



Planning Commission Report

Planning Commission Meeting: October 21, 2020		Agenda Item: 8-A
To:	Planning Commission	
From:	Jing Yeo, City Planning Division Manager	
Permit:	20ENT-0164: Vesting Tentative Parcel Map No. 82871	
Address:	1510 Franklin Street	
Applicant:	Nastaran Khadavi	
Subject	The applicant requests approval of a Vesting Tentative Parcel Map to create three residential condominium airspace parcels on a single land parcel as part of a new two-story multi-unit development with an at-grade enclosed parking garage located in the R2 (Low Density Residential) Zoning District.	

Zoning District	R2 (Low Density Residential)
Land Use Element Designation	Low Density Housing
Parcel Area (SF)/Dimensions	8,125 SF / 50' W x 162.5' D)
Existing On-Site Improvements	Multi-Unit Development (3-Units) (1924/1930)
Rent Control Status	Exempt
Adjacent Zoning Districts & Land Uses	North: R2; Single & Multi-Unit Dwellings South: R2; Single & Multi-Unit Dwellings East: R2; Single & Multi-Unit Dwellings West: R2; Single & Multi-Unit Dwellings
Historic Resources Inventory	Property is not listed on the HRI

Site Location Map



Recommended Action	<ol style="list-style-type: none"> 1. Approve 20ENT-0164: Vesting Tentative Tract Map No. 82871 2. Approve Statement of Official Action
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Executive Summary

The applicant requests approval of an airspace subdivision at the subject property for the purpose of constructing a new two-story, 3-unit residential condominium project with an at-grade enclosed parking garage. Pursuant to Santa Monica Municipal Code Section 9.54.070(B), the Planning Commission is the responsible authority to approve, conditionally approve, or deny tentative subdivision map applications.

Subdivision Information

Parcel Map Number:	Vesting Tentative Parcel Map No. 82871
Subdivider/Applicant:	Nastaran Khadavi
Number of Units:	3
City Engineer Preliminary Approval Date:	June 20, 2020
Required Off-Site Improvements:	See conditions of approval.
Covenants, Conditions and Restrictions (CC&Rs):	The CC&Rs will be reviewed and approved as to form by the City Attorney consistent with SMMC Section 9.54.010(F) and prior to approval of the final map.
Fee Estimates:	<p>Parks and Recreation Development Impact Fee – Not applicable, proposed project is not adding additional dwelling units.</p> <p>Condominium Facilities Tax – (\$1,000 x 3-units). Total tax = \$3,000. See Conditions of Approval.</p> <p>Affordable Housing Production Program – (\$42.62 x 6,890 SF) Approximate Total Tax = \$293,651.80. See Conditions of Approval.</p> <p>Child Care Linkage Fee – (\$159.14 x 3-units). Approximate Total Tax = \$477.42. See Conditions of Approval.</p> <p>Cultural Arts Requirement – Not applicable, only for projects of 5-units or more.</p> <p>Transportation Impact Fee – Not applicable, proposed project is not adding additional dwelling units.</p>

Project Analysis

The proposed 2-story, 6,890 square-foot, 3-unit condominium project is subject to the regulations and standards as set forth in Article 9 of the Municipal Code. Staff has completed a preliminary review of the proposed three-unit condominium project for compliance with the Low Density Residential (R2) district development standards and finds that the applicant's proposal appears to generally conform to the applicable zoning and design standards. However, this review is only intended to identify aspects of the

plans that could result in significant changes to the project's design. A complete code-compliance review will occur when the application is submitted for plan check. It is the applicant's responsibility to ensure that the plans comply fully with all applicable provisions of the Municipal Code. The project is subject to review by the Architectural Review Board.

The proposed subdivision is consistent with the City's General Plan in that a 2-story, 6,890 square-foot, 3-unit condominium project is proposed in an area where Low Density Residential uses are encouraged, and the proposed density of development is below the limitations established for this land use district. The proposed design of the units will also meet the intent of the General Plan by not exceeding 2-stories or 30 feet in height. In addition, the proposal will conform to the density limitations of the R2 district development standards, where a maximum of four dwelling units may be permitted on-site. The subject property is relatively flat and does not contain any fish or extensive wildlife habitat. It is located within a neighborhood where the necessary public infrastructure and improvements are currently in place, and developments of similar use, density, and design are prevalent. Pedestrian access to the site is provided from Franklin Street and vehicular access to the site is by means of an adjacent rear alley (Berkeley Court). The subject property is not constrained by any public use or access easements. In general, the proposed airspace subdivision will not compromise the public's health and general welfare. The parcel map is included with this report as Attachment D.

Environmental Analysis

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (b) of the State CEQA Guidelines. Projects located in an urbanized environment designed for not more than six dwelling units are, consistent with the Guidelines, exempt from environmental review.

Moreover, the project, including the property and any existing improvements have been reviewed, and for the purposes of CEQA, determined not to constitute a significant historic resource. Notwithstanding this CEQA determination, because the existing structure(s) proposed for demolition is over 40 years old, a permit to demolish the existing improvements will not be issued until the Landmarks Commission reviews the demolition permit application and all requirements of Interim Zoning Ordinance #2626 (CCS) are met.

The Landmarks Commission held a preliminary hearing on the demolition permit (19BLD-3649) on December 9, 2019 and determined that there was no credible evidence in the record to proceed with a further public hearing to determine whether the buildings or structures meet the criteria for a City Landmark or Structure of Merit.

Alternative Actions:

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable requirements:

- A1. Continue the project for specific reasons, consistent with applicable deadlines and with agreement from the applicant
- A2. Articulate revised findings and/or conditions to Approve OR Deny the subject application, with/without prejudice

Prepared by: Ross Fehrman, AICP, Associate Planner

Attachments

- A. Process Review Times & Deadlines
- B. Draft Statement of Official Action (includes recommended findings and/or conditions to act upon the project)
- C. Public Notification & Comment Material (includes notification requirements, radius map, published notice, site posting photographs, and correspondence)
- D. Vesting Tentative Parcel Map No. 82871