

RESOLUTION NO. 2017-P016

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, (1) RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF COMPREHENSIVE PLAN P2017-0042-CP, GENERAL PLAN MAP
5 AMENDMENT P2017-0042-GPMA, ZONING CODE MAP AMENDMENT P2017-
6 0042-ZCMA; (2) ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND
7 MITIGATION MONITORING AND REPORTING PROGRAM; AND (3)
8 APPROVING TENTATIVE PARCEL MAP P2017-0042-TPM, FOR A PROPOSED
9 PLANNED DEVELOPMENT DISTRICT NO. 15, CONSISTING OF A NEW
10 MULTI-SITE COMMERCIAL DEVELOPMENT COMPRISED OF 31,782 SQ. FT.,
11 OF COMMERCIAL (ARTISANAL FOOD RETAIL/RESTAURANT) FLOOR AREA,
12 AND A THREE-AND-A-HALF-LEVEL PARKING STRUCTURE AT 12337-12423
13 WASHINGTON BOULEVARD IN THE PUBLIC PARKING FACILITY (PPF) AND
14 COMMERCIAL GENERAL (CG) ZONE.

15 (Comprehensive Plan, P2017-0042-CP;
16 Zoning Code Map Amendment, P2017-0042-ZCMA;
17 General Plan Map Amendment, P2017-0042-GPMA;
18 Tentative Parcel Map No. 74999, P2017-0042-TPM)

19 WHEREAS, on March 2, 2017, Culver Public Market, LLC (the "Applicant") filed an
20 application for a Comprehensive Plan (CP), General Plan Map Amendment, Zoning Code Map
21 Amendment, and Tentative Parcel Map, to establish Planned Development District No. 15, and
22 allow the construction of a new multi-site (Site A and Site B) commercial development
23 consisting of 31,782 square feet of commercial (artisanal food retail/restaurant) floor area and
24 a three-and-a-half-level parking structure containing a total of 184 parking spaces, and a twenty
25 stall surface parking lot (the "Project"). The Project Site is more specifically described by Los
26 Angeles County Assessor's Numbers 4231-002-901 through 4231-002-909 and 4232-009-900
27 through 4232-009-901, in the City of Culver City, County of Los Angeles, State of California;
28 and,

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

1 Comprehensive Plan, P2017-0042-CP: for the construction of the proposed
2 commercial (artisanal food retail/restaurant) development, with parking structure, and
3 associated improvements, to ensure the Project complies with all required standards and City
4 ordinances, and to establish all onsite and offsite conditions of approval necessary to reflect
5 development standards specific to the subject site and site features and ensure compatibility
6 of the proposed Project with the development and uses on adjoining properties and in the
7 surrounding neighborhood;
8

9 General Plan Map Amendment, P2017-0042-GPMA: for the change of the existing
10 designation of the entire Project Site from Institutional to General Corridor, to ensure the proper
11 General Plan Land Use designation and maintain General Plan consistency with the Zoning
12 designation;
13

14 Zoning Code Map Amendment, P2017-0042-ZCMA: for the change of the existing
15 designation at Site A from Public Parking Facilities (PPF) to Planned Development (PD), to
16 ensure the proper rezoning of the property from to PD and maintain consistency with the
17 General Plan designation;
18

19 Tentative Parcel Map No. 74999, P2017-0042-TPM: for the consolidation of ten (10)
20 parcels into two (2) and the creation of one (1) airspace lot commercial condominium
21 subdivision, to ensure the subdivision complies with all required standards and City ordinances,
22 and state law; and
23

24 WHEREAS, on October 25, 2017, after conducting a duly noticed public hearing on the
25 subject application, including full consideration of the applications, plans, staff report,
26 environmental information and all testimony presented, the Planning Commission, (i) by a vote
27 of ___ to ___, adopted a Mitigated Negative Declaration, in accordance with the California
28
29

1 Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant
2 adverse environmental impacts; and (ii) by a vote of ___ to ___, recommended to the City Council
3 approval of Comprehensive Plan P2017-0042-CP, General Plan Map Amendment P2017-
4 0042-GPMA, and Zoning Code Map Amendment P2017-0042-ZCMA; and (iii) by a vote of ___
5 to ___, conditionally approved Tentative Parcel Map P2017-0042-TPM.
6

7 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
8 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
10 Municipal Code (CCMC), the following findings are hereby made:
11

12 **Comprehensive Plan for Proposed Planned Development Zoning District No. 15**

13 As outlined in CCMC Section 17.560.020, the following required findings for a Comprehensive
14 Plan are hereby made:

15 **A. The proposed Comprehensive Plan can be substantially completed within 4 years.**

16 The Project is planned and scheduled to be completed within one and a half years.
17 Construction is expected to begin in early 2017 with full build-out, and possibly occupancy,
18 in early 2018.

