

1 with all required standards and City ordinances and to establish conditions of approval to
2 ensure the uses are compatible with the Project site and surrounding area; and,

3 3. Zoning Code Map Amendment: for changing the Zoning designation for the rear
4 45 feet of the Project Site from Residential Medium Density Multiple (RMD) to Commercial
5 General (CG), to ensure consistency with the Project Site's land use designation and to ensure
6 such change is not detrimental to the overall health safety and general welfare; and
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8 **WHEREAS**, on June 8, 2022, after conducting a duly noticed public hearing on the
9 subject application, including full consideration of the application, plans, staff report,
10 environmental information and all testimony presented, the Planning Commission (i) by a vote
11 of 4 to 0, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will
12 not result in significant adverse environmental impacts; (ii) by a vote of 4 to 0, conditionally
13 approved Conditional Use Permit and Administrative Use Permit P2021-0043-CUP, - AUP; and
14 (iii) by a vote of 4 to 0, recommended the Culver City City Council adopt Zoning Code Map
15 Amendment, P2021-0043-ZCMA, as set forth herein below; and
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18 **WHEREAS** the proposed Zoning Code Map Amendment addresses the following
19 topics:

- 20 • *Zoning Designation Consistency with the General Plan.* The Amendment
21 changes zoning on a General Corridor General Plan Land Use designated
22 lot from RMD to CG which is the appropriate zoning for the above stated
23 land use designation;
- 24 • *Facilitation of a Development Project.* The Planning Commission
25 approved CUP and AUP allow an expansion of a commercial use which
26 as designed, requires the rear portion of the Project Site to be zoned CG
27 to allow the proposed parking use and use of this parking for commercial
28 purposes; and
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30 **WHEREAS** on August 8, 2022, after conducting a duly noticed public hearing on
31 Zoning Code Map Amendment, P2021-0043-ZCMA, changing the zoning designation for a

1 portion of the Project Site, as noted above, fully considering the Planning Commission's
2 recommendation and all reports, testimony and environmental information presented, the City
3 Council, by a vote of 5 to 0, introduced an ordinance to approve Zoning Code Map Amendment
4 P2021-0043-ZCMA (the "Ordinance"), as set forth herein below; and .

5 **WHEREAS**, on August 22, 2022, the City Council, by a vote of ___ to ___, adopted
6 the Ordinance.

7 **NOW, THEREFORE**, the city council of the City of Culver City, California, DOES
8 HEREBY ORDAIN as follows:

9 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
10 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
11 Section 17.620.030.A, are hereby made:

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

16 The Project is proposing a Zoning Code Map Amendment that will change the rear
17 45 feet of the Project Site's RMD zoning to CG Zoning. This portion of the Project
18 Site has a General Corridor General Plan Land Use designation and the appropriate
19 zoning for this designation is CG; the remainder and majority of the Project Site is
20 properly zoned CG. This amendment will make the entire site consistent with the
21 General Plan Land Use designation.

22 This portion of the Project Site has historically been used as a parking lot serving the
23 rest of the Site and has not been used for residential purposes. The historical use a
24 commercial in nature and is allowed in the CG Zone. The amendment creates
25 flexibility in how the Project Site is used and how it can potentially be developed in
26 the future. The Zoning Code Map Amendment will align the zoning with the historical
27 use of the site which is a use consistent with the General Corridor Land Use
28 designation. This will result in internal consistency with the Project Site and
29 consistency with the General Plan and Zoning Code.

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

1 The Zoning Code Map Amendment affecting the Project's internal boundary between
2 two different zoning designations will only affect the Project Site and no other
3 surrounding properties. Further the amendment results in changing a small portion
4 of the Project site to a commercial zoning designation consistent with the Land Use
5 designation. Allowed commercial land uses will not be affected and the amendment
6 will make the historical parking use consistent with CG Zone. Therefore, the
7 proposed amendment would not be detrimental to the public interest, health, safety,
8 convenience, or welfare of the City.

