

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

Meeting Date: 1/28/13		Item Number: PH-1	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING – Introduction of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing Planned Development Zone No. 12 Zoning Code Map Amendment (ZCMA P-2012118) and Approving a Comprehensive Plan (CP P-2012116) to Allow a Mixed Used Development Consisting of Approximately 31,240 Square Feet of Commercial Uses and 115 Residential Units Located at 8770 Washington Boulevard.			
Contact Person/Dept.: Susan Yun, CDD Thomas Gorham, CDD		Phone Number: (310) 253-5755 (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: ☐ No: ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: 12/10/12 Planning Commission	
Public Notification: On December 21, 2012, a notice was mailed to all the property owners and occupants beyond a 1,000-foot radius of the project site and emailed to the Master Notification List. The notice was mailed to East Culver City Neighborhood Alliance Homeowners Association, the Chamber of Commerce and Downtown Business Association. On December 21, 2012, the site was posted. The notice was also published in the Culver City News on January 10 th and 17 th , 2013; Meetings and Agendas – City Council (01/23/13)			
Department Approval: Sol Blumenfeld: (01/17/13)		City Attorney Approval: Carol Schwab (by H. Baker) (01/22/13)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (01/23/13)		City Manager Approval: John M. Nachbar (01/23/13)	
<u>RECOMMENDATION:</u> Staff recommends that the City Council 1) determine that no new information has become available and no changes in the proposed project have been made since the Planning Commission's adoption of a Mitigated Negative Declaration related to the project and, therefore, no additional environmental analysis is required; and, 2) introduce the proposed Ordinance (Attachment No. 1), amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 12 (Zoning Code Map Amendment, ZCMA-P2012118) and approving a Comprehensive Plan (CP P-2012116) for a mixed use development consisting of approximately 31,240 square feet of commercial uses and 115 residential units located at 8770 Washington Boulevard.			

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PROCEDURE:

1. Mayor seeks motion to receive and file the 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 seeks motion to declare 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 discusses the matter and arrives at its decision.

BACKGROUND:

The proposed request is to establish a Planned Development (PD) Zone through a Zoning Code Map Amendment (ZCMA) and a Comprehensive Plan (CP) to allow the construction of a 5-story, 56 foot high maximum, mixed-use development consisting of approximately 31,240 square feet of ground floor commercial uses (retail and restaurant) and 115 residential units above with a total of 344 parking spaces provided at the ground level and in two levels of subterranean parking (the Project). The Project site is located near the recently completed Exposition Light Rail Transit (Expo LRT) line, Culver City Expo Station, and the City's Washington National Transit Oriented Development (TOD) at 8770 Washington Boulevard.

In order to facilitate the proposed Project, a Zoning Code Map Amendment and Comprehensive Plan are required pursuant to Zoning Code Section 17.240, Planned Development Zoning Districts and Section 17.560, Comprehensive Plans. The proposed Zoning Code Map Amendment includes re-zoning the project site from East Washington Overlay (EWO), Industrial General (IG) and Commercial General (CG) Zones to Planned Development (PD). The proposed Comprehensive Plan implements the PD zoning with specific development standards and permitted land uses. The Comprehensive Plan is intended to allow flexibility in the application of the Zoning Code standards for larger scaled proposed developments and considers innovation in site planning in order to more effectively respond to site features, uses on adjoining properties, and other impacts where the Zoning Code alone may not provide such flexibility.

At its December 12, 2012 meeting, after considering the staff report, the application materials, and applicant presentation, the Planning Commission unanimously adopted a Resolution (Attachment No. 2) recommending City Council approval of the Project zoning and development permit ZCMA-P2012118 establishing PD Zone No. 12 and Comprehensive Plan (CP P-2012116). The Planning Commission recommended a condition of approval (Condition No. 108, Exhibit B, Attachment No.1) requiring the applicant to offer free of charge one annual Metro pass to each

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of the residential tenants in the project as a way to encourage use of the Expo LRT and as a leasing incentive.

Please see Attachment Nos. 3 through 6 (Comprehensive Plan document, Planning Commission Staff Report, Environmental Analysis, and Traffic Study) for a detailed review of the Project.

ATTACHMENTS:

1. Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Conditions of Approval.
2. Planning Commission Resolution No. 2012-P013 (without attachments).
3. December 12, 2012, Planning Commission Staff Report (without attachments).
4. Initial Study/Mitigated Negative Declaration dated October 24, 2012.
5. Traffic Analysis prepared by Hirsch/Green Transportation Consulting, Inc. dated July 10, 2010 and supplemented on June 19, 2012.
6. Proposed Comprehensive Plan dated January 28, 2013.

FISCAL ANALYSIS:

There is no fiscal impact associated with the introduction of the Proposed Ordinance.

MOTION:

That the City Council:

1. Determine that there is no new information or substantial changes to the Project since the Planning Commission's adoption of the Mitigated Negative Declaration and, therefore, no additional environmental analysis is required; and
2. Introduce the proposed Ordinance, amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 12 (Zoning Code Map Amendment, ZCMA-P2012118) and approving a Comprehensive Plan (CP P-2012116).