19 **B. The proposed development is capable of creating an environment of sustained
20 desirability and stability, or adequate assurance will be provided such objective will
21 be attained.**

22 The Project's proposed land uses will include specialty and artisanal food uses, which
23 collectively will create a unique artisanal market/food hall. Specialty and artisanal food uses
24 have become a highly desirable in many communities. These uses will continue the
25 commercial nature of the existing corridors, while complementing the pattern of existing
26 unique food uses/business along Washington Boulevard. The proposed development will
27 redevelop currently vacant land, and create an environment of sustained desirability and
28 stability by providing commercial uses that will serve the surrounding residential
29 neighborhood. The West Washington neighborhood contains flourishing residential
communities and dynamic food establishments. The proposed Project, consisting of
specialty and artisanal food uses with plazas and outdoor dining areas, connects and
creates synergy with the various existing commercial and residential uses in the
surrounding area, together assuring the continued success of the entire neighborhood.

1 Further, Project amenities such as public parking and open space, proximity to local bus
2 lines, bike lanes, and conventional street and freeway infrastructures will aid in establishing
3 a stable and desirable environment. The applicant/developer has also conducted market
4 research on the local community and the proposed uses to determine the economic
5 feasibility and sustainability of the proposed development. In addition, as a joint project
6 with the City, the proposed development will be subject to an Implementation Agreement
7 that will ensure the ongoing success of the Project.

8 **C. The proposed uses will not be substantially detrimental to present and potential
9 surrounding uses, but will have a beneficial effect.**

10 The Project will be comprised of commercial development focused on specialty and
11 artisanal food retail/restaurant uses, including a public parking structure that will also
12 provide parking to serve the existing surrounding commercial corridor. These uses will be
13 compatible with, and complementary to, the existing commercial development in the
14 surrounding area, which include office, artisanal food, restaurants (including alcoholic
15 beverage sales), fitness studios, personal service, and general retail. Surrounding uses
16 also include single- and multi-family development. It is anticipated that potential future uses
17 would follow existing development patterns and be comprised of similar commercial and
18 residential uses according to zoning designations. The uses proposed for the Project are
19 similar to those existing in the commercial corridor and will provide desirable products and
20 services for the surrounding residential community. Accordingly, the proposed uses will
21 have a beneficial effect by revitalizing a vacant site, activating the subject intersection, and
22 enhancing the surrounding streetscape. Further, as conditioned, the proposed Project and
23 uses will not have a significant impact on the present and potential surrounding uses, but
24 rather have a beneficial effect on current and future surrounding uses.

25 **D. The streets and thoroughfares serving the development, are suitable and adequate
26 to carry anticipated traffic, and the development will not generate traffic that will
27 overload the adjacent street network.**

28 The subject site is served by three (3) streets and two (2) alleys, which include Washington
29 Boulevard, Centinela Avenue, and Colonial Avenue, ranging from fifty (50) to one hundred
(100) feet in width, and twenty (20) feet for the alleys. In addition, a comprehensive traffic
study was prepared for the proposed Project, and concluded that no significant impacts
would occur as a result of the Project. The study included an analysis of surrounding
streets, including residential streets (e.g. Colonial Avenue), and showed there are no
anticipated impacts. As part of the study and review of the Project by City staff,
improvements to the roadways and other public rights-of-way (e.g. lane restriping, sidewalk
replacement, repaving) have been identified and included in the Project design as well as
incorporated in to the conditions of approval for the Project. This will ensure that the
surrounding roadways will be suitable and adequate to carry the anticipated traffic created
by the Project.

