

ATTACHMENT NO. 9

RESOLUTION NO. 2024-P004

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 RECOMMENDING THE CITY COUNCIL (1) CERTIFY THE FINAL ENVIRONMENTAL
4 IMPACT REPORT SCH NO. 2023080709; (2) ADOPT A MITIGATION MONITORING
5 PROGRAM; AND (3) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS
6 BASED ON AN ASSESSMENT OF PROJECT BENEFITS AGAINST THE PROJECT'S
7 SIGNIFICANT AND UNAVOIDABLE IMPACTS, IN COMPLIANCE WITH THE
8 CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE 5700 HANNUM MIXED USE
9 COMPREHENSIVE PLAN.

(Environmental Impact Report, P2023-0218-EIR)

10 WHEREAS, on October 9, 2023, 5700 Hannum Owner, LLC c/o Lincoln Property Company, (the
11 "Applicant") filed applications for a General Plan Map Amendment, Zoning Code Map Amendment,
12 Comprehensive Plan, Density and Other Bonus Incentives, and Extended Construction Hours to
13 construct a 6-story, up to 78-foot high, mixed use residential and commercial development on a 2.23-
14 acre site (the "Project"). The Project is more specifically described by Los Angeles County Assessor
15 Parcel Number 4134-005-015 in the City of Culver City, County of Los Angeles, State of California at
16 5700 Hannum Avenue in Culver City, California, 90230; and,

17 **Project Description**

18 The Project is a new 6-story (up to 78-foot high) mixed-use residential and commercial
19 development with two semi-subterranean levels, 309 residential units (including 27 very low-income
20 units) and 5,600 square feet of retail space. There is a total of 7,507 square feet of publicly accessible
21 open space, 19,526 square feet of private open space, and 27,123 square feet of residential common
22 open space. There are 428 vehicle parking spaces (399 residential, 6 guest, and 23 commercial) in two
23 semi-subterranean vehicle parking levels with additional at grade parking on the first floor, and two
24 vehicle access points: residential only on Buckingham Parkway and commercial and residential on
25 Hannum Avenue. The Project also contains 92 bicycle spaces: 11 short-term and 81 long-term. The
26 City of Culver City is the lead agency for the California Environmental Quality Act (CEQA) environmental
27 review process.
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1 Currently, the Project Site is occupied by a 30,672 square foot two-story office building
2 constructed in the late 1970s and surface parking with landscaping. The sidewalks adjoining the Project
3 Site to the north, east, and south are landscaped with street trees. The office building and surface
4 parking uses are on relatively flat graded land, however, Buckingham Parkway slopes downward from
5 north to south, with the northernmost elevation (at its intersection with Hannum Avenue) at
6 approximately 128 feet (measured from sea level) and the southernmost elevation (near Windsor Way)
7 at approximately 103 feet. The topographical street elevation decreases by approximately 25 feet from
8 north to south. There is a fire lane/access road on the west side shared by the Project Site and the
9 property at 5750 Hannum Avenue. The fire lane/access road will remain accessible by both properties
10 after construction of the Project.
11

12 WHEREAS, to implement the proposed Project, approval of the following applications is
13 required:

14 1. General Plan Map Amendment P2023-0218-GPMA: to change the existing Regional
15 Center land use designation to General Corridor, to ensure the Project Site's land use designation
16 allows residential uses; and

17 2. Zoning Code Map Amendment P2023-0218-ZCMA: to change the existing Commercial
18 Regional Business Park (CRB) zoning designation to Planned Development (PD), to ensure the proper
19 rezoning of the property and maintain consistency with the General Plan designation; and
20

21 3. Comprehensive Plan P2023-0218-CP: to ensure the Project is in compliance with all
22 required standards and City ordinances, establishes standards and uses, and establishes all onsite and
23 offsite conditions of approval to reflect the site features and compatibility of the proposed Project with
24 the uses on adjoining properties; and

