



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 16-170, **Version:** 1

Item #: PH-2.

CC - PUBLIC HEARING: Adoption of a Resolution Approving Tentative Tract Map No. 74081, 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.

Meeting Date: September 12, 2016

Contact Person/Dept: Jose Mendivil, Thomas Gorham CDD

Phone Number: (310) 253-5757

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☒

Commission Action Required: Yes ☒ No ☐ **Date:** July 27, 2016

Commission Name: Planning Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (08/22/16 and 09/07/16); Mailed to all the property owners and occupants within a 500 foot radius extended to end of city block and sign posted (08/22/16); Posted on the City's website (08/22/16).

Department Approval: Sol Blumenfeld, Director of Community Development (8/17/16)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving Tentative Tract Map, P2016-0070-TTM, subject to the Planning Commission Resolution Conditions of Approval (Attachment Nos. 1 and 3) in order to allow a one lot subdivision for the creation of five residential and one commercial air space units at 12712 - 12718 Washington Boulevard which is currently under construction (Project).

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, providing the applicant the first opportunity to speak, followed by the 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 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. 5.

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.

The Project requires approval of a Tentative Tract Map (TTM) to allow an airspace subdivision for condominium purposes, creating one commercial and five residential airspace lots on one parcel.

On July 27, 2016, the Planning Commission, after considering the staff report, the application materials, applicant presentation, and public comment, adopted Resolution No. 2016-P010 (Attachment No. 3) recommending to the City Council approval of Tentative Tract Map, P2016-0070-TTM. For this agenda item, the City Council is requested to act only on the TTM. Please see Attachment Nos. 4 through 6 (Planning Commission Staff Report, Building Permit Plans, and Planning Commission Minutes) for a detailed review of the Project.

DISCUSSION

The application 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. 2) 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 City staff for review prior to recordation of the final map.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, on July 27, 2016, the Planning Commission adopted a Class 1 - Existing Facilities - Categorical Exemption, determining the Project will not have a significant adverse impact on the environment. Tentative Tract Map, P2016-0070-TTM 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. Therefore, no new or additional environmental analysis is required.

CONCLUSION:

The proposed subdivision will not physically alter the site nor cause any modifications to the approved building plans. As outlined in the City Council and Planning Commission Resolutions (Attachment Nos. 1 and 3) Staff believes the findings for Tentative Tract Map, P2016-0070-TTM, can be made and recommends approval of the Project.

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. 74081
3. Planning Commission Resolution No. 2016-P010 with Exhibit A - Conditions of Approval
4. July 27, 2016, Planning Commission Staff Report (without attachments)
5. March 25, 2015 Building Permit Approved Plans
6. July 27, 2016, Planning Commission Minutes

RECOMMENDED MOTIONS

That the City Council:

Adopt a resolution approving Tentative Tract Map No. 74081, P2016-0070-TTM, subject to Planning Commission Resolution No. 2016-P010 Conditions of Approval referenced in said City Council resolution, in order to allow the creation of one commercial and five residential air space condominium units on one parcel.