



City of Culver City

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

Staff Report

File #: 22-11, **Version:** 1

Item #: PH-1.

PC: Consideration of a Tentative Parcel Map No. 83431 for the Subdivision of a Two (2) Unit Residential Condominium at 9300 Lucerne Avenue.

Meeting Date: July 14, 2021

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:** ☒

City Council Action Required: Yes ☐ No ☒ **Date:** N/A

Public Notification:(E-Mail) Meetings and Agendas - Planning Commission (7/9/21); (Posted) City Website (6/23/21); (Mailed) Property owners and occupants within a 500-foot radius of the site (6/23/21); (Sign Posted) on Project Site (6/23/21)

Department Approval: Sol Blumenfeld, Community Development Director (07/01/2021)

RECOMMENDATION

Staff recommends the Planning Commission 1) Adopt a Categorical Exemption pursuant to CEQA Section 15315, Class 15, Minor Land Divisions, finding that there are no potentially significant adverse impacts on the environment and 2) Approve Tentative Parcel Map No. 83431, P2021-0095-TPM, subject to the Conditions of Approval as stated in Resolution No. 2021-P006.

PROCEDURES

1. Chair calls on staff for a brief staff report and the Planning Commission poses questions to staff as desired.
2. Chair opens the public hearing and 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

Request

On April 14, 2021, Wynstar Investments, LLC (the “Applicant”) applied for Tentative Parcel Map to allow the subdivision of two (2) condominium units located at 9300 Lucerne Avenue (the “Project Site”) in the Two Family Residential (R2) Zone.

Existing Conditions

The Project Site is located on the south corner of the intersection of Ince Boulevard and Lucerne Avenue, as shown on the Vicinity Map (Attachment No. 2). The site is generally flat in topography and rectangular in shape with dimensions of approximately 46 feet in width along Ince Boulevard, reducing to 37 feet in width along the rear property line with a depth of 153 feet. The property is more narrow than other parcels in the vicinity of the Project Site. The subject site is currently being developed with two (2) detached dwelling units.

Surrounding Area/General Plan/Zoning

The surrounding neighborhood includes a mix of low-density single family, duplex, and triplex uses with several instances of higher density multi-family apartment and condominiums. The City’s General Plan Land Use Element designates the site as Low Density Two Family and the site is zoned Two-Family Residential (R2). Surrounding zoning and land use are shown in Table 1.

Table 1: Surrounding Zoning and Land Use

Location	Zoning	Land Use
North	R2	Triplex
East	R2	Single Family Dwelling
South	R2	4-Unit Condominium
West	RMD	Multi-Unit Apartment

Project Description

The Project is a two (2) unit condominium subdivision for a two (2) unit housing development, currently under construction. CCMC Section 17.540.010 exempts residential development of less than two (2) units from a Site Plan Review application and Table 2-2 of Section 17.210.015 allows single-family and duplex uses by right in the R2 Zone. The applicant was approved to construct a two (2) unit housing development and during construction requested a Tentative Parcel Map to create two detached condominium units with the surrounding land held in common ownership. The Planning Commission only acts on the subdivision for condominium purposes as the two units alone are permitted by-right.

The structures currently under construction were reviewed and approved for construction by staff in conjunction with the goals and policies of the Multi-Family Design Guidelines. The structures have a contemporary design. Each structure is two stories with at-grade tandem garage parking. The maximum height of each structure varies but no structure is greater than 25 feet in height. Pedestrian access is provided on both Ince Boulevard and Lucerne Avenue. Facades have been treated to reduce large expanses of blank space by strategically placing windows and incorporating neutral tone stucco treatments with vertical wood siding. Each unit has a roof deck accessible from an exterior staircase and each staircase is oriented towards Lucerne Avenue to provide more privacy to adjacent residences. The Project development program is summarized in Table 2.

Table 2: Development Program

	Unit 1	Unit 2
Size (sq. ft.)	2,039	1,964
Bedrooms	3	3
Bath	3.5	3.5

ANALYSIS/DISCUSSION:

The R2 Zone allows up to two (2) dwelling units maximum and by-right. The Applicant originally proposed and was approved to build two (2) dwelling units for rental purposes. Pursuant to Zoning Code Table 2-3 of Section 17.210.020 minimum lot sizes for condominium purposes are determined through the Subdivision review process.

TENTATIVE PARCEL MAP

CCMC Section 17.210.020 - Table 2-3, Residential Districts Development Standards (R1, R2, R3), requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of the proposed subdivision, whichever is greater. 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. The State Subdivision Map Act and CCMC Chapter 15.10 regulates land divisions and requires the submittal of a tentative parcel map for subdivisions of land.

The subject lot is currently non-conforming to current lot width standards but was legally subdivided per Tract No. 3244 in May of 1919. The subject lot will maintain its current 6,340 square foot lot area and two airspace condominium parcels will be created for ownership purposes.

The key objective of the tentative parcel map process is to allow the City to review the proposed subdivision to ensure all necessary improvements and requirements are provided. The Public Works Engineering Division has reviewed the Tentative Parcel Map (Attachment No. 3) for the proposed subdivision and found it to follow all applicable State and local regulations as more specifically outlined in the recommended conditions of approval. The proposed condominium development includes individual driveways for each unit for vehicular access and all common area will be secured and managed through the condominium association Codes, Covenants, and Restrictions (CC&Rs).

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 all airspace parcels have required access to the public right-of-way.

PUBLIC OUTREACH

The Project was noticed on June 23, 2021, by mail to owners and occupants in the surrounding neighborhood and by two (2) on-site posted signs. As of the writing of this report, staff has not received any written public comments during the noticing of the Planning Commission hearing.

CONCLUSION/SUMMARY

Based on the proposed tentative parcel map and recommended conditions of approval, staff considers the Project: 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 that findings for Tentative Parcel Map P2021-0095-TPM can be made as outlined in Resolution No. P2021-006 (Attachment No. 1).

ENVIRONMENTAL DETERMINATION:

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 environmental and the proposed Project has been determined to be a Class 15 Categorical Exemption as a "Minor Land Division" (Section 15315) project per the following metrics:

- The Project consists of the subdivision of the site into two (2) condominium parcels.
- The Project is deemed consistent with the applicable General Plan and R2 zoning designation and regulations without any variances or exceptions to said General Plan or Zoning Code.
- The Project will be adequately served by all required utilities and public services; and will have all services and access to local standards.
- The Project does not involve a parcel from a larger subdivision within the previous two (2) years.
- The Project will not result in a parcel with an average slope of greater than 20 percent.

Therefore, the Project is categorically exempt pursuant to the above noted CEQA section.

MOTION

That the Planning Commission:

Adopt a Categorical Exemption pursuant to CEQA Section 15315, Class 15, Minor Land Divisions, finding that there are no potentially significant adverse impacts on the environment and 2) Approve Tentative Parcel Map No. 83431, P2021-0095-TPM, subject to the Conditions of Approval as stated in Resolution No. 2021-P006.

ATTACHMENTS

1. Draft Resolution No. 2021-P006 and Exhibit A Conditions of Approval
2. Vicinity Map
3. Tentative Parcel Map No. 83431