

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 09/24/07		Item Number: <u>PH-1</u>	
AGENDA ITEM: Introduction of an Ordinance to Change the Zoning from Commercial Neighborhood (CN) to Commercial General (CG) and Consideration of a Proposed Tentative Tract Map for the Construction of a Four-Story Commercial Building (Retail and Office) located at 12402 Washington Place.			
Contact Person/Dept.: Paul Samaras, Planning Division		Phone Number: (310) 253-5706	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notices were mailed on August 30, 2007 to all property owners and occupants, within a 300 foot radius of the site, extended to the end of the block. A sign announcing the hearing was posted onsite on August 30. A Notice of Public Hearing (09/19/07)			
Department Approval: Sol Blumenfeld (9/6/07)		City Attorney Approval: Carol Schwab (by H. Iker) (09/18/07)	
City Controller Approval: Marlee Chang (09/18/07)		City Manager Approval: Jerry B. Fulwood (09/19/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council: 1) Introduce Ordinance No. 2007-_____, to change the zoning of 12402 Washington Place from Commercial Neighborhood (CN) to Commercial General (CG) (Attachment No. 10); and 2) Approve Tentative Tract Map No. 69279, TTM P-2007074 to subdivide the property into 30 office condominium airspace units subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2007-R____ (Attachment No. 9). <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file 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 declares 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 thoroughly discusses the matter and arrives at its decision.			

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BACKGROUND:

On July 25, 2007, the Planning Commission adopted Resolution No. 2007-P014 (Attachment No. 1) conditionally approving Site Plan Review, SPR P-2007073, to allow the construction of a 41,802 square feet, 4-story, 56-foot high building with subterranean parking; Administrative Use Permit, AUP P-2007072, for tandem parking; and recommending approval of Zoning Code Map Amendment, ZCMA P-2007075, to change the property zoning designation from Commercial Neighborhood (CN) to Commercial General (CG) and Tentative Tract Map, TTM P-2007074, to subdivide the property into 30 commercial condominium airspace units. The configuration of the condominium units will be finalized prior to the approval of the final tract map

The proposed building will include ground floor retail uses and three stories of office space above. The development will be served by 119 parking spaces located in a 4-level subterranean parking structure. Please refer to the July 25, 2007 Planning Commission staff report (Attachment No. 6) for more detailed project information

The site is located at the southwest corner of Washington Place and Centinela Avenue and is surrounded by residential uses to the south and west, and commercial uses to the north and east. The property is irregularly shaped and measures 15,429 square feet in area. It is zoned Commercial Neighborhood (CN) and its General Plan designation is General Corridor. It is currently almost completely paved with the exception of a 1,500 square-foot abandoned auto-repair facility and two small landscape planters.

Prior to the Planning Commission hearing, the applicant held a community meeting to receive input from and answer questions of the neighborhood residents. The applicant explained to the residents' satisfaction that the proposed building would be sufficiently set back from adjoining properties and that landscaping would be planted on the building and in the setback area to provide a 'green screen' between properties. The applicant also assured the residents that traffic in alley behind the property would be minimal, because the primary access to the site was along Centinela Avenue. Approximately 20 residents attended the community meeting who expressed support for the project overall. Their positive comments included: the increase in tax revenue, the good architectural design and pedestrian-friendly orientation, and that the project reflected the community's wishes better than all the previous development proposal.

During the Planning Commission hearing on this matter, the Commission added two special conditions. The first condition requires specific additional landscaping to be

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planted on the proposed building and within the south and east setback areas to provide additional screening of the building from the adjacent residential uses (refer to Attachment 1, Condition No. 9 of PC Resolution 2007-P014). The second condition authorizes the City Engineer to review the traffic conditions at and near the site after the project has been occupied, and to impose additional mitigation measures that may be deemed appropriate in light of such reviews (refer to Attachment 1, Condition No. 73 of PC Resolution-P014).

DISCUSSION:

The action requested of the City Council is the consideration of the proposed Zoning Map Amendment and Tentative Tract Map.

Land Use and Zoning

The proposed Zoning Code Map Amendment is intended to bring the property into conformance with the existing General Plan designation. It is a goal of the City to have consistency between the General Plan and the Zoning Code as the Zoning Code and the Zoning Map implement the vision of the General Plan for each area of the City. The Land Use Element of the General Plan designates this site as "General Corridor." This designation "allows a range of small to medium-scale commercial uses, with an emphasis on community-serving retail to which patrons often travel by car." The *Commercial General* (CG) zoning district is the zoning designation which implements and is consistent with this General Plan designation. Furthermore, the proposed project conforms to all applicable provisions of the CG zoning district. With the approval of an Administrative Use Permit for non-residential tandem parking, the proposed project provides adequate parking as required by code.

Subdivision

Because the project is for condominium purposes, a one lot subdivision for condominium purposes is required. There will be 30 commercial condominium units. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations.

Findings

The Planning Commission has conditionally approved and recommends that the City Council approve the Zoning Code Map Amendment and Tentative Tract Map based on the findings pursuant to CCMC Section 17.620.030 and 15.10.265 findings, as outlined in Planning Commission Resolution No. 2007-P014 and proposed Ordinance No. 2007-____ (Attachment No. 10) and Resolution No. 2007-R____ (Attachment No. 9).

