

1 will require mitigation measures to reduce “potentially significant” impacts on the environment
2 to a less than significant level. The mitigation measures address items related to Biological
3 Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials,
4 Hydrology/Water Quality, Noise, and Public Services; and,

5 **WHEREAS**, the MND was adopted by the Planning Commission on June 27,
6 2018, which determined that the Project will not have a significant adverse impact on the
7 environment. Pursuant to Section 15162 of CEQA, Zoning Code Map Amendment, P2017-
8 0021–ZCMA is within the scope of the adopted MND, the circumstances under which the MND
9 was prepared have not significantly changed, and no new significant information has been
10 found that would impact the MND. Therefore, no additional environmental analysis is required;
11 and,
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14 **WHEREAS**, on June 27, 2018, after conducting a duly noticed public hearing on
15 the subject applications, including full consideration of the applications, plans, staff report,
16 environmental information and all testimony presented, the Planning Commission (i) by a vote
17 of 5 to 0, adopted an MND and Mitigation Monitoring Program, in accordance with CEQA,
18 including findings required by CEQA; (ii) by a vote of 5 to 0, conditionally approved
19 Administrative Modification, Administrative Use Permit, and Site Plan Review, Case No.
20 P2017-0021; (iii) by a vote of 5 to 0, recommended to the City Council approval of General
21 Plan Map Amendment and Zoning Code Map Amendment, Case No. P2017-0021; and (iv) by
22 a vote of 5 to 0 recommended to the City Council approval of a reduction in required parking
23 spaces by twenty-four (24) parking spaces through the use of an in-lieu fee; and,
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1 **WHEREAS**, on August 27, 2018, after conducting a duly noticed public hearing
2 on the Zoning Code Map Amendment, the City Council, by a vote of 5 to 0, continued the public
3 hearing to the October 22, 2018 City Council meeting; and,

4 **WHEREAS**, on October 22, 2018, after conducting a duly noticed public hearing
5 on the Zoning Code Map Amendment, fully considering the Planning Commission's
6 recommendation and all reports, testimony and environmental information presented, the City
7 Council, by a vote of 5 to 0, introduced an ordinance to approve Zoning Code Map Amendment,
8 P2017-0021-ZCMA, regarding 9735 Washington Boulevard, as set forth herein below (the
9 "Ordinance"); and,

10 **WHEREAS**, on November 12, 2018, the City Council, by a vote of ___ to ___,
11
12 adopted the Ordinance.

13 **NOW, THEREFORE**, the City Council of the City of Culver City, California, DOES
14
15 HEREBY ORDAIN as follows:

16 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of CCMC,
17
18 the following required findings for a Zoning Code Map Amendment as outlined in CCMC Title
19 17, Section 17.620.030, are hereby made:

- 20
21 **1. The proposed amendment ensures and maintains internal consistency with the**
22 **goals, policies, and strategies of all elements of the General Plan and will not**
23 **create any inconsistencies with this Title, in the case of a Zoning Code**
24 **amendment.**

25 The Project is proposing a Zoning Code Map Amendment that will shift a portion of the
26 Project's CG Zoning approximately 16 feet to 23 feet south towards Washington
27 Boulevard. The current line dividing the Project's CG and CD zoning designations
28 occurs at an angle within the Site boundaries. The shift will make the division line
29 between the Project's zoning designations parallel with the rear property line creating
the ability to provide a more uniform and efficient building division where height will
increase from a maximum allowed 44 feet in the CD Zone to a maximum allowed 56 feet
in the CG Zone. The change in the zoning designation will maintain land use and zoning

1 consistency with an accompanying resolution that will shift the General Plan Land Use
2 designation approximately 16 feet to 23 feet south towards Washington Boulevard from
3 Downtown to General Corridor. These minor map amendments will result in changing
4 one type of commercial designation for another type of commercial designation on a
5 small portion of a lot in the Downtown commercial area. Overall General Plan
6 commercial related goals, policies, and strategies will not be affected by this minor shift
7 in the Project's internal boundary between the two different commercial land use and
8 zoning designations. The Projects two separate components will include office, retail,
9 and restaurant uses which are allowed in both the CG and CD Zones. The retail and
10 restaurant uses will be required at the ground floor as stipulated in the CD Zone. The
11 differing heights will be consistent with the CG maximum allowed 56 feet and the CD
12 maximum allowed 44 feet and three stories. The different heights will occur at the new
13 internal boundary between the two different commercial land use and zoning
14 designations thereby assuring consistency with the Zoning Code.

