

**City of Culver City, California
Agenda Item Report**

Meeting Date: 11/12/12		Item Number: PH-3	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING – Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing Planned Development Zone No. 10 Zoning Code Map Amendment (ZCMA P-2012020) and Approving a Comprehensive Plan (CP P-2012018) to Allow a Commercial Development Consisting of Approximately 41,735 Square Feet of Retail and Restaurant Uses and 38,732 Square Feet of Office Uses Located at 8810-8850 Washington Boulevard and 3920 Landmark Street.			
Contact Person/Dept.: Susan Yun, Thomas Gorham		Phone Number: 310-253-5755 310-253-5727	
Fiscal Impact: Yes ☒ No ☐		Fiscal Impact: Yes	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐ Planning Commission		Date: 10/4/12	
Public Notification: On October 22, 2012, a notice was mailed to all the property owners and occupants beyond a 1,000-foot radius of the project site and emailed to the Master Notification List. The notice was mailed to East Culver City Neighborhood Alliance Homeowners Association, the Chamber of Commerce and Downtown Business Association. On October 22, 2012, the site was posted. The notice was also published in the Culver City News on October 25, 2012 and November 1, 2012; Meetings and Agendas – City Council (11/08/12)			
Department Approval: Sol Blumenfeld: (10/31/12)		City Attorney Approval: Carol Schwab (by H. Baker) (11/05/12)	
Chief Financial Officer Approval: Jeff Muir (11/07/12)		City Manager Approval: John M. Nachbar (11/08/12)	
<u>RECOMMENDATION:</u> Staff recommends that the City Council 1) Determine that no new information has become available and no changes in the proposed project have been made since the Planning Commission’s adoption of a Mitigated Negative Declaration related to the project and, therefore, no additional environmental analysis is required; and, 2) introduce the proposed Ordinance (Attachment No. 1), amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 10 (Zoning Code Map Amendment, ZCMA-P2012020) and approving a Comprehensive Plan (CP P-2012018) for a commercial development consisting of approximately 41,735 square feet of retail and restaurant uses and 38,732 square feet of office uses located at 8810-8850 Washington Boulevard and 3920 Landmark Street.			

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PROCEDURE:

1. Mayor seeks motion to receive and file the affidavit of mailing and posting of public notice.
2. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.
3. Mayor seeks motion to declare the public hearing open, providing the applicant the first opportunity to speak, followed by the general public.
4. Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. City Council discusses the matter and arrives at its decision.

BACKGROUND:

The proposed request is to establish a Planned Development (PD) Zone through a Zoning Code Map Amendment (ZCMA) and a Comprehensive Plan (CP) to allow the construction of a multi-use commercial development consisting of approximately 41,735 square feet of retail and restaurant uses and 38,732 square feet of office use with a total of 312 parking spaces located in two above ground parking structures (the Project). The Project site is located near the recently completed Exposition Light Rail Transit (Expo LRT) line, Culver City Expo Station and the City's Washington National Transit Oriented Development (TOD) at 8810–8850 Washington Boulevard and 3920 Landmark Street.

In order to facilitate the proposed Project, a Zoning Code Map Amendment and Comprehensive Plan are required pursuant to Zoning Code Section 17.240, Planned Development Zoning Districts and Section 17.560, Comprehensive Plans. The proposed Zoning Code Map Amendment includes re-zoning the project site from Industrial General (IG) to Planned Development (PD). The proposed Comprehensive Plan implements the PD zoning with specific development standards and permitted land uses. The Comprehensive Plan is intended to allow flexibility in the application of the Zoning Code standards for larger scaled proposed developments and considers innovation in site planning in order to more effectively respond to site features, uses on adjoining properties, and other impacts that the Zoning Code may not be able to adequately address.

At its September 12, 2012 meeting, after considering the staff report, the application materials and applicant presentation, the Planning Commission continued the item to its October 4, 2012 meeting, requesting various clarifications, revisions and additional information regarding the Project. At its October 4, 2012 meeting the Planning Commission unanimously adopted a resolution (Attachment No. 2) recommending City Council approval of ZCMA-P2012020 establishing PD Zone No. 10 and Comprehensive Plan (CP P-2012018) to allow the proposed Project on the site.

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Please see Attachment Nos. 3 through 6 (Comprehensive Plan document, Planning Commission Staff Reports, Environmental Analysis, and Traffic Study) for a detailed review of the Project.

ATTACHMENTS:

1. Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Conditions of Approval.
2. Planning Commission Resolution No. 2012-P011 (without attachments).
3. Proposed Comprehensive Plan.
4. September 12th and October 4th Planning Commission Staff Reports (without attachments).
5. Initial Study/Mitigated Negative Declaration dated August 22, 2012.
6. Traffic Analysis prepared by Raju and Associates Inc, dated July 2011 and supplemented on March 2012.

MOTION:

That the City Council:

1. Determine that there is no new information or substantial changes to the Project since the Planning Commission's adoption of the Mitigated Negative Declaration and, therefore, no additional environmental analysis is required; and
2. Introduce the proposed Ordinance, amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 10 (Zoning Code Map Amendment, ZCMA-P2012020) and approving a Comprehensive Plan (CP P-2012018).