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

21 Pursuant to the CEQA Guidelines, initial review of the project by staff established
22 there are no potentially significant adverse impacts upon the environment, and the
23 project has been determined to be Categorical Exempt pursuant to CEQA Section
24 15301, Class 1 – Existing Facilities, because the proposed project involves changing
25 a portion of the Project Site's Zoning to make it consistent with the General Plan
26 designation thereby facilitating a 2,167 square foot addition to an existing auto repair
27 facility to accommodate additional vehicle repair space which is under 2,500 square
28 feet threshold for additions and also under the 10,000 square foot total area threshold
29 for an urbanized area. The Categorical Exemption was adopted by the Planning
Commission on June 8, 2022, which determined that the Project will not have a
significant adverse impact on the environment as noted above. General Plan Map
Amendment P2021-0043–ZCMA is within the scope of the adopted Categorical
Exemption and the circumstances under which the Categorical Exemption was
prepared have not significantly changed, and no new significant information has been
found that would impact the Categorical Exemption. Therefore, no additional
environmental analysis is required.

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40 **4. Additional Finding for Zoning Map Amendments: The site(s) is**
41 **physically suitable (including access, provision of utilities, compatibility with**
42 **adjoining land uses and absence of physical constraints) for the requested**
43 **zoning designation(s) and anticipated land use development.**

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

48 The Project's internal boundary between its two different Zoning designations occurs
49 between the north side of the vehicle repair building and the north parking lot serving
50 the Site. Without the Zoning Code Map Amendment, the surface parking use could
51 not be allowed. This Zoning Code Map Amendment will facilitate a commercial
52 development that is consistent with surrounding commercial uses and that with
53 project conditions, respects the nearby residential uses. The Project's height,
54 setbacks, and existing and proposed uses are consistent with development

standards and allowed land uses as stipulated the CCMC for the CG Zone. The amendment will align with the Site's historic commercial use – surface parking. The surface parking can be accommodated and with managed parking, operations will comply with the Zoning Code. Vehicular access to the Project is located at a physically suitable location that is sufficiently distant from the Washington Boulevard and Washington Place frontage. In addition, locating on-site parking access from Tilden Avenue will lessen potential traffic conflicts with commercial uses along Washington Boulevard and Washington Place.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby adopts the Ordinance approving Zoning Code Map Amendment, P2021-0043-ZCMA, amending the zoning designation for a portion of the Project Site as noted above and as set forth in Exhibit A attached hereto and made a part thereof.

SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City Charter, prior to the expiration of 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 or 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.

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APPROVED and ADOPTED this 22nd day of August, 2022.

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DR. DANIEL LEE, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk



HEATHER BAKER, City Attorney

EXHIBIT A
 ORDINANCE NO. 2022-
 Zoning Code Map Amendment, P2021-0043-ZCMA
 11039 Washington Boulevard

Existing Zoning (RMD - Residential Medium Density Multiple)



CN Commercial Neighborhood	IL Industrial Light
CG Commercial General	IG Industrial General
CC Commercial Community	S Studio
CD Commercial Downtown	E Cemetery
CRR Commercial Regional Retail	OS Open Space
CRB Commercial Regional Business Park	T Transportation
R1 Residential Single Family	Commercial Zero Setback Overlay
R2 Residential Two Family	Overlay Zone Boundary
R3 Residential Three Family	City Boundary
RLD Residential Low Density Multiple	Ballona Creek
RMD Residential Medium Density Multiple	P Culver City Park
RHD Residential High Density Multiple	

LEGEND

PD Planned Development
IL Industrial Light
IG Industrial General
S Studio
E Cemetery
OS Open Space
T Transportation
Commercial Zero Setback Overlay
Overlay Zone Boundary
City Boundary
Ballona Creek
P Culver City Park

Site

Proposed Zoning (CG - Commercial General)



CN Commercial Neighborhood	IL Industrial Light
CG Commercial General	IG Industrial General
CC Commercial Community	S Studio
CD Commercial Downtown	E Cemetery
CRR Commercial Regional Retail	OS Open Space
CRB Commercial Regional Business Park	T Transportation
R1 Residential Single Family	Commercial Zero Setback Overlay
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Site