25 4. Density and Other Bonus Incentives P2023-0218-DOBI: to ensure implementation of
26 State law density bonuses and other bonus incentives requirements, pursuant to California Government
27 Code § 65915, or as may be amended, and the goals and policies of the City's General Plan Housing
28 Element.
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1 5. Extended Construction Hours Request: a land use entitlement allowing additional hours
2 of construction in the morning increasing the allowed construction time between 7:00 am and 8:00 pm,
3 Monday through Friday; and 7:00 am and 7:00 pm, Saturdays and Sundays, to allow for specific
4 constructive activity including crane installation and dismantling, pouring concrete, grading, and
5 excavation; and

6 WHEREAS, the California Environmental Quality Act of 1970, as amended (California Public
7 Resources Code 21000, et.seq.; and California Code of Regulations, Title 14, Ch. 3 15000, et.seq.;
8 collectively, "CEQA"), gives to the lead agency the responsibility for considering the effects of a project,
9 both individual and collective, of all physical development activities involved when action is taken by a
10 lead agency to approve a Project; and

11 WHEREAS, the City prepared an Initial Environmental Study (Initial Study) for the Project, which
12 determined that the Project may have a significant effect on the environment and that an Environmental
13 Impact Report must be prepared. The Initial Study determined that the following areas must be
14 addressed in the Project EIR: aesthetics, air quality, cultural resources, energy, geology and soils,
15 greenhouse gas emissions, land use and planning, noise, population/housing, public services,
16 recreation, transportation, tribal cultural resources, utilities and service systems; and mandatory findings
17 of significance; and

18 WHEREAS, the City prepared a Notice of Preparation ("NOP") of the Draft EIR, which was
19 circulated to the affected agencies and the public, pursuant to CEQA for 30 days beginning on August
20 29, 2023, and numerous comments from agencies and the public were received in response. The City
21 held a public scoping meeting on September 12, 2023, to obtain information from the public as to issues
22 that should be addressed in the Draft EIR; and

23 WHEREAS, the City in accordance with provisions of CEQA Guidelines Sections 15085(a) and
24 15087(a), the City, serving as the Lead Agency: (1) prepared and transmitted a Notice of Completion
25 (NOC) to the State Clearinghouse; (2) published a Notice of Availability (NOA) of a Draft EIR which
26 indicated that the Draft EIR was available for public review at the City's Current Planning Division; (3)
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1 provided copies of the NOA and Draft EIR to the Culver City Julian Dixon Library; (4) posted the NOA
2 and the Draft EIR on the City's Planning Division website:

3 <https://www.culvercity.org/Active-Projects/5700-Hannum-Ave-Proposed-Project> ;

4 (5) sent an NOA to all property owners and occupants within 500 feet of the Project Site and extended
5 to end of city block; (6) sent an NOA to the last known name and address of all organizations and
6 individuals who previously requested such notice in writing or attended public meetings about the
7 Project; and (7) filed the NOA with the County Clerk. The public review period commenced on April 4,
8 2024, and ended on May 20, 2024, for a total of 47 days. The City conducted a virtual Community
9 Meeting focused on the Project and a Public Meeting focused on the Draft EIR on April 30, 2024.
10

11 WHEREAS, the City received numerous written and oral comments to the Draft EIR, prepared
12 responses to those comments and determined no revisions to the Draft EIR are necessary. The
13 proposed written responses to comments from public agencies received during the 47-day review
14 period were provided to such agencies and the Final EIR was made available on June 19, 2024; and