E. The proposed development is compatible with the surrounding area.

1 The proposed development is comprised of a multi-site commercial project focused on
2 specialty and artisanal food retail/restaurant uses, as well a three-and-a-half story public
3 parking structure. The site is located within an urbanized area at the northerly intersection
4 of Washington Boulevard and Centinela Avenue, two (2) prominent commercial/mixed-use
5 corridors. The site is also abutting a residential neighborhood along the northerly property
6 lines. The proposed development is designed in compliance with applicable Zoning Code
7 requirements, such as minimum setbacks, height, off-street parking, etc. For example, Site
8 will contain one level of commercial floor area and an attached three-and-a-half level
9 parking structure reaching a maximum height of 43'-10", which is well below the allowable
10 height of fifty-six (56) feet for surrounding commercial zone, and consistent with surrounding
11 single- and multi-story commercial development and with the maximum allowable height of
12 thirty (30) feet for development in the abutting residential zone. Similarly, Site B will contain
13 a surface parking lot and two (2) one-story structures reaching 28'-3" in height. Proposed
14 structures on both Site A and Site B will be located with ample northerly setbacks, so as to
15 provide an appropriate buffer from the surrounding residential neighborhoods. In
16 consideration of the residential uses, the proposed parking structure is enclosed along the
17 northerly façade and the site will incorporate tall perimeter ground landscape plantings
18 along this area. Thus, the proposed development is compatible with the surrounding area.

12 **F. The types and locations of any proposed commercial development can be**
13 **economically justified.**

14 The Project is fully comprised of commercial uses, totaling 26,835 square feet of leasable
15 commercial floor area for specialty and artisanal food uses. The site is located within an
16 urbanized area at the intersection of two (2) prominent commercial/mixed-use corridors,
17 with the commercial floor area oriented towards the street so as to promote pedestrian
18 activity. The proposed uses are consistent with the existing and proposed zoning and land
19 use designations and are compatible with the surrounding commercial corridor. The
20 proposed commercial development complements the existing uses along the commercial
21 corridor and builds upon and augments the emerging West Washington commercial district
22 and the expanding specialty and artisanal food industry in the surrounding area. This
23 industry has been expanding locally, but also globally, with market/food halls emerging as
24 highly desirable, high consumption, and successful uses throughout the United States and
25 abroad. Further, as part of the developer's due diligence on the proposed Project, the
26 economic benefits and feasibility have been assessed, and has concluded the types of
27 commercial uses proposed are in demand, and has received interest from various
28 businesses as part of outreach activities for prospective tenants.

24 **G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent**
25 **General Plan amendment is in process.**

26 The current General Plan land use designations for the Project Site are General Corridor
27 for Site B and a portion of Site A, and Institutional for the remaining northerly portion of Site
28 A. Pursuant to Zoning Code Section 17.560.010, the Comprehensive Plan is required for
29 development in the Planned Development (PD) Zone. This zoning designation is identified
as being consistent with various residential and commercial land use designations of the

1 General Plan. Therefore, a General Plan amendment is proposed and being processed
2 concurrently with the proposed Comprehensive Plan, to change the portion of Site A
3 designated as Institutional to General Corridor. The resulting development will be the same
4 as would otherwise be allowed. Thus, the proposed Comprehensive Plan and associated
5 development will result in the redevelopment of a vacant site, which is consistent with the
6 General Plan Land Use Element's overall goal of revitalizing the City's non-residential
7 corridors and policies of encouraging desirable and attractive new developments. The
8 Project will also be consistent with site's General Plan Land Use designation of General
9 Corridor, which is intended to allow a range of small to medium-scale commercial uses,
10 with an emphasis on community serving retail. The Land Use Element further indicates
11 commercial designations are established to support desirable existing and future
12 commercial uses, and also to address urban design and revitalization. The proposed
13 development achieves this by creating a well-designed development that augments the
14 emerging commercial district and expanding artisanal food industry in the surrounding area.
15 In addition, the overall development will further Objective 5 of the Land Use Element, which
16 proposes to encourage new business opportunities that expand the City's economic base
17 and serve the needs of the City's residential and business community. The Project will also
18 implement Objective 6, which calls for the revitalization of the physical character and
19 economic well-being of the City's commercial corridors, including the implementation of
20 streetscape improvements. Similarly the Project maintains consistency with the Institutional
21 designation goal of identifying public uses such as public parking facilities. Based on review
22 of the preliminary development plans, the proposed Project is in conformance with the
23 General Plan.