15 **2. The proposed amendment would not be detrimental to the public interest, health,
16 safety, convenience or welfare of the City.**

17 The map amendment affecting the Project's internal boundary between two different
18 zoning designations will only affect the Project site and no other surrounding properties.
19 Further the amendment results in changing a small portion of the Project site from one
20 commercial zoning designation to another zoning designation. The only significant
21 result from this amendment is that the Project's height limit of 56 feet in the CD Zoned
22 portion of the Project will be shifted a maximum of 23 feet south towards Washington
23 Boulevard. Allowed commercial land uses and CD ground floor restrictions will not be
24 affected. The majority of the site will maintain its General Plan Downtown and CD Zone
25 designations which are more restrictive compared to the Project's General Plan General
26 Corridor and CG Zone designations which will continue to be at the rear of the Project
27 site. Therefore the proposed amendment would not be detrimental to the public interest,
28 health, safety, convenience or welfare of the City.

29 **3. The proposed amendment is in compliance with the provisions of the California
Environmental Quality Act (CEQA).**

The proposed Zoning Code Map Amendment is in compliance with CEQA as more fully
outlined in the Initial Study and Mitigated Negative Declaration environmental finding
and related documentation for this Project including the Project's traffic study.

**4. Additional Finding for Zoning Map Amendments: The site(s) is physically suitable
(including access, provision of utilities, compatibility with adjoining land uses
and absence of physical constraints) for the requested zoning designation(s) and
anticipated land use development.**

The site is physically suitable (including access, provision of utilities, compatibility with
adjoining land uses and absence of physical constraints) for the requested zoning and

1 the anticipated land use development because a full review by City staff determined all
2 applicable design standards and public services can be provided.

3 The Project's internal boundary between its two different Zoning designations occurs at
4 an arbitrary point. Without the Zoning Map Amendment the building would be comprised
5 of two irregularly shaped structures creating difficulty in mapping floor plans for each
6 level. This minor map amendment will result in changing one type of commercial zone
7 for another type of commercial zone for only a small portion of the property. This Zoning
8 Code Map Amendment will facilitate a commercial development that is consistent with
9 surrounding Downtown commercial uses and that is less intense than the nearby
10 hospital use. The Project's height, setbacks, and proposed office and pedestrian
11 oriented commercial uses are consistent with development standards and allowed land
12 uses as stipulated the CCMC for the CG and CD Zones. These same standards apply
13 to adjacent and surrounding Downtown properties that also support similar office and
14 pedestrian oriented commercial uses. The amendment will shift the boundary between
15 the Project's CG and CD Zoned areas by approximately 23 feet while still assuring that
16 the majority of the Project site is designated with the more restrictive CD Zone.
17 Vehicular access to the Project site has been located at a physically suitable location
18 that is sufficiently distant from the Washington Boulevard frontage. In addition, locating
19 on-site parking access from Delmas Terrace will lessen potential traffic conflicts with
20 commercial uses along Washington Boulevard.

21 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council
22 of the City of Culver City, California, hereby adopts the Ordinance approving Zoning Code Map
23 Amendment, P2017-0021-ZCMA, thereby changing a portion of the Project Site's Commercial
24 Downtown (CD) Zone to the Commercial General (CG) Zone as shown in Exhibit A, attached
25 hereto and incorporated herein by reference.

26 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
27 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of
28 the City Charter, prior to the expiration of fifteen days after the adoption, the City Clerk shall
29 cause this Ordinance, or a summary thereof, to be published in the Culver City News and shall
30 post this Ordinance or a summary thereof in at least three places within the City.

31 **SECTION 4.** The City Council hereby declares that, if any provision, section,
32 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
33

1 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
2 of any preemptive legislation, then the City Council would have independently adopted the
3 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this
4 ordinance and as such they shall remain in full force and effect.
5

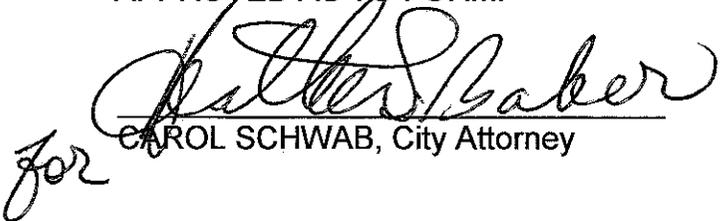
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7 APPROVED and ADOPTED this 12th day of November, 2018.
8

