

RESOLUTION NO. 2024-R____

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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 CULVER CITY, CALIFORNIA, AUTHORIZING OTHER NON-
5 RESIDENTIAL LAND USES, INCLUDING RELIGIOUS PLACE OF
6 WORSHIP AND RELATED COMMUNITY CENTER, ON THE
7 GROUND FLOOR OF A MIXED-USE DEVELOPMENT LOCATED
8 AT 4464 SEPULVEDA BOULVARD, IN THE COMMERCIAL
9 NEIGHBORHOOD (CN) AND COMMERCIAL GENERAL (CG)
10 ZONES.

11 WHEREAS, on June 16, 2022, the Community Development Director issued a
12 Letter of Compliance approving a streamlined ministerial process pursuant to Senate Bill 35
13 for a proposed mixed-use development consisting of a 14,000 square-foot religious facility and
14 related facilities and 95 residential units affordable to low-income households at 4464
15 Sepulveda Boulevard in the Commercial Neighborhood (CN) and Commercial General (CG)
16 Zones; and

17 WHEREAS, the Senate Bill 35 Letter of Compliance requires, as a condition of
18 streamlined ministerial processing, that the project comply with all applicable Culver City
19 Municipal Code (CCMC) Standards; and

20 WHEREAS, CCMC Section 17.400.065 - Mixed-Use Development Standards
21 requires that commercial uses be located on the ground floor of mixed-use developments
22 adjacent to arterial streets, unless other non-residential land uses that foster pedestrian activity
23 are authorized by resolution of the City Council;
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25 WHEREAS, the proposed religious place of worship and related facilities,
26 including a community center, will serve as a local hub for a variety of services, resources,
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1 meetings, and community gatherings throughout the week, and is therefore expected to
2 increase pedestrian activity on adjacent streets;

3 WHEREAS, CCMC Section 17.400.065 – Mixed-Use Development Standards
4 requires that non-residential tenant spaces on the ground floor shall have a minimum depth of
5 30 feet, and the proposed project will demonstrate compliance with this standard prior to
6 building permit issuance;

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8 WHEREAS, CCMC Section 17.400.065 – Mixed Use Development Standards
9 requires that the overall non-residential floor area shall be a minimum of 10% of the project’s
10 total gross floor area, and the proposed project has been granted relief from this requirement,
11 as an incentive pursuant to California Government Code Section 65915, Density Bonus and
12 Other Incentives;

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14 WHEREAS, on July 8, 2024, the City Council, by a vote of ___ to ___, adopted
15 this Resolution authorizing other non-residential land uses, including religious facility and
16 related facilities, to be located on the ground floor of a proposed mixed-use development at
17 4464 Sepulveda Boulevard adjacent, adjacent to an arterial street.

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19 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
20 HEREBY RESOLVE as follows:

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1 Section 1. Pursuant to the foregoing recitations and the provisions of CCMC
2 Section 17.400.065.D.4, the City Council of the City of Culver City, California, hereby
3 authorizes other non-residential uses, including a religious place of worship and related
4 facilities including a community center, to be located on the ground floor of a proposed mixed-
5 use development at 4464 Sepulveda Boulevard, adjacent to an arterial street.
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8 APPROVED and ADOPTED this _____ day of _____, 2024.
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11 _____
12 YASMINE-IMANI MCMORRIN, Mayor
13 City of Culver City, California

14 ATTEST:

15 APPROVED AS TO FORM:

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17 _____
18 JEREMY BOCCHINO, City Clerk

19 _____
20 HEATHER BAKER, City Attorney
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