resolution (Attachment No. 1).

FISCAL IMPACT:

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

ATTACHMENTS:

1. 2022-05-23_ATT - Proposed City Council Resolution
2. 2022-05-23_ATT - Planning Commission Resolution No. 2022-P005 with Exhibit A - Conditions of Approval
3. 2022-05-23_ATT -Planning Commission Staff Report (without attachments) dated April 27, 2022
4. 2022-05-23_ATT - Preliminary Development Plans
5. 2022-05-23_ATT - Tentative Parcel Map No. 83798
6. 2022-05-23_ATT - Draft Planning Commission Minutes dated April 27, 2022

RECOMMENDED MOTION(S):

That the City Council:

Adopt a resolution approving an exception to a subdivision design standard (CCMC Section 15.10.700.C) in order to allow construction of two detached townhome style residential units located at 8902 Hubbard Street.