15 **H. Any exception from the standards and requirements of this Title is warranted by the
16 design and amenities incorporated in the Comprehensive Plan, and is desired by the
17 Council.**

18 No exceptions to the standards and requirements of the City's Zoning Code (Title 17 of the
19 CCMC) have been requested for this Project. As a joint endeavor with the City, a specific
20 vision has been established for the Project via the Successor Agency to the Culver City
21 Redevelopment Agency and the former Culver City Redevelopment Agency, to create a
22 market/food hall containing unique culinary uses including specialty and artisanal food
23 retail/restaurant uses. The proposed Comprehensive Plan land use table proposes to allow
24 alcoholic beverage sales, bars (limited number), outdoor dining, and outdoor display and
25 sales, as part of the Comprehensive Plan approval, rather than requiring separate use
26 permits for these uses in the future. This is warranted by the desired vision and goals for
27 the Project to emphasize unique culinary uses, to activate the street frontages and outdoor
28 open space areas, and to promote a pedestrian oriented environment. The design and
29 outdoor amenities proposed as part of the development and Comprehensive plan will create
a high quality Project that will ensure consistency with the Zoning Code. In addition, the
public parking component of the Project will provide an additional amenity for the
surrounding commercial corridor. The above-noted uses would be allowed in the existing
Zoning designation with use permits, and are simply proposed to be included as part of the
Comprehensive Plan approval, as allowed by the Zoning Code provisions of Section
17.560.005, which states that Comprehensive Plans are to allow for flexibility in the

1 application of zoning code standards to proposed development. Further the applicable
2 development standards of the Zoning Code will still be implemented, along with conditions
3 of approval, to ensure there are no detrimental effects and that the City's vision is
4 adequately executed.

5 **I. Existing and proposed utility services are adequate for the proposed uses.**

6 The site is currently vacant with the exception of a perimeter security fence, sporadic
7 vegetation, and utility service equipment. Such utility equipment will be removed to allow
8 the proposed layout of the proposed development. New utility service equipment will be
9 designed and installed at a capacity and locations suitable for serving the proposed
10 development and uses. Further, review of the Project by the City's by the City's Public
11 Works Department has determined that the proposed utility services and existing utilities
12 that will serve the site are adequate for the proposed uses.

13 **J. The Comprehensive Plan has complied with all applicable City requirements.**

14 The Comprehensive Plan has been prepared in conformance with the Culver City Municipal
15 Code, including the Zoning Code and applicable Building Codes. This includes submittal
16 and review of a proposed site plan, proposed land uses and development standards,
17 preliminary building plans, preliminary landscape and lighting plans, and preliminary civil
18 engineering plans. Review by various City departments of these plans and materials, has
19 determined that the proposed Comprehensive Plan is in compliance with all applicable City
20 requirements.

21 **General Plan Map Amendment and Zoning Code Map Amendment**

22 As outlined in CCMC Section 17.620.030.A, the following required findings for a General Plan
23 Map Amendment and Zoning Code Map Amendment are hereby made:

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

27 The existing General Plan Land Use designations are General Corridor for Site B and a
28 portion of Site A, and Institutional for the remaining portion of Site A. The existing Zoning
29 designations are Commercial General (CG) for Site B and a portion of Site A, and Public
30 Parking Facility (PPF) for the remaining portion of Site A. The proposed amendments will
31 change the General Plan designation to General Corridor for the portion of Site A currently
32 designated as Institutional, and will change the Zoning designation for the entire Project site
33 (Site A and Site B) to Planned Development (PD).

