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1 offsite conditions of approval to reflect the site features and compatibility of the proposed
2 Project with the uses on adjoining properties; and,

3 2. Zoning Code Map Amendment Case No. ZCMA P-2015074: To change the
4 Residential Single Family (R1) zoned portion of the site to Commercial General (CG) making
5 it consistent with its General Plan Land Use Designation of General Corridor and to allow
6 the use of the current R1 Zoned portion for commercial purposes as allowed in the CG Zone;
7 and,
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9 WHEREAS, on October 14, 2015, after conducting a duly noticed public hearing
10 on the subject applications, including full consideration of the applications, plans, staff report,
11 environmental information and all testimony presented, the Planning Commission (1)
12 adopted Resolution No. 2015-P004, approving Site Plan Review, SPR P-2015073 and
13 recommending to the City Council approval of Zoning Code Map Amendment, ZCMA P-
14 2015074, amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the
15 Culver City Municipal Code (CCMC), Section 17.200.015, to rezone a portion of the former
16 Culver City Ice Rink property at 4545 Sepulveda Boulevard from the Residential Single
17 Family (R1) Zone to the Commercial General (CG) Zone and as set forth in Exhibit "A"
18 attached hereto; and (2) adopted a Mitigated Negative Declaration, in accordance with the
19 California Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result
20 in significant adverse environmental impacts; and,
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24 WHEREAS, on December 14, 2015, after conducting a duly noticed public
25 hearing on proposed Zoning Code Map Amendment, ZCMA P-2015074, including full
26 consideration of the Planning Commission's recommendation, and all reports, testimony and
27 environmental information presented, the City Council, by a vote of 5 to 0, introduced an
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Ordinance approving Zoning Code Map Amendment, ZCMA P-2015074, regarding 4545 Sepulveda Boulevard (the "Ordinance"), as set forth herein below; and

WHEREAS, on January 4, 2016, the City Council, by a vote of ____ to ____, adopted the Ordinance as set forth herein below.

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

SECTION 1. Pursuant to the foregoing recitations and as outlined in CCMC Title 17, Section 17.620.030.A, the following required findings for Zoning Code Map Amendment, ZCMA P-2015074 are hereby made:

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

The General Plan Land Used Element designation for the entire site is General Corridor. The General Corridor General Plan land use designation envisions commercial uses and the proper zoning for the entire site is CG (Commercial General). The CG zone allows a wide variety of commercial uses including parking areas for commercial uses. Commercial parking lots and retail uses are not allowed in the R1 (Residential Single Family) Zone and currently the parking area and rear portions of the ice rink building are zoned R1. The zone change from R1 to CG will make the entire site consistent with the General Plan Land Use Designation of General Corridor and the Project complies with all commercial provisions and development regulations of the CG Zone and the Zoning Code. The application does not include any variance or request to amend the General Plan designation.

With the change of Zone the Project can be approved thereby furthering the goals of General Plan Land Use Objective 6 which call for revitalization of the physical character and the economic wellbeing of an otherwise vacant building and economically derelict parcel. Commercial development which cannot occur without the zone change will assist in leading to an economically functioning site that is currently void of any commercial function and will therefore further General Plan Land Use Objective 8. This Objective calls for the enhancement of business growth by promoting retail establishments that serve regional markets as well as the needs of local residents.

1 The proposed amendments will not result in any inconsistency with the General Plan or
2 the Zoning Code.

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

5 The proposed Zoning Code Map Amendment is not detrimental to the public interest,
6 health, safety, convenience and welfare of the City in that the amendment, and
7 subsequent Project, have been reviewed by the relevant City Departments. Toxic or
8 other potential hazard resulting from the previous ice rink use have been identified and
9 removed from the site. The City-reviewed traffic study has not identified any significant
10 impacts. No health or safety hazards have been identified in the review of this Project.

11 The Zoning Code Map Amendment is needed for the commercial Project to proceed and
12 the Project is anticipated to encourage new business opportunities. Business
13 opportunities add to the economic vitality that serves the community and protects the
14 quality of life negating the negative effects of what is currently a vacant building and
15 dilapidated site. With City approval of the proposed Zoning Code Map Amendment,
16 the Project will be consistent with the objectives of the General Plan and in conformity
17 with the CCMC, including the Zoning Code.

18 **3. The proposed amendment is in compliance with the provision of the California
19 Environmental Quality Act (CEQA).**

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

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

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

28 The site is physically suitable (including access, provision of utilities, compatibility with
29 adjoining land uses and absence of physical constraints) for the requested zoning and
the anticipated land use development because a full review by City staff determined all
applicable design standards and public services can be provided.

The Project's previous siting and design that allowed for a transition from the Sepulveda
Boulevard commercial corridor to the adjoining residential neighborhoods by creating a
parking lot that acted as a buffer from the commercial building fronting Sepulveda
Boulevard will continue unchanged. This Zoning Code Map Amendment will facilitate a
use that essentially continues the same site design that has existed for several decades
and has proven to be compatible with surrounding residential areas and adjacent

1 commercial properties. Residential areas will be buffered with a large, landscaped
2 surface parking lot and commercial uses will be accessed only off of a commercial
3 boulevard. The building in its current form and which will not change, meets or exceeds
4 minimum code setbacks, step-backs, height, and parking further assuring compatibility
5 and diminished impacts. The Zoning Code Map Amendment will allow this use.
6 Vehicular access to the Project site has been located at a physically suitable location
7 that is sufficiently distant from residential areas. In addition, locating on-site parking
8 access from Sepulveda Boulevard which has a double, left turn lane lessens potential
9 traffic conflicts with commercial and residential areas.

