

ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE MAP AMENDMENT, P2016-0087-ZCMA TO CHANGE THE ZONING OF THE PROPERTY LOCATED AT 3434 WESLEY STREET FROM INDUSTRIAL GENERAL (IG) TO COMMERCIAL GENERAL (CG) TO ALLOW FOR A PROPOSED MIXED USE PROJECT CONSISTING OF A 5-STORY BUILDING WITH 15 RESIDENTIAL DWELLING UNITS INCLUDING 1 VERY LOW INCOME UNIT, ABOVE 14,364 SQUARE FEET OF COMMERCIAL SPACE, AND GROUND FLOOR AND SUBTERRANEAN PARKING.

(Zoning Code Map Amendment, P2016-0087-ZCMA)

WHEREAS, on October 28, 2015, Pine, LLC (the "Applicant") filed a Zoning Code Map Amendment (ZCMA), Density and Other Bonus Incentives (DOBI), Site Plan Review (SPR) and Administrative Modification (AM) application to allow a mixed use project consisting of 15 residential dwelling units including 1 very low income unit, above 14,364 square feet of commercial space, and surface and subterranean parking to include 69 spaces (the "Project") at 3434 Wesley Street and is legally described as Lot 20 and 21 of Tract No. 3772 in the City of Culver City, County of Los Angeles, State of California (the "Project Site").

WHEREAS, in order to implement the proposed Project, approval of the following applications are required:

1. Density Bonuses and Other Bonus Incentives: To ensure implementation of State law requirements for density bonuses and other bonus incentives and the goals and policies of the Housing Element of the City's General Plan; and

2. Zoning Code Map Amendment: To change the zoning of the Project Site from Industrial General (IG) to Commercial General (CG); and

1 3. Site Plan Review: To ensure the Project is in compliance with all required
2 standards and City ordinances and establish all onsite and offsite conditions of approval to
3 reflect the site features and compatibility of the proposed Project with the uses on adjoining
4 properties; and

5 4. Administrative Modification: To ensure that reduction in the width requirement of
6 six parking spaces by up to 10% complies with all applicable required standards and City
7 ordinances, and to establish conditions of approval to ensure such modification is compatible
8 with the Project site and surrounding area; and,
9

10 WHEREAS, on October 26, 2016, after conducting a duly noticed public hearing on the
11 subject applications, including full consideration of the applications, plans, staff report,
12 environmental information and all testimony presented, the Planning Commission (i) by a vote
13 of 5 to 0, adopted a Categorical Exemption, in accordance with the California Environmental
14 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
15 impacts; and (ii) by a vote of 5 to 0, conditionally approved Site Plan Review P2016-0087-
16 SPR and Administrative Modification P2016-00087-AM; and (iii) by a vote of 5 to 0,
17 recommended to the City Council approval of Zoning Code Map Amendment, P2016-0087-
18 ZCMA, and Density and Other Bonus Incentives, P2016-0087-DOBI, as set forth herein below.
19

20 WHEREAS, on January 9, 2017, after conducting a duly noticed public hearing
21 on the aforementioned ZCMA request, including full consideration of the Planning
22 Commission's recommendation, and all applications, plans, staff reports, environmental
23 findings and testimony presented; the City Council (i) by a vote of 5 to 0, determined that no
24 new information has become available and no changes in the proposed Project have been
25 made since the Planning Commission adopted the Categorical Exemption and, therefore, no
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1 additional environmental analysis is required; and (ii) by a vote of 5 to 0, introduced an
2 Ordinance approving Zoning Code Map Amendment, P2016-0087-ZCMA (the "Ordinance"),
3 as set forth herein below; and

4 WHEREAS, on February 13, 2017, the City Council, by a vote of ____ to ____, adopted
5 the Ordinance as set forth herein below.
6

7 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
8 CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

9 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of Culver City
10 Municipal Code (CCMC) Section 17.620.030.A, the following findings for a Zoning Code Map
11 Amendment are hereby made:
12

13 **A. The proposed amendment ensures and maintains internal consistency with the**
14 **goals, policies, and strategies of all elements of the General Plan, and, in the case**
15 **of a Zoning Code amendment, will not create any inconsistencies with this Title;**

16 The Zoning Code Map Amendment to change the zoning on the subject property from
17 IG to CG not only allows the use of a mixed-use project, but ensures the consistency of
18 the Zoning Map and General Plan. Zoning Code Section 17.200.015.C states that the
19 Zoning Map shall implement the General Plan. The zone change to CG will be
20 consistent with the General Plan land use designation of General Corridor and therefore
21 implement the General Plan. In addition, the zone change will allow the proposed mixed
22 use development which pursuant to Zoning Code Section 17.220.015 and 17.230.015,
23 is permitted in the CG zone but not the IG zone.