34 The proposed amendments will serve the purpose of creating a Comprehensive Plan for
35 the implementation of the proposed development Project, which as proposed follows the
36 standards and requirements applicable to the existing Zoning and General Plan Land Use
37 designations. In order to establish the Comprehensive Plan, a PD Zone is necessary, which

1 per the Zoning Code applies to sites of one (1) acre or larger, suitable for large-scale
2 development, and can be consistent with various residential and commercial land use
3 designations of the General Plan. Further, to maintain consistency, the portion of the site
4 designated Institutional is proposed to be changed to the commercial designation of
5 General Corridor. However, this will not result in a change in the allowable land uses, as
6 this portion of the site will still be utilized for a public parking structure. In addition, the
7 proposed development follows and maintains consistency with the development standards
8 (e.g. height, setbacks, etc.) applicable to the existing zoning designations.

9 The proposed amendments and development Project will be consistent with site's General
10 Plan Land Use designation of General Corridor, which is intended to allow a range of small
11 to medium-scale commercial uses, with an emphasis on community serving retail. The
12 Land Use Element further indicates commercial designations are established to support
13 desirable existing and future commercial uses, and also to address urban design and
14 revitalization. The proposed development achieves this by creating a well-designed
15 development that augments the emerging commercial district and expanding artisanal food
16 industry in the surrounding area. In addition, the overall development will further Objective
17 5 of the Land Use Element, which proposes to encourage new business opportunities that
18 expand the City's economic base and serve the needs of the City's residential and business
19 community. The Project will also implement Objective 6, which calls for the revitalization of
20 the physical character and economic well-being of the City's commercial corridors, including
21 the implementation of streetscape improvements. Similarly the Project maintains
22 consistency with the Institutional designation goal of identifying public uses such as public
23 parking facilities. Based on review of the preliminary development plans, the proposed
24 Project is not anticipated to result in any significant impacts on surrounding uses or to be
25 inconsistent with the goals of the General Plan and ensures and maintains internal
26 consistency with the goals, policies, and strategies of all elements of the General Plan and
27 the Zoning Code.

18
19 **2. The proposed amendment would not be detrimental to the public interest, health,
20 safety, convenience or welfare of the City.**

21 The proposed General Plan Map Amendment and Zoning Code Map Amendment will serve
22 to allow the establishment of a Comprehensive Plan for the proposed development, while
23 maintaining consistency between the zoning and general plan land use designations. The
24 Comprehensive Plan will establish development standards and allowed uses for a multi-site
25 commercial development that is anticipated to serve as an anchor for the ongoing
26 revitalization of the West Washington commercial corridor, encourage new business, and
27 complement existing development in this neighborhood within City. Business and
28 commercial opportunities add to the economic vitality that serves the community and
29 protects the quality of life. The proposed uses focus on specialty and artisanal food
30 retail/restaurant uses desired by the surrounding residential communities and which will
31 support local commercial activity. The Project design will aid in the creation of a pedestrian
32 friendly environment and community gathering spaces. The proposed development and
33 uses are no different than those that would be allowed under the current General Plan Land
34 Use and Zoning designations. The proposed map amendments have been reviewed by

1 City Departments to ensure compliance with all relevant City standards, codes and policies,
2 and Project conditions of approval and mitigation measures will lessen any potential
3 impacts. Therefore, the proposed map amendments will not be detrimental to the public
4 interest, health, safety, convenience or welfare of the City.

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

7 The proposed Zoning Code Map Amendment and General Plan Map Amendment is in
8 compliance with CEQA as more fully detailed in the Project's environmental documentation,
9 including but not limited to, the Initial Study, Mitigated Negative Declaration and Project
10 traffic study. Potential significant impacts to various environmental factors as reviewed in
11 the Initial Study will be mitigated through various measures identified, including on-site
12 monitoring during construction activities, operational requirements, etc., to address
13 potential impacts related to biological resources, geology, hazardous materials, noise, and
14 public safety. In accordance with CEQA, the environmental documentation was prepared
15 and made available for review, and all potential significant impacts were addressed through
16 mitigations to be a less than significant.