10 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
11 Council of the City of Culver City, California, hereby adopts Zoning Code Map Amendment,
12 ZCMA P-2015074, thereby changing the Residential Single Family (R1) zoned portion of
13 the Site to Commercial General (CG) making it consistent with its General Plan Land Use
14 Designation of General Corridor and as shown in Exhibit A, attached hereto and
15 incorporated herein by reference.

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

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1 **SECTION 4.** The City Council hereby declares that, if any provision, section,
2 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
3 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
4 of any preemptive legislation, then the City Council would have independently adopted the
5 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of
6 this ordinance and as such they shall remain in full force and effect.
7

8
9 APPROVED and ADOPTED this _____ day of _____, 2016.
10

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13 _____
14 MICHEÁL O' LEARY, MAYOR
15 City of Culver City, California
16

17 ATTESTED BY:

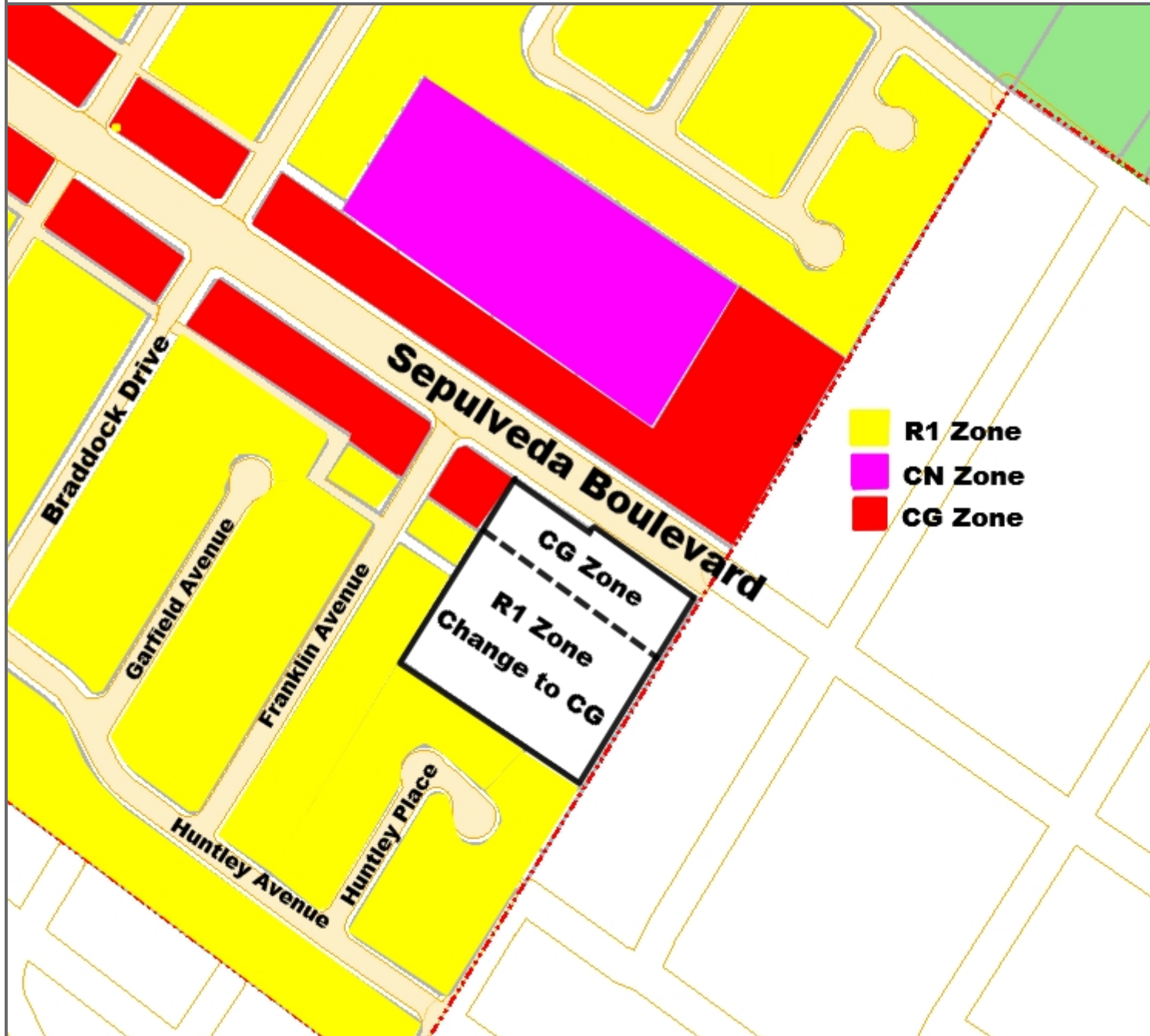
APPROVED AS TO FORM:

18
19 _____
20 MARTIN R. COLE, City Clerk
21

A15-00877

22
23 _____
24 CAROL A. SCHWAB, City Attorney
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EXHIBIT A
Zoning Code Map Amendment, ZCMA P-2015074
4545 Sepulveda Boulevard



Source: CDD/Planning
Map Created: 12/07/2015
Meeting Date: 12/14/15



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232
TEL: 310-253-5976

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