



City of Culver City

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Staff Report

File #: 22-1200, **Version:** 1

Item #: PH-2.

CC - PUBLIC HEARING ITEM: Consideration of Tentative Tract Map No. 083810 for a Residential Condominium Subdivision at 3906 Huron Avenue in the Residential Medium Density Zone.

Meeting Date: August 8, 2022

Contact Person/Dept: William Kavadas/Assistant Planner;
Erika Ramirez/Current Planning Manager

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

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Attachments: Yes ☒ No ☐

Planning Commission Action Required: Yes ☒ No ☐ **Date:** June 8, 2022

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius of the site (07/18/2022); (Sign Posted) Project Site (07/18/2022); (E-Mail) Meetings and Agendas - City Council (08/03/2022); (Posted) City Website (07/18/2022)

Department Approval: Sol Blumenfeld, Community Development Director (07/05/2022)

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving Tentative Tract Map No. 083810, 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

Request

On December 13, 2021, Dan Azran - Refined Home Construction (the “Applicant”) applied for an Administrative Site Plan Review (ASPR) and Tentative Tract Map (TTM) to allow the development of five (5) unit residential condominium subdivision (the “Project”) at 3906 Huron Avenue (the “Project Site”) in the Medium Density Multiple Family (RMD) Zone.

The Project Site is located on the southeast corner of Huron Avenue and Matteson Avenue. The subject lot is 50 feet in width by 150 feet in depth, the same size as other lots in the vicinity of the Project Site. The Project Site is currently vacant but was most recently developed with two single family homes. 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 8, 2022, the Planning Commission adopted Resolution No. 2022-P010 (Attachment No. 3) approving Administrative Site Plan Review (P2021-0316-ASPR) and recommending the City Council approve Tentative Tract Map No. 083810 (P2021-0316-TTM), subject to the conditions of approval.

The Planning Commission revised two Conditions of Approval regarding project design to match the color of building downspouts to the wall material immediately behind them and to simplify façade treatments at the rear elevation by continuing wood siding instead of stucco material. The Planning Commission also added a condition to ensure the project complies with replacement housing provisions per SB330 and SB8.

The applicant team revised the project design as discussed by the Planning Commission and the updated design meets both requirements (Attachment No. 5). The applicant also provided information that the previous owners of the property were owner/occupant and that there was no history of rental property at the subject site. Therefore, SB330 and SB8 tenant protection provisions would not apply to the project.

The City Council is requested to act on the Tentative Tract Map. 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 require 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), require a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of 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 7,500 square feet. The lot width of 50 feet and lot depth of 150 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 tentative tract map process allows the City to review the proposed subdivision to ensure all necessary improvements and requirements are provided. The City 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 (CEQA) Guidelines, the Planning Commission adopted a Class 3 New Construction of Small Structures Categorical Exemption on June 8, 2022, which determined that the project will not have a significant adverse impact on the environment. The project specifically meets the exemption criteria by enabling the development of no more than six dwelling units in an urbanized area. Tentative Tract Map No. 083810, P2021-0316-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 changes and no new significant information have been found that would impact the CE, and therefore no new environmental analysis is required.

CONCLUSION:

The proposed Project will allow for three 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 while the City processed the application 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 three units will not result in significant traffic impacts as analyzed by the City. All subdivision requirements are met, and necessary easements will be required. A Homeowners 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. The findings for Tentative Tract Map, P2021-0316-TTM, are made as outlined in the City Council Resolution (Attachment No. 1) and staff recommends approval of the map.

FISCAL IMPACT:

There are no fiscal impacts related to the proposed Project.

ATTACHMENTS:

1. 2022-08-08_ATT -City Council Resolution Approving Tentative Tract Map No. 083810
2. 2022-08-08_ATT - Tentative Tract Map No. 083810
3. 2022-08-08_ATT - Planning Commission Resolution No. 2022-P010 with Exhibit A - Conditions of Approval and Exhibit B Standard Code Requirements
4. 2022-08-08_ATT - Planning Commission Staff Report (without Attachments) Dated June 8, 2022
5. 2022-08-08_ATT - Preliminary Development Plans Dated June 15, 2022
6. 2022-08-08_ATT - Approved Planning Commission Minutes June 8, 2022

MOTION:

That the City Council:

Adopt a resolution approving Tentative Tract Map No. 083810, subject to the Conditions of Approval to allow a five-unit residential condominium subdivision.