17 As outlined in CCMC Section 17.620.030.B, the following additional required finding for a
18 Zoning Code Map Amendment is hereby made:

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

22 The proposed multi-site commercial project consists of a total of 31,782 square feet of
23 commercial floor area for specialty and artisanal food retail/restaurant uses within three (3)
24 buildings, a three-and-a-half-level parking structure and surface parking lot totaling 204
25 parking stalls, and associated site improvements. The Project Site is comprised of multiple
26 parcels totaling 1.87 acres, located at the northerly intersection of two (2) primary arteries
27 within an urbanized area, and surrounded by other commercial development as well as a
28 residential neighborhood to the north; the site is generally flat in topography. The Project
29 will result in the redevelopment of a vacant site, with uses specified in the proposed
Comprehensive Plan, which are consistent with the allowable uses of the current zoning
designation. Specifically, the current CG and PPF zoning designations would allow the
proposed commercial development and uses (i.e. specialty and artisanal food
retail/restaurant uses) as well as public parking. Further the proposed PD zoning
designation would not intensify the amount of development nor introduce uses that would
not be otherwise permitted by the existing zoning designation. Access (pedestrian and
vehicular) is provided from pathways and driveways meeting the minimum Zoning Code
standards, from the various public right-of-ways surrounding the site, including Colonial
Avenue, Centinela Avenue, public alleys, and Washington Boulevard. Existing utilities will
be removed and new utilities will be provided in a manner and location that will
accommodate the anticipated land use development. As vacant and flat land, the site is
absent of constraints for development. The Project is designed to meet the Zoning Code

1 development standards (e.g. height, setbacks, etc.), such that it is compatible with
2 surrounding commercial development, and is designed to be sensitive to the surrounding
3 residential neighborhoods. Based on review of the preliminary development plans, the
4 subject site is suitable for the requested zoning designation and anticipated land use
5 development.

6 **Tentative Parcel Map No. 74999**

7 As outlined in CCMC Section 15.10.630, the following required findings for a Tentative Parcel
8 Map are hereby made:

9 **A. The proposed division will not be materially detrimental to the public welfare nor
10 injurious to the property or improvements in the immediate vicinity.**

11 The proposed division will consolidate the ten (10) parcels that comprise Site A into two
12 (2), and create an airspace condominium lot on one (1) of those parcels, with the goal
13 of allowing separate ownership of the Project parking structure by the City. Further, the
14 proposed division will not create additional land parcels to be developed separately,
15 and, thus, will not intensify the amount of allowable development. Although, the
16 proposed division will include an alley vacation, the proposed division will create a new
17 alley that will maintain adequate access to surrounding properties. Therefore, the
18 proposed division is not expected to have any detrimental impacts to the public welfare
19 or to property or improvements in the vicinity. The development component of the
20 Project will comply with all applicable provisions of the Zoning Code and is a permitted
21 use in the existing CG Zone and proposed PD Zone.

22 **B. The proposed division will not be contrary to any official plan adopted by the Council
23 of the City of Culver City or to any policies or standards adopted by the Commission
24 or the Council and on file in the office of the City Clerk at or prior to the time of filing
25 of the application hereunder.**

26 The proposed subdivision is in compliance with the policies and standards of the City.
27 The Public Works Department has also reviewed the tentative parcel map and
28 determined it will not be contrary to any adopted public improvement plans. There is no
29 overlay or Specific Plan designated for this area, and there are no other known adopted
30 plans with which the proposed subdivision may conflict.

31 **C. Each proposed lot conforms in area and dimension to the provisions of the Zoning
32 Code requirements, as set forth in Title 17 of this Code.**

33 The subject site is located within the CG Zone, which allows for commercial and mixed-
34 use development. Per CCMC Section 17.220.020, the CG Zone does not require a
35 specified minimum lot dimensions or minimum lot area. Instead, this section indicates
36 the minimum lot area is determined through the subdivision process. The proposed
37 parcel map proposes to consolidate the parcels comprising Site A, rather than creating
38 them, which will result in two (2) parcels that exceed the size of the current parcels.
39

1 Further, the proposed airspace condominium will not impact the area and dimensions
2 of the proposed parcels. In addition, review of the tentative parcel map by the Public
3 Works Department has found the map in substantial conformance with the City's
4 requirements.

