

MEETING DATE: 10/22/07

AGENDA ITEM: Second Reading of an Ordinance to Change the Zoning from Commercial Neighborhood (CN) to Commercial General (CG) for a property located at 12402 Washington Place.

ATTACHMENTS

	<u>Pages</u>
1. Proposed City Council Ordinance No. 2007-007 approving Zoning Code Map Amendment, ZCMA P-2007075.	1-7

ORDINANCE NO. 2007-007

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING SECTION 17.200.015 OF THE CULVER CITY MUNICIPAL CODE BY AMENDING THE ZONING MAP, WHICH IS INCORPORATED THEREIN BY REFERENCE, BY CHANGING THE ZONING OF A PROPERTY LOCATED AT 12402 WASHINGTON PLACE FROM COMMERCIAL NEIGHBORHOOD (CN) TO COMMERCIAL GENERAL (CG).

(Zoning Code Map Amendment, ZCMA P-2007075)

WHEREAS, on May 16, 2007, Pamela Day for 12402 Washington Place investors, LP, as the property owner of 12402 Washington Place, filed a Zoning Code Map Amendment to facilitate Tentative Tract Map, Site Plan Review and Administrative Use Permit applications for the construction of a four-story commercial (retail and office) building and the use of tandem parking spaces with four levels of subterranean parking, on the project site described more fully in "Exhibits A and B" of this Ordinance, which is attached hereto and incorporated herein as though set forth in full; and

WHEREAS, on July 25, 2007, after conducting a duly noticed public hearing on those applications, the Planning Commission adopted Resolution No. 2007-P014, approving Site Plan Review, SPR P-2007073 and Administrative Use Permit, AUP P-2007072 and conditionally approving and recommending that the City Council approve Zoning Code Map Amendment, ZCMA P-2007075 and Tentative Tract Map, No. 69279, TTM P-2007074; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission adopted a Negative Declaration finding the project will not have any significant adverse impacts on the environment; and

WHEREAS, on September 24, 2007, the City Council conducted a duly noticed public hearing on the Zoning Code Map Amendment, fully considering the application, plans, staff report, environmental information and all testimony presented; and

1 WHEREAS, on September 24, 2007, following conclusion of the public hearing
2 and thorough deliberation of the subject matter, the City Council determined by a vote of 4 to
3 1 that (i) no new information has become available and no changes in the proposed project
4 have been made since the Planning Commission adopted the Negative Declaration and,
5 therefore, no additional environmental analysis is required and (ii) Zoning Code Map
6 Amendment, ZCMA P-2007075, shall be approved as set forth herein below.
7

8 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
9 CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:
10

11 **SECTION 1.** As provided in Culver City Municipal Code (CCMC) Title 17,
12 Section 17.620.030, the following required findings for a Zoning Code Map Amendment are
13 hereby made:

- 14 1. **The proposed amendment ensures and maintains internal**
15 **consistency with the goals, policies and strategies of all elements**
16 **of the General Plan and will not create any inconsistencies with this**
17 **Title (Zoning Code).**

18 The proposed Zoning Code Map Amendment does ensure and maintain
19 consistency of the proposed commercial project with the goals, policies
20 and strategies of the General Plan. The proposed project facilitates
21 Objective 6, Policy 6.A of the Land Use Element which states:
22 *"Encourage revitalization of commercial corridors in the City through new*
23 *development and renovation of existing structures with incentives which*
24 *address development standards and the project approval process".* The
25 proposed amendment will facilitate a new commercial development,
26 which will help revitalize Washington Place, a major arterial street. In
27 addition to revitalizing the area, the proposed amendment will render the
28 zoning designation for the subject property consistent with its General
29 Plan designation. The proposed amendment shall not result in any
inconsistency between the General Plan and the proposed project.

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

28 The proposed Zoning Code Map Amendment is not detrimental to the
29 public interest, health, safety, convenience and welfare of the City in that
the amendment, and subsequent project, has been reviewed by the

1 relevant City Departments. No toxic or other potential hazard to the
2 resident's health has been identified. The City reviewed traffic study has
3 not identified any significant impacts. No health or safety hazards have
4 been identified in the review of this project.