9
10 _____
11 THOMAS AUJERO SMALL, Mayor
12 City of Culver City, California

13 ATTESTED BY:

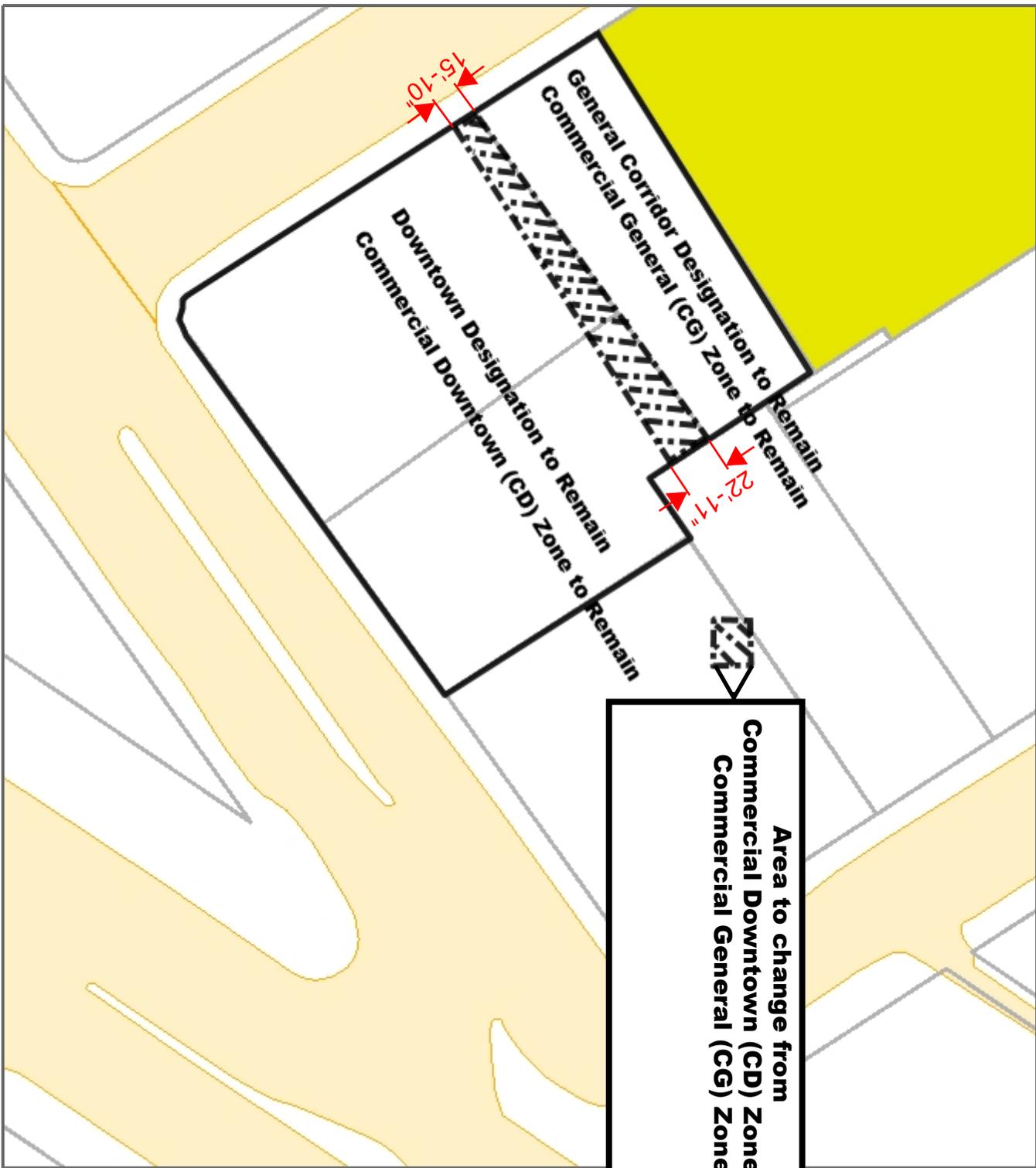
14 APPROVED AS TO FORM:

15 _____
16 JEREMY GREEN, City Clerk

17 *for* 
18 _____
19 CAROL SCHWAB, City Attorney

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A18-00419

Exhibit A
Zoning Code Map Amendment, P2017-0021-ZCMA



**THE CITY OF
 CULVER CITY**



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