



City of Culver City

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Staff Report

File #: 21-87, **Version:** 1

Item #: PH-3.

CC - PUBLIC HEARING: Consideration of Tentative Tract Map No. 82562, P2019-0046-TTM for a Residential Condominium Subdivision at 3906 Tilden Avenue in the Residential Medium Density Zone.

Meeting Date: August 10, 2020

Contact Person/Dept: Michael Allen/Current Planning Manager;
William Kavadas/Assistant Planner

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

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒ **Action Item:** ☐ **Attachments:** ☒

Planning Commission Action Required: Yes ☒ No ☐ **Date:** June 10, 2020

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius of the site (05/20/2020 & 6/20/2020); (Sign Posted) Project Site (05/20/2020 & 6/20/2020); (E-Mail) Meetings and Agendas-Planning Commission (06/05/2020); (E-Mail) Meetings and Agendas - City Council (08/05/2020); (Posted) City Website (07/20/2020)

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

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving Tentative Tract Map No. 82562, subject to Conditions of Approval to allow a five-unit residential condominium subdivision.

PROCEDURES

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 February 22, 2019, 1485PH LLC (the “Applicant”), on behalf of Lewis Futterman (the “Owner”) applied for an Administrative Site Plan Review P2019-0046-ASPR (ASPR) and Tentative Tract Map P2019-0046-TTM (TTM) to allow the development of a five (5) unit residential condominium subdivision (the “Project”) at 3906 Tilden Avenue (the “Project Site”) in the Medium Density Multiple Family (RMD) Zone.

The Project Site is located on the southeast corner of Tilden and Matteson Avenue between Venice Boulevard and Washington Boulevard. The site is 8,963 square feet in area and is currently developed with three one-story detached single-family homes. The existing improvements will be demolished and proposed to be replaced with a five-unit multi-family residential building. The proposed new dwelling units are two-story with a mezzanine and are of a modern architectural design. Parking will be provided in a shared subterranean garage. The proposed structure complies with applicable development standards, including setbacks, height, off-street parking, and landscaping.

On June 10, 2020, the Planning Commission adopted Resolution No. 2020-P006 (Attachment No. 3) approving the Administrative Site Plan Review (P2019-0046-ASPR) and recommending the City Council approve the Tentative Tract Map (P2019-0046-TTM), subject to the conditions of approval which included a requirement that the applicant work with staff to reduce the massing on the south building elevation. Staff has worked with the applicant to reduce the bulk and mass of the southern elevation by addressing the following items:

- Inset portions of the building to provide enhanced variation on the façade.
- Redesign façade siding for enhanced aesthetic to the building elevation.
- Create new window overhangs to provide perception of depth to building.
- Increase windowed area to reduce perception of bulk while ensuring windows do not line up with those on adjacent properties.

The City Council is requested to act on the Tentative Tract Map only, as the Planning Commission’s decision on the ASPR is final and no appeal was filed. Please see Attachment No. 3 through 6 for a detailed review of the Project.

ANALYSIS:

The State Subdivision Map Act and CCMC Chapter 15.10 regulate land division and requires the submittal of a tentative tract map for subdivision of five airspace condominium parcels. In addition, CCMC Section 17.210.020 - Table 2-4, Residential District Development Standards (RLD, RMD, and 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. However, this section also states that 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. As a one-lot subdivision for condominium purposes, the Project lot area will remain at 8,963 square feet. The lot width of 63 feet and lot length of 143 feet will remain. The Project lot configuration - area, width, and length - complies with RMD development standards. Through the subdivision process, five (5) condominium air spaces will be created within the existing conforming lot.

The 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. The Engineering Division has reviewed the Tentative Tract Map (Attachment No. 2) for the proposed subdivision and determined compliance with all applicable State and local regulations as more specifically outlined in the recommended conditions of approval. In condominium or townhome developments, the driveway and the land surrounding the units are held in common and vehicular access easements will be secured through the condominium association's Covenants, Conditions, and Restrictions (CC&Rs).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEA) Guidelines, the Planning Commission adopted a Class 32 In-Fill Development Categorical Exemption on June 10, 2020, which determined that the Project will not have a significant adverse impact on the environment. Tentative Tract Map No. 82562, P2019-0046-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 changed and no new significant information has been found that would impact the CE, and therefore no new environmental analysis is required.

CONCLUSION:

The proposed Project will allow for two (2) net new units on a moderately sized Residential Medium Density (RMD) lot. The proposed airspace lot condominium subdivision allows for increased ownership opportunities, while maintaining existing minimum overall parcel dimensions and configuration. The architecture and design were modified over the course of the Project to be compatible with the Clarksdale Neighborhood. The Project meets the area density, minimum setback requirements, maximum building height, and provides required parking. A net increase of two units will not result in significant traffic impacts as reviewed by the City. All subdivision requirements are met, and necessary easements will be required. A Home Owners Association and Codes, Covenants, and Restrictions (CC&Rs) will ensure maintenance of easements and common areas. 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, P2019-0046-TTM, can be made as outlined in the City Council Resolution (Attachment No. 1) and recommends approval of the map.

FISCAL IMPACT:

There are no fiscal impacts related to introduction of the proposed Resolution.

ATTACHMENTS:

1. 20-08-10-ATT_Resolution_TTM 3906 Tilden
2. 20-08-10-ATT_Tentative Tract Map No. 82562
3. 20-08-10-ATT_Planning Commission Resolution No. 2020-P006 with Exhibit A - Conditions of Approval
4. 20-08-10-ATT_Planning Commission Staff Report (without Attachments) June 10, 2020
5. 20-08-10-ATT_Preliminary Development Plans Dated July 16, 2020
6. 20-08-10-ATT_Draft Planning Commission Minutes June 10, 2020

MOTION:

That the City Council:

Adopt a resolution approving Tentative Tract Map No. 82562, subject to the Conditions of Approval to allow a five-unit residential condominium subdivision at 3906 Tilden Avenue.