



City of Culver City

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

Staff Report

File #: 20-1076, **Version:** 1

Item #: PH-1.

CC - PUBLIC HEARING: Adoption of a Resolution Approving Tentative Tract Map No. 82973, for the Development of a Residential Condominium Subdivision at 3336 and 3340 Helms Avenue in the Residential Medium Density Multiple Family (RMD) Zone.

Meeting Date: July 13, 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: May 27, 2020

Commission Name: Planning Commission

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius and extended (06/22/2020); (Email) Master Notification List (06/22/2020), Meetings and Agendas - City Council (07/08/2020); (Posted) City website (06/22/2020), Onsite Sign (06/18/2020).

Department Approval: Sol Blumenfeld, Community Development Director (07/06/2020)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution approving Tentative Tract Map No. 82973, subject to the Conditions of Approval contained in Planning Commission Resolution No. 2020-P009, in order to allow the construction of a proposed eight-unit residential condominium subdivision.

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 December 11, 2020, BCG Helms Homes (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 an eight (8) unit residential condominium subdivision on a two (2) parcel site located in the Residential Medium Density (RMD) Zone.

The Project site is located on the east side of Helms Avenue, south of Washington Boulevard and north of Jacob Street, and measures 12,559.5 square feet in area. The Project site is comprised of two (2) parcels, each currently developed with a one-story single-family dwelling and detached garage. The existing improvements will be demolished and proposed to be replaced by a new eight-unit multi-family residential building. The proposed new dwelling units are two-story and designed in a modern architectural style. Parking will be provided within private garages located in a common semi-subterranean garage. The proposed multi-family building complies with applicable development standards, including setbacks, height, off-street parking, and landscaping; and was approved on May 27, 2020, by Planning Commission adoption of Resolution No. 2020-P009 (Attachment No. 3) approving Administrative Site Plan Review, P2019-0329-ASPR and recommending to the City Council approval of Tentative Tract Map No. 82973, P2019-0329-TTM. 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 see Attachment Nos. 4 through 6 (Planning Commission Staff Report, Preliminary Development Plans, and Planning Commission Minutes) for a detailed review of the Project.

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 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 consolidate two (2) existing parcels into one (1) and create eight (8) new airspace condominium units on one (1) parcel. The subject site is comprised of two (2) parcels that each currently measure 45 in width by 139.55 in depth, for a combined total of 12,559.5 square feet, and there will not be changes or a reduction to the current overall combined lot dimensions or area; thus, the overall site complies with this requirement 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 the proposed Tentative Tract Map No. 82973 (Attachment No. 2) 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 (Attachment No. 1).

The driveway in condominium or townhome developments, 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 12-foot wide driveway to access the common parking area within the semi-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 May 27, 2020, which determined that the Project will not have a significant adverse impact on the environment. Tentative Tract Map No. 82973 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:

This Project will add six (6) 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 façade that gives the appearance of two structures to be compatible with the character of the surrounding neighborhood, and staff has worked with the Applicant to conduct public outreach in the surrounding community. The Project meets the area density, minimum setback requirements, maximum building height, is well-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, P2019-0329-TTM, can be made as outlined in the City Council Resolution (Attachment No. 1) and recommends approval of the 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. 82973
3. Planning Commission Resolution No. 2020-P009 with Exhibit A - Conditions of Approval
4. May 27, 2019, Planning Commission Staff Report (without attachments)
5. Preliminary Development Plans Dated March 18, 2020
6. May 27, 2020, Planning Commission Minutes

MOTION

That the City Council:

Adopt a resolution approving Tentative Tract Map No. 82973, P2019-0329-TTM, subject to the Tract Map Conditions of Approval set forth in Planning Commission Resolution No. 2020-P009, in order to allow the construction and creation of an eight-unit residential condominium subdivision on a site comprised of two (2) parcels consolidated into one (1) parcel.