4 **D. Each lot in the proposed division will front on a dedicated street or have a vehicular
5 access to a dedicated street approved by the City.**

6 The overall development site fronts Washington Boulevard, which is the existing one
7 hundred (100) foot wide public right-of-way abutting the southerly (front) property line of
8 the Project Site, and which provides an eighty (80) foot wide vehicular roadway for
9 access to the site and numerous properties along Washington Boulevard. The Project
10 Site is also bordered by Centinela Avenue, which is the ninety (90) foot wide public right-
11 of-way providing north/south circulation. Site A has additional access from Colonial
12 Avenue, which is fifty (50) feet wide and provides approximately thirty (30) feet in width
13 of vehicle roadway, while Site B has a twenty (20) foot wide alley along its easterly
14 boundary. Vehicular access onto the Project Site is provided by means of a various
15 proposed driveways, including a two-way driveway on Colonial Avenue and Centinela
16 Avenue for Site A, and a two-way driveway on Centinela Avenue and the easterly alley
17 for Site B. In addition, separate loading access will be provided by one-way driveways
18 on for Colonial Avenue (ingress) and Centinela Avenue (egress) for Site A. The Project
19 Site provides adequate onsite circulation and parking, in compliance with the Zoning
20 Code and each proposed resulting parcel and airspace lot will have access to an existing
21 dedicated street approved by the City.

16 **E. Each lot in the proposed division is so designed and arranged that drainage to an
17 approved drainage facility is provided for each lot.**

18 Following review of the tentative parcel map by the Public Works Department, it has
19 been conditioned that the applicant submit an On-Site Improvement Plan including a
20 Detailed Drainage Plan which shall include detailed on-site drainage and grading of the
21 site indicated by topographical lines and spot elevations. Said plan will be required to
22 meet the requirements of this finding. Further, the proposed division will consolidate
23 parcels and create one airspace lot, and is designed such that this requirement is not
24 impeded. The conditions of approval will ensure the proposed project will be in
25 conformance with this required finding prior to any final approval of the proposed
26 division.

24 **F. The proposed division will not interfere with the widening, extension, or opening of
25 any street or Master Plan highway.**

26 Located within an existing urbanized commercial corridor, the proposed division is
27 provided access by means of the existing one hundred (100) foot wide public right-of-
28 way of Washington Boulevard, and ninety (90) foot wide public right-of-way of Centinela
29 Avenue. The proposed division involves the consolidation of ten (10) parcels into two
(2) and creation of one (1) airspace lot, and will not intensify the amount of development

1 that would otherwise be allowed on the separate physical land lots. Following Public
2 Works review of the tentative parcel map, it was found that there is no requirement to
3 widen, extend, or open any of the surrounding streets or other right-of-ways. Further,
4 there were no items of potential interference identified between the proposed division
5 and any known street or Master Plan highway.

6 **G. Lot lines are so designed that easements will be located in such positions as to be**
7 **suitable for the proposed use.**

8 The existing parcels that comprise the Project Site are currently vacant, except for
9 perimeter security fencing, above-ground utilities, and minimal sporadic vegetation.
10 Existing utility easements will be addressed in order to be able to execute the proposed
11 development. Any new required easements will be located in open space areas so as
12 to be suitable for the proposed commercial use and structures. The resulting lot lines
13 for Site A will generally follow the existing perimeter, since the proposed map will
14 consolidate ten (10) parcels into two. The bisecting lot line will be located between the
15 open space and proposed parking structure and will not interfere with any easements.

16 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
17 Commission of the City of Culver City, California, hereby (1) recommends to the City Council
18 approval of Comprehensive Plan P2017-0042-CP, General Plan Map Amendment P2017-
19 0042-GPMA, Zoning Code Map Amendment P2017-0042-ZCMA; (2) adopts a Mitigated
20 Negative Declaration and Mitigation Monitoring and Reporting Program, in accordance with the
21 California Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in
22 significant adverse environmental impacts; and (3) approves Tentative Parcel Map P2017-
23 0042-TPM; subject to the conditions of approval set forth in Exhibit A and the map illustrating
24 the General Plan Map Amendment and Zoning Code Amendment (Exhibit B), attached hereto
25 and incorporated herein by this reference.

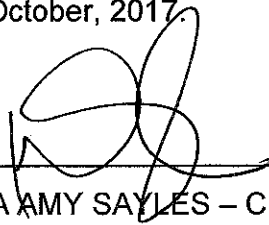
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APPROVED and ADOPTED this 25th day of October, 2017.



DANA AMY SAYLES – CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:



Susan Yun, Senior Planner

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