24 **B. The proposed amendment would not be detrimental to the public interest, health,**
25 **safety, convenience or welfare of the City;**

26 The Zoning Code Map Amendment would not be detrimental to the public interest,
27 health, safety, convenience, or welfare of the City. The zone change to CG will allow
28 the proposed mixed use development and will be consistent with uses in the vicinity of
the Project Site. Many of the former industrial, manufacturing and auto related uses in
the neighborhood have changed over the past 10 years consistent with the City's TOD
land use goals for the area including the promotion of mixed use and higher residential
density around the Expo line station in order to address local and region wide
sustainability, transit and air quality goals. These adjacent uses include an architectural
design office at 3440 Wesley Street to the south on the site of a former auto body shop;

1 and creative office uses at 3431 Wesley Street across the street in a former
2 manufacturing building; as well as the Access Culver City project, a new mixed-use
3 development of 115 units with ground floor retail and commercial uses at 8770
4 Washington Boulevard on the site of a former lumber supply company. In addition,
other properties in the vicinity are being planned for change of uses from industrial and
auto related uses to residential, office, and retail uses.

5 **C. The proposed amendment is in compliance with the provisions of the California**
6 **Environmental Quality Act (CEQA);**

7 No new significant information has been found that would impact the environmental
8 analysis for the Culver City General Plan Update Program EIR (PEIR 1, September
9 1996), which designated the subject site for General Corridor land uses consistent with
10 the proposed Commercial General (CG) zoning designation and therefore no new
11 environmental analysis is required for the subject Zoning Code Map Amendment
pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
(CEQA).

12 **D. The site(s) is physically suitable (including access, provision of utilities,**
13 **compatibility with adjoining land uses and absence of physical constraints) for**
14 **the requested zoning designation(s) and anticipated land use development.**

15 The Project Site is physically suitable to be zoned CG and for a mixed-use development.
16 The Project Site is 15,000 square feet in lot area, and has 100 feet of street frontage at
17 the front of the lot. The applicant will provide all utilities as part of the Project and any
18 street and sidewalk repairs as required by the Public Works Department. The Project
19 site meets the requirements for a mixed-use project by having a minimum lot width of
100 feet for a lot over 10,000 square feet. The Project has addressed all requirements
from the City during project review.

20 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of the
21 City of Culver City, California, hereby introduces, for first reading, the Ordinance approving
22 Zoning Code Map Amendment, P2016-0087-ZCMA changing the zoning of the subject site
23 from Industrial General (IG) to Commercial General (CG) as outlined in Exhibit "A," attached
24 hereto and incorporated herein by reference.
25

26 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall take
27 effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the
28 City Charter, prior to the expiration of fifteen days after the adoption, the City Clerk shall

1 cause this Ordinance, or a summary thereof, to be published in the Culver City News and
2 shall post this Ordinance or a summary thereof in at least three places within the City.

3 **SECTION 4.** The City Council hereby declares that, if any provision, section,
4 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
5 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
6 of any preemptive legislation, then the City Council would have independently adopted the
7 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of
8 this ordinance and as such they shall remain in full force and effect.
9

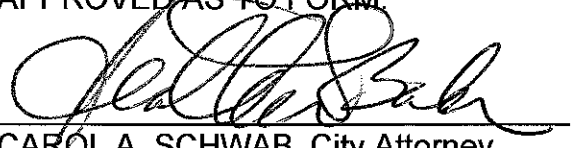
10 APPROVED and ADOPTED this _____ day of _____, 2017.
11
12