5 The proposed project is anticipated to encourage new business and
6 employment opportunities in the City. Business opportunities add to the
7 economic vitality that serves the community and protects the quality of
8 life. With City approval of the proposed amendment, the project shall be
9 consistent with the land use designation and the objectives of the
10 General Plan.

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

13 The proposed Zoning Code Map Amendment is in compliance with
14 CEQA as more fully outlined in the Initial Study and Negative Declaration
15 environmental finding and related documentation for this project,
16 including the traffic study dated May 9, 2007 prepared by the firm of
17 Linscott, Law & Greenspan engineers.

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

22 The site subject to the Zoning Code Map Amendment is physically
23 suitable (including access, provision of utilities, compatibility with
24 adjoining land uses and absence of physical constraints) for the
25 requested zoning and the anticipated land use development because a
26 full review by City staff determined all applicable design standards and
27 public services can be provided.

28 The commercial project has been sited and designed to create a
29 transition from the Washington Place and Centinela Avenue commercial
corridors into the adjoining medium density residential neighborhood.
The proposed building will be set back from those adjacent residential
uses to provide a better transition from the residential to the commercial
property. The alley at the rear of the subject property will provide an
additional buffer between the site and the residential properties
southwest of the site.

Vehicular access to the project site has been located on Centinela
Avenue at a physically suitable location that is sufficiently distant from
the intersection with Washington Place to avoid impacts on the
intersection.

SECTION 2. Section 17.200.015 of the CCMC is hereby amended by amending the Culver City Zoning Map, which is incorporated therein by reference, by changing the zoning designation for the subject site from Commercial Neighborhood (CN) to Commercial General (CG).

SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City News and shall post this Ordinance or a summary thereof in at least three places within the City.

SECTION 4. The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance and as such they shall remain in full force and effect.

APPROVED and ADOPTED this 22nd day of October, 2007.

ALAN CORLIN, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED TO AS FORM:

CHRISTOPHER ARMENTA, City Clerk

CAROL SCHWAB, City Attorney

EXHIBIT A
ORDINANCE NO. 2007-007

(Zoning Code Map Amendment, ZCMA P-2007075)

LEGAL DESCRIPTION

PARCEL 1:

THE EASTERLY 5 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11, 12, 13 AND 15 OF TRACT NO. 5600 IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS SHOWN ON A MAP THEROF RCODED IN BOOK 114, PAGE 47 OF MISCELLANEOUS MAPS, IN THE RECORDS OF THE COUNTY OF LOS ANGELES, AND STATE OF CALIFORNIA.

PARCEL 2:

THAT PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 201 OF THE CITY OF CULVER CITY DATED DECEMBER 14, AND 15 OF TRACT NO. 5600 IN THE CITY OF CULVER CITY, DATED DECEMBER 14, 1953, ADJOINING LOTS 9, 10, 11, 12, 13, 14 AND 15 OF TRACT NO. 5600, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED 114 PAGE, 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16 OF SAID TRACT, THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 16, NORTH 32°23'15" WEST TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 12; THENCE WESTERLY IN A DIRECT LINE, TO THE POINT OF INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 12, WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 8 OF SAID TRACT; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 8, SOUTH 57°35'05" WEST TO THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE ALONG THE BOUNDARY LINES OF SAID LOTS 9, 10, 11, 12, 13, 14 AND 15 OF SAID TRACT. THE FOLLOWING COURSES AND DISTANCES: NORTH 29°15'05" EAST 46.02 FEET TO THE BEGINNING OF A TANGENT CURVE SHOWN ON THE MAP OF SAID TRACT AS BEING CONCAVE SOUTHERLY. HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 146°41'40"; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE. A DISTANCE OF 38.40 FEET TO THE END OF SAME, THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 4°03'15" EAST 46.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
ORDINANCE NO. 2007-007

