



City of Culver City

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Staff Report

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Adoption of a Resolution recommending City Council Approval of Tentative Tract Map, P2016-0070-TTM, to allow a one lot subdivision for the creation of five residential and one commercial air space units at 12712 - 12718 Washington Boulevard in the Commercial General (CG) Zone.

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Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☒

Public Notification: (E-Mail) Meetings and Agendas - Planning Commission (07/06/16); On July 6, 2016, a notice was posted on the site and was mailed to all the property owners and occupants within a 500 foot radius of the project site and emailed to the Master Notification List.

Department Approval: Sol Blumenfeld, Community Development Director (7/14/16)

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Categorical Exemption pursuant to CEQA Section 15301, Class 1 - Existing Facilities, finding that there are no potentially significant adverse impacts on the environment; and
2. Recommend to the City Council Approval of Tentative Tract Map, P2016-0070-TTM) subject to the Conditions of Approval as stated in Resolution No. 2016-P010 (Attachment No. 1).

PROCEDURES:

1. Chair opens the public hearing and calls for a staff report and Commission poses questions to staff as desired.
2. Commission receives comments from the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

BACKGROUND

On January 10, 2013, the City approved Administrative Site Plan Review, ASPR P-2010100, and Administrative Use Permit, AUP P-2010101 to allow for the development of a 14,930 square foot mixed-use building, including 3,414 square feet of ground floor commercial office/retail use with five dwelling units located above, and one subterranean level of parking, including tandem spaces at 12712-12718 Washington Boulevard. On March 25, 2015, a building permit was issued for the project. The project is currently under construction. For reference only, the approved project plans are contained in Attachment No. 3.

On April 19, 2016, Farrokh Kayvan (the "Applicant") submitted a Tentative Tract Map to create five residential and one commercial airspace units in order to have the option to sell the residential units as condominiums rather than rent them as apartments. The proposed subdivision will not create any physical changes to the project.

DISCUSSION

The application before the Commission is to consider approval of the project Tentative Tract Map. The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10 regulate land subdivisions and require the submittal of a tentative tract map for subdivisions. Because the project involves the development of condominium units, a one lot subdivision for condominium purposes is required. The Public Works Department reviewed the proposed Tentative Tract Map (Attachment No. 4) and found it to be in compliance with State and local regulations. The Planning Division, in its review of the subdivision, found it to be consistent with the General Plan and the Zoning Code. The configuration of the condominium units will be finalized prior to the approval and recordation of the final map.

A key objective of the tentative tract map process is to allow the City to review the proposed subdivision to ensure all necessary improvements are provided and all State and local requirements met. The Public Works Department has reviewed the tentative tract map and found it to be in compliance with all applicable State and local regulations. In condominium developments, areas will be held in common for vehicular and pedestrian access and these common areas (and their maintenance) will be secured through the condominium association Covenants, Restrictions, and Conditions (CC&Rs) which will be submitted to the City staff for review prior to recordation of the final map.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project by staff established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt pursuant to Section 15301, Class 1 - Existing Facilities because the proposed project involves a subdivision of a mixed building currently under construction into a common-interest ownership and subdivision of the site for condominium purposes. The subdivision will not result in any physical changes to the approved project or the approved building permit plans.

CONCLUSION/SUMMARY:

The proposed subdivision will not physically alter the site nor cause any modifications to the approved building plans. As outlined in Resolution No. 2016-P010 (Attachment No. 1) Staff believes the findings for Tentative Tract Map, P2016-0070-TTM, can be made and recommends approval of the project.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Recommend approval of the Tentative Tract Map to the City Council with the staff recommended conditions of approval if the application is deemed to meet the required findings.
2. Recommend approval of the Tentative Tract Map to the City Council with additional and/or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified.
3. Recommend disapproval of the Tentative Tract Map to the City Council if the application is deemed not to meet the required findings.

ATTACHMENTS:

1. Draft Resolution No. 2016-P010 and Exhibit A Conditions of Approval
2. Vicinity Map
3. March 25, 2015 Building Permit Approved Plans
4. Tentative Tract Map No. 74081
5. Public Comments (if received prior to final drafting of staff report)