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Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the Planning Commission adopted a Negative Declaration because the project has been determined not to have any significant adverse environmental impacts on the community (Attachment No. 8). The project is consistent with the Zoning Code regulations, and the traffic study determined that expected increased traffic will be below thresholds of significance. The traffic study considered nine key intersections around the subject property, which may be affected by the proposed project. Based on the projected amount of traffic at those key intersections and their capacity to handle additional traffic, the amount of traffic generated by the project at each of the intersections is considered less than significant.

FISCAL ANALYSIS:

The development of this property consists of approximately 9,300 sq. ft. of retail space and 30,400 sq. ft. of commercial condominium units (similar to office space), which will generate approximately \$41,700 in on-going General Fund revenue from sales tax, business tax, and utility user tax.

The Redevelopment Agency will also receive on-going tax increment revenues based on the final valuation of this project as determined by the County Assessor.

ATTACHMENTS:

1. Planning Commission Resolution No. 2007-P014.
2. Vicinity Map.
3. Aerial Map of Subject Site.
4. Development plans and Tentative Tract Map No. 69279 reviewed by the Planning Commission on July 25, 2007.
5. Colored renderings of the proposed development.
6. July 25, 2007 Planning Commission Staff Report.
7. July 25, 2007 Planning Commission Draft Minutes
8. Negative Declaration and Traffic Study.
9. Proposed City Council Resolution No. 2007-R___ approving Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279).
10. Proposed Ordinance No. 2007____, approving Zoning Code Map Amendment, ZCMA P-2007075

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MOTION:

That the City Council:

1. Determine that no additional environmental information is needed because the Planning Commission adopted a Negative Declaration finding that Zoning Code Map Amendment, ZCMA P-2007075 and Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279) will not have a significant adverse impact on the environment; and
2. Introduce Ordinance No. 2007-_____, to change the zoning on a parcel legally described as the easterly 5 feet of Lot 8 and all of Lots 9,10, 11,12, 13, 14 and 15 of Tract No. 5600 and addressed on City Maps as 12402 Washington Place from Commercial Neighborhood (CN) to Commercial General (CG); and
3. Adopt Resolution No. 2007-R_____ approving Tentative Tract Map, TTM P-2007074 (Tentative Tract Map No. 69279) to subdivide the property into 30 commercial condominium airspace units subject to the Recommended Conditions of Approval.

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Meeting Date: 09/24/2007		Item Number: <u>PH-2</u>	
AGENDA ITEM: Continuance of Public Hearing on Appeal of the Planning Commission's Denial of a Conditional Use Permit to for a new Carwash and Expanded Convenience Store at an Existing Valero Service Station Located at 10332 Culver Boulevard.			
Contact Person/Dept.: Nancy Tahvili; Thomas Gorham		Phone Number: (310) 253-5751 (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Attachments: ☒	
Action Item: ☐			
Public Notification: Notices were re-mailed on September 19, 2007 regarding the continued Public Hearing to all of the property owners, occupants, within a 300-foot radius of the site extended to the end of each block. Master Notification List on 09/19/07.			
Department Approval: Sol Blumenfeld (09/18/2007)		City Attorney Approval Carol Schwab (by H. Iker) (09/19/07)	
City Controller Approval: Marlee Chang (09/19/07)		City Manager Approval: Jerry B. Fulwood (09/19/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council continue the public hearing to November 12, 2007, to allow the applicant to provide additional acoustical and traffic information regarding the applicant's appeal of the Planning Commission's denial of the Conditional Use Permit. <u>PROCEDURE:</u> 1. Mayor calls on staff for a brief staff report. 2. Mayor opens the public hearing to allow for public comment, if any. 3. Mayor seeks a motion to continue the public hearing to November 12, 2007. The following procedures will be carried-over to the evening of November 12, 2007: 4. Receive comment from the applicant and public. 5. Mayor seeks a motion to close the public hearing after all testimony has been presented. 6. Council discusses the matter and arrives at its decision. <u>BACKGROUND/DISCUSSION:</u> On May 9, 2007, the applicant/owner's representatives went before the Planning Commission regarding their request for a Conditional Use Permit to allow demolition			

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of three repair bays and convenience store with a new automated carwash and expanded convenience store at an existing fueling station.

At the public hearing the Planning Commission denied the Conditional Use Permit. On May 23, 2007, the applicant submitted an appeal to the Planning Commission's decision.

The appeal public hearing was originally scheduled for the September 24, 2007, Council meeting for discussion. However, on September 18, 2007, the applicant/appellant notified staff that they would like more time to obtain additional acoustical and traffic data and reports regarding the appeal and therefore requested a continuance of the public hearing.

In order for staff to review and evaluate this additional information from the applicant/appellant, staff recommends the Council continue this item to the November 12, 2007 Council meeting for full discussion and public input.

FISCAL ANALYSIS:

The continuation of public hearing for this item has no additional fiscal impact to the City.

MOTION:

That the City Council:

Continue the Public Hearing to November 12, 2007.