

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

Meeting Date: 02/11/13		Item Number: C-6	
CITY COUNCIL AGENDA ITEM: Adoption 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, Thomas Gorham		Phone Number: 310-253-5755 310-253-5727	
Fiscal Impact: Yes ☒ No ☐		Fiscal Impact: Yes	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: 12/10/12	
Planning Commission			
Public Notification: (Email) Meetings and Agendas – City Council (02/05/13)			
Department Approval: Sol Blumenfeld: (01/31/13)		City Attorney Approval: Carol Schwab (by H. Baker) (01/31/13)	
Chief Financial Officer Approval: Jeff Muir (02/05/13)		City Manager Approval: John M. Nachbar (02/05/13)	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt 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 (the “Project”). <u>BACKGROUND / DISCUSSION:</u> At its meeting of December 12, 2012, the Planning Commission unanimously recommended to the City Council approval of Zoning Code Map Amendment ZCMA-P2012118, establishing PD Zone No. 12, and Comprehensive Plan CP P-2012116, to allow development of the proposed Project.			

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At the City Council meeting of January 28, 2013, the City Council unanimously approved for introduction the proposed Ordinance approving Zoning Code Map Amendment ZCMA-P2012118 and Comprehensive Plan CP P-2012116 with the following clarifications to the Project conditions of approval:

- Condition No. 27 – This condition was clarified to require the Construction Management Plan be reviewed by both the Building Official and the Planning Manager and in addition to meeting and advising the inspectors of the construction schedule, the developer is also required to discuss general construction operations and allowable work hours prior to commencing construction.
- Condition No. 52 – The language in this condition was clarified to “require” rather than using the developer’s “best efforts” to ensure that construction related parking occurs on the property or at designated offsite locations approved by the City.
- Condition No. 102 – This condition was clarified to require that “for the public open space area, the Director, or his or her designee, shall conduct follow-up inspections annually for five years to ensure that the public open space area is maintained and operated in a manner consistent with the approved Comprehensive Plan.” In addition, further clarification was made to require that the inspection report specifically include a report on any neighborhood parking intrusions and public parking operations.

The Ordinance, with the above corrections, is brought back tonight for adoption by the City Council.

ATTACHMENTS:

1. Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Conditions of Approval.

MOTION:

That the City Council:

Adopt 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. 10 (Zoning Code Map Amendment, ZCMA-P2012020) and approving a Comprehensive Plan (CP P-2012018).