

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 11/14/07		Item Number: <u>A-8</u>	
AGENDA ITEM: Adoption of an Ordinance to Change the Zoning from Commercial General (CG) and Medium Density Multiple-Family Residential (RMD) to Commercial Downtown (CD) for a Property Located at 9900 Culver Boulevard.			
Contact Person/Dept.: Jose Mendivil; Thomas Gorham/Planning Division		Phone Number: (310) 253-5757	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒	Attachments: ☒
Public Notification: Master Notification List (11/07/07)			
Department Approval: Sol Blumenfeld (11/07/07)		City Attorney Approval: Carol Schwab (by H. Iker) (11/06/07)	
Fiscal Impact Review: Marlee Chang (11/07/07)		City Manager Approval: Jerry B. Fulwood (11/08/07)	

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance to change the zoning from Commercial General (CG) and Medium Density Multiple-Family Residential (RMD) to Commercial Downtown (CD) for a property located at 9900 Culver Boulevard and waive further reading.

BACKGROUND/DISCUSSION:

On April 25, 2007, the Planning Commission denied approval of SPF Architects/Uptown Lofts request for a General Plan Map Amendment, GPMA P-2006150, Zone Map Amendment, ZMA P-2006149, Tentative Tract Map, TTM P-2006148, Site Plan Review, SPR P-2006147, Administrative Use Permit, AUP P-2006146, and Administrative Modification, AM P-2007034, to allow the construction of a 5-story, 56-foot high, mixed use development consisting of 23 residential condominiums, ground floor retail (4,750 square feet), 12 surface parking spaces, and 46 subterranean parking spaces.

On July 9, 2007, staff presented to the City Council the appeal of the Planning Commission's denial of the above described project. At the appeal hearing, the City Council continued the item pending requested additional information and suggested that the applicant consider design changes to address Council and neighborhood concerns. The applicant made the following revisions to the project:

- Density reduction from 23 units to 18 units and elimination of the 5th floor.
- Height reduction from 56 feet to approximately 46 feet.
- Commercial space increase from 4,750 square feet to 5,500 square feet.
- Increase in retail parking spaces from 12 to 14.
- Elimination of Administrative Modification request.

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At the September 17, 2007, City Council meeting, the Council voted to grant the appeal, overturn the Planning Commission denial, approve the project as revised, and instruct staff to return to the October 15, 2007, Council meeting with appropriate entitlement documents, findings, and conditions of approval.

At the October 15, 2007, City Council meeting, the Council, by a 3-2 vote (Corlin and Silbiger dissenting):

- Approved by resolution, Tentative Tract Map No. 68277 and the amendment of the General Plan Map designation for a portion of the project site from Medium Density Multiple Family to Downtown and;
- Approved by resolution, the granting of the applicant's appeal, overturning the Planning Commission's denial and approving the modified Site Plan Review and Administrative Use Permit; and
- Introduced Ordinance No. 2007-R____, amending the Zoning Map's current designations for Lots 1, 2, and 6, of Block 17, of Tract No.1775 from their current zoning designations to the Commercial Downtown (CD) Zone.

The Ordinance is brought back for adoption.

FISCAL ANALYSIS:

There is no additional cost associated with adoption of an ordinance at this time.

ATTACHMENTS:

1. Ordinance No. 2007-008

MOTION:

That the City Council:

1. Adopt Ordinance No. 2007-008, and waive further reading, to change the zoning on a property addressed on City Maps as 9900 Culver Boulevard as follows:
 - a. Parcels 2 and 3, also known respectively as a Portion of Lot 1 and Lot 2 of Block 17 of Tract No. 1775 from the Commercial General (CG) Zone to the Commercial Downtown (CD) Zone; and
 - b. Parcel 1, also known as a Portion of Lot 6 of Block 17 of Tract No. 1775 from the Medium Density Multiple-Family Residential (RMD) Zone to the CD Zone.