13 _____
14 JIM B. CLARKE, MAYOR
15 City of Culver City, California

16 ATTESTED BY:

17 APPROVED AS TO FORM:

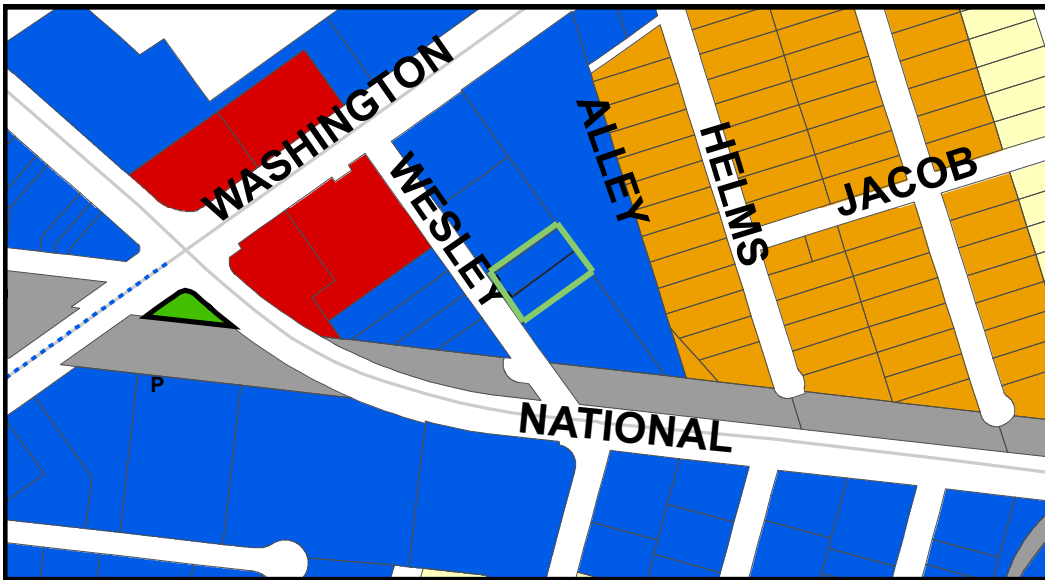
18 _____
19 JEREMY GREEN, Deputy City Clerk

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21 CAROL A. SCHWAB, City Attorney
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A16-01100

EXHIBIT A
Ordinance No. 2017-
Zoning Code Map Amendment
(ZCMA P - 20160087)
3434 Wesley St.

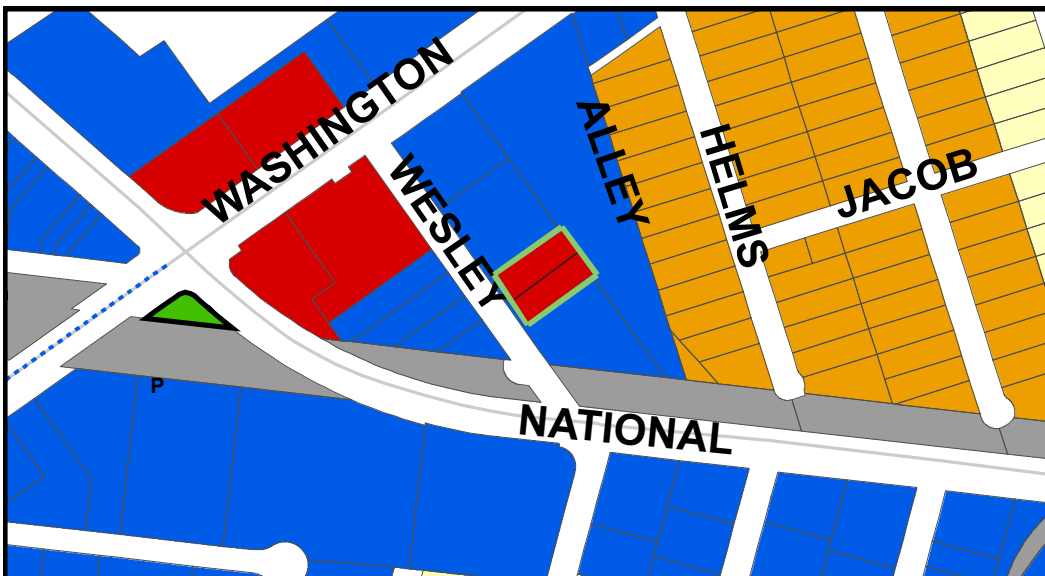
Existing Zone : Industrial General (IG)



CC	Commercial Community
CD	Commercial Downtown
CG	Commercial General
CN	Commercial Neighborhood
CRB	Commercial Regional Business Park
CRR	Commercial Regional Retail
E	Cemetery
IG	Industrial General
IL	Industrial Light
OS	Open Space
PD	Planned Development
R1	Residential Single Family
R2	Residential Two Family
R3	Residential Three Family
RHD	Residential High Density Multiple
RLD	Residential Low Density Multiple
RMD	Residential Medium Density Multiple
S	Studio
T	Transportation
PPF	Public Parking Facility

Site

Proposed Zone : Commercial General (CG)



CC	Commercial Community
CD	Commercial Downtown
CG	Commercial General
CN	Commercial Neighborhood
CRB	Commercial Regional Business Park
CRR	Commercial Regional Retail
E	Cemetery
IG	Industrial General
IL	Industrial Light
OS	Open Space
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R1	Residential Single Family
R2	Residential Two Family
R3	Residential Three Family
RHD	Residential High Density Multiple
RLD	Residential Low Density Multiple
RMD	Residential Medium Density Multiple
S	Studio
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Site