12402
WASHINGTON
PLACE

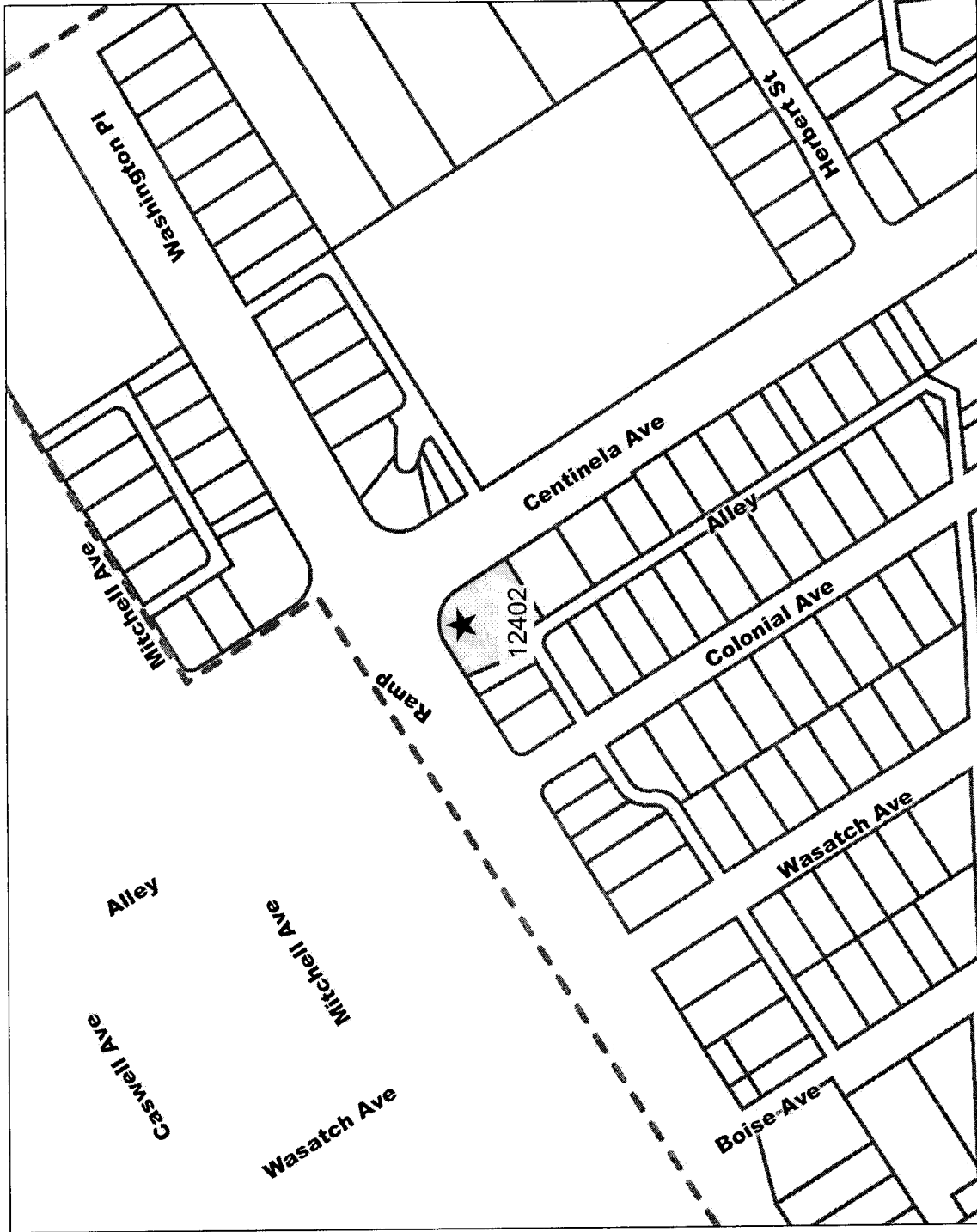
ZONING CODE MAP
AMENDMENT
ZCMA P-2007075

Legend



Selected Properties

City of Culver City
Planning Division
Map Created: Oct 1, 2007



Scale: 1:2,500