15 WHEREAS, the Final Environmental Impact Report (EIR), dated June 2024, includes the Draft
16 EIR, dated April 2024, responses to written comments on the Draft EIR, responses to public testimony
17 regarding the Draft EIR, issues raised during the public comment period, and the Mitigation Monitoring
18 and Reporting Program (MMRP). The Final EIR was prepared and circulated in compliance with CEQA;
19 and
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21 WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public meeting to
22 receive public comment on the Final EIR and consider the proposed Final EIR. During the course of the
23 public hearing, the Planning Commission considered staff and consultant presentations, written
24 comments received from public agencies and the public, staff reports, Applicant presentations,
25 information presented to the Planning Commission to assist its understanding of the Project, the Final
26 EIR, CEQA Findings of Fact and Statement of Overriding Considerations and public comments and
27 testimony on the Project. In addition, the Planning Commission considered the Final EIR prepared for
28 the Project, including information provided in staff reports, information presented from experts and in
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1 public testimony, including letters submitted to the Planning Commission following the close of the public
2 hearing before the Planning Commission, and other matters in the public record; and

3 WHEREAS, following conclusion of the public discussion and thorough deliberation of the
4 subject matter, the Planning Commission determined by a vote of 3 to 0 adopted Resolution
5 2024-P004 recommending to the City Council (1) certification of the Final Impact Report SCH No.
6 2023080709; (2) adoption of CEQA findings and a mitigation monitoring and reporting program; and (3)
7 adoption of a statement of overriding considerations based on an assessment of Project benefits
8 against the Project's significant and unavoidable impacts, in compliance with the California
9 Environmental Quality Act, for Comprehensive Plan, Density and Other Bonus Incentives, Zoning Code
10 Map Amendment, and General Plan Map Amendment, P2023-0218-CP; -DOBI; -ZCMA; -GPMA, for
11 the Project; and
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13 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
14 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

15 SECTION 1. GENERAL FINDINGS. Pursuant to the foregoing recitations, the Planning
16 Commission recommends the City Council make the following findings:

- 17 1. Based on the findings contained in the Initial Study prepared by the City, it was determined
18 that the proposed Project may have a significant effect on the environment and an EIR is
19 required.
- 20 2. The Draft and Final EIRs, including the technical appendices and responses to comments,
21 were prepared, circulated, and completed in compliance with CEQA.
- 22 3. Revisions to the Draft EIR were not necessary and responses to comments, and other
23 documents related to the Draft EIR have been made a part of or incorporated into the Final
24 EIR.
- 25 4. The revisions made to the Draft EIR and incorporated into the Final EIR do not require
26 recirculation of the Draft EIR based on the following:
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- a. No significant new information has been added that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project, a feasible way to mitigate or avoid such an impact that the Applicant has declined to implement, or a feasible project alternative;
 - b. The comment period did not result in new information that would have required corrections, changes, and/or clarification to points and information included in the Draft EIR;
 - c. There are not significant new environmental impacts resulting from the Project from a new mitigation measure proposed to be implemented;
 - d. There is no substantial increase in the severity of an environmental impact that has not been mitigated to a level of insignificance;
 - e. The Applicant has not declined to adopt any feasible project alternatives or mitigation measures, considerably different from others previously analyzed, that clearly lessen the environmental impacts of the Project; and
 - f. The Draft EIR is not fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment precluded.
5. The Final EIR accurately describes the Project and identifies the discretionary approvals necessary for the project as listed in the recitations above.
 6. The Final EIR adequately analyzes all of the potentially significant environmental impacts of approval of the Project, mitigation measures, environmental impacts and cumulative impacts which have been mitigated to a less than significant level, alternatives to the Project on the Project site, short-term and long-term impacts, growth inducing impacts, and significant and unavoidable impacts.

SECTION 2. CERTIFICATION FINDINGS. Based upon the above recitals and the entire record, including, without limitation, the 5700 Hannum Mixed Use Comprehensive Plan Project Draft and Final

1 EIR, oral and written testimony and other evidence received, at the public hearings held on the Project
2 and the Final EIR, the Planning Commission further finds:

