

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

Meeting Date: 4/21/2014		Item Number: <u>PH-1</u>	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING — Introduction of an Ordinance 1) Amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, to Rezone the Project Site from Commercial Neighborhood (CN) to Open Space (OS) (ZCMA P-2014018); and 2) Approving a Comprehensive Plan (CP P-2013176) to Allow the Conversion of the Armory Building into the Wende Museum, and to Allow the Continued Use of the Am Vets Post 2 Facility Located at 10808 Culver Boulevard and 10858 Culver Boulevard, Respectively.			
Contact Person/Dept.: Thomas Gorham, CDD Joshua Williams, CDD		Phone Number: (310) 253-5710 (310) 253-5706	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Notices mailed to all property owners and occupants within a 500-foot radius of the project site (03/31/14); Meetings and Agendas – City Council (04/16/14); Applicant and property owner (03/21/14).			
Department Approval: Sol Blumenfeld (04/11/14)		City Attorney Approval: Carol Schwab (by H. Baker) (04/15/14)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (04/15/14)		City Manager Approval: John M. Nachbar (04/16/14)	
<u>RECOMMENDATION:</u> Staff recommends the City Council introduce a proposed ordinance 1) amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, to rezone the project site from Commercial Neighborhood (CN) to Open Space (OS) (ZCMA P-2014018); and 2) approving a Comprehensive Plan (CP P-2013176) to allow the conversion of the Armory building into the Wende Museum, and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively (Attachment No. 1). <u>PROCEDURE:</u> 1. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired. 2. Mayor seeks motion to declare the public hearing open, providing the applicant the first opportunity to speak, followed by the general public. 3. Mayor seeks a motion to close the public hearing after all testimony has been presented. 4. City Council discusses the matter and arrives at its decision.			

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BACKGROUND/DISCUSSION:

The proposed application involves the adaptive reuse of the former National Guard Armory building, located at 10808 Culver Boulevard, for use by the Wende Museum and Archive of the Cold War (Wende Museum), and the continued use of the Historic American Veterans Post 2 (Am Vets) building at 10858 Culver Boulevard as a meeting and event facility for veterans (collectively, the Project). The Project involves several components, including 1) the rezoning of the Project site from Commercial Neighborhood (CN) to Open Space (OS) through a Zoning Code Map Amendment (ZCMA) to be in conformance with the City's General Plan; and 2) the adoption of a Comprehensive Plan (CP) for the site planning, design, and construction of the Project. The Project site is located on the south side of Culver Boulevard, west of Veterans Park, stretching the length of Culver Boulevard between Coombs Avenue and Elenda Street (See Attachment No. 2 – Project Location Map).

The proposed rezoning of the Project site would change the zoning on the 1.55 acre parcel from Commercial Neighborhood (CN) to Open Space (OS), which will be consistent with the Open Space General Plan designation for the property. Pursuant to Section 17.250.030.A of the Zoning Code, the purpose of the OS Zone designation is, in pertinent part, to:

“Regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing”; and

“Ensure that development of new parks or other open space, as well as major modifications to existing resources, are compatible with surrounding neighborhoods through the adoption of a Comprehensive Plan showing proper orientation, desirable design characteristics and programming, and compatibility of uses.”

At its February 26, 2014 meeting, after considering the staff report, the application materials and applicant presentation, the Planning Commission unanimously recommended to the City Council: 1) approval of Zoning Code Map Amendment, ZCMA P-2014018, changing the zone of the Project site from Commercial Neighborhood (CN) to Open Space (OS), in conformance with the General Plan's Open Space designation; 2) approval of Comprehensive Plan, CP P-2013176, allowing the adaptive reuse of the former National Guard Armory for use by the Wende Museum and the continued use of the Am Vets Post 2 facility on the Project site as an events center; and 3) the addition of a Condition of Approval (Condition No. 53) to require a 12-month review of parking and on-site circulation of the facility during special events (a “look back” provision) to determine whether special events held at the museum are creating any traffic and parking issues on the adjacent

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residential neighborhoods and, if so, require a Parking Management Plan, which may include valet parking, restricted turn movements, limits on special events, etc., if determined to be necessary at that time. (See Attachments 3A, 3B and 3C).

On April 1, 2014, the Parks, Recreation, and Community Services (PRCS) Commission conducted a public meeting to consider the Comprehensive Plan, CP P-2013176, for the Wende Museum and the Am Vets Post 2 facility and ensure the Project is consistent with an Open Space (OS) designation. The PRCS Commission unanimously recommended to the City Council 1) adoption of Comprehensive Plan CP P-2013176 for the Wende Museum and Am Vets facility; and 2) modification of Condition of Approval No. 53 (recommended by the Planning Commission) to require a 6-month "look back" (in addition to the 12-month) for parking issues related to the operation of special events.

Please see Attachment Nos. 4 through 7 (Comprehensive Plan document, Planning Commission Staff Report, Parking Utilization Study and Traffic Analysis) for a detailed review of the Project, including the required findings for adoption of Zoning Code Map Amendment, ZCMA P-2014018, and Comprehensive Plan, CP P-2013176.

ENVIRONMENTAL DETERMINATION:

Pursuant to Section 21166 of the Public Resources Code and Section 15162 and 15168 of the California Environmental Quality Act (CEQA) Guidelines, the proposed Zoning Code Map Amendment (ZCMA) requested as part of the Comprehensive Plan is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 and PEIR 2; therefore, no new environmental analysis is required at this time related to rezoning of the property. Further, pursuant to Section 15301, Class 1; Existing Facilities of the CEQA guidelines, the proposed Comprehensive Plan portion of the project is Categorically Exempt as it will result in negligible expansion of an existing use.

FISCAL IMPACT:

There is no fiscal impact associated with the introduction of the proposed Ordinance. All future use related to the proposed re-zoning, for the most part, should be revenue and cost neutral to the City. If the Ordinance is approved, there may be some one-

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time permit fees received by the City for tenant improvements by the Wende Museum to the Armory building. Once any proposed studies/analyses are completed (i.e. parking, traffic), there may be some apparent cost related items, which would be brought back before the City Council if further action is warranted.

ATTACHMENTS:

- 1) Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Conditions of Approval.
- 2) Project Location Map
- 3) A. Planning Commission Resolution No. 2014-P0002 (Wende Museum)
B. Planning Commission Resolution No. 2014-P003 (Am Vets Facility)
C. Planning Commission Resolution No. 2014-P004 (Zoning Map Change)
- 4) Comprehensive Plan Document
- 5) February 26, 2014 Planning Commission Staff Report (without attachments).
- 6) Parking Utilization Study prepared for the Wende Museum Project by Civic Enterprise Associates, LLC dated March 15, 2013.
- 7) Wende Museum - Initial Traffic Analysis for the project, prepared by The Rifkin Transportation Planning Group, dated January 30, 2013.

MOTION:

That the City Council:

Introduce a proposed Ordinance amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, to rezone the project site from Commercial Neighborhood to Open Space (Zoning Code Map Amendment, ZCMA-P2014018) and approving the Comprehensive Plan for the Wende Museum and Am Vets Post 2 (CP P-2013176).