- 3 1. That the EIR for the Project is adequate, complete, and has been prepared in accordance
4 with the California Environmental Quality Act (CEQA).
- 5 2. That the Planning Commission has independently reviewed and considered the EIR in
6 reaching its conclusions.
- 7 3. The Planning Commission, as the recommending body to the City Council, has reviewed
8 and considered in the EIR as well as the whole of the administrative record and the
9 evidence and testimony presented in this matter, prior to making its recommendation on
10 the Project.
- 11 4. The Planning Commission recommends the City Council find that the Final EIR reflects the
12 decision-maker's independent judgment and analysis.
- 13 5. The Planning Commission recommends the City Council find that a mitigation monitoring
14 and reporting program (MMRP) has been prepared and is adopted to enforce the mitigation
15 measures required by the Final EIR and Project approvals (Exhibit B).
- 16 6. The Planning Commission recommends the City Council adoption of a statement of
17 overriding considerations based on an assessment of Project benefits against the Project's
18 significant and unavoidable impacts.
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21 APPROVED and ADOPTED this 10th day of July, 2024.

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24 _____
25 STEPHEN JONES - CHAIRPERSON
26 PLANNING COMMISSION
27 CITY OF CULVER CITY, CALIFORNIA

28 Attested by:

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RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

1 RESOLUTION NO. 2024-P005

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE COMPREHENSIVE
4 PLAN, DENSITY AND OTHER BONUS INCENTIVES, GENERAL PLAN MAP
5 AMENDMENT, AND ZONING CODE MAP AMENDMENT, P2023-0218-CP, -DOBI, -
6 GPMA, -ZCMA, TO ALLOW CONSTRUCTION AND OPERATION OF THE 5700
7 HANNUM MIXED USE COMPREHENSIVE PLAN PROJECT LOCATED AT 5700
8 HANNUM AVENUE IN THE COMMERCIAL REGIONAL BUSINESS PARK (CRB) ZONE.

9 (Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map
10 Amendment, and Zoning Code Map Amendment,
11 P2023-0218-CP, -DOBI, -GPMA, -ZCMA)

12 WHEREAS, on October 9, 2023, 5700 Hannum Owner, LLC c/o Lincoln Property Company, (the
13 "Applicant") filed applications for a General Plan Map Amendment, Zoning Code Map Amendment,
14 Comprehensive Plan, Density and Other Bonus Incentives, and Extended Construction Hours to
15 construct a 6-story, up to 78-foot high, mixed use residential and commercial development on a 2.23-
16 acre site. (the "Project"). The Project is more specifically described by Los Angeles County Assessor
17 Parcel Number 4134-005-015 in the City of Culver City, County of Los Angeles, State of California at
18 5700 Hannum Avenue in Culver City, California, 90230; and,

19 WHEREAS, to implement the proposed Project, approval of the following applications is
20 required:

21 1. General Plan Map Amendment P2023-0218-GPMA: to change the existing Regional
22 Center land use designation to General Corridor, to ensure the Project Site's land use designation
23 allows residential uses; and

24 2. Zoning Code Map Amendment P2023-0218-ZCMA: to change the existing Commercial
25 Regional Business Park (CRB) zoning designation to Planned Development (PD), to ensure the proper
26 rezoning of the property and maintain consistency with the General Plan designation; and

27 3. Comprehensive Plan P2023-0218-CP: to ensure the Project is in compliance with all
28 required standards and City ordinances, establishes standards and uses, and establishes all onsite and
29

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

3 4. Density and Other Bonus Incentives P2023-0218-DOBI: to ensure implementation of
4 State law density bonuses and other bonus incentives requirements, pursuant to California Government
5 Code § 65915, or as may be amended, and the goals and policies of the City's General Plan Housing
6 Element.

7 5. Extended Construction Hours Request: a land use entitlement allowing additional hours
8 of construction in the morning increasing the allowed construction time between 7:00 am and 8:00 pm,
9 Monday through Friday; and 7:00 am and 7:00pm, Saturdays and Sundays, to allow for specific
10 constructive activity including crane installation and dismantling, pouring concrete, grading, and
11 excavation; and

12 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project requires
13 Planning Commission recommend the City Council certify an Environmental Impact Report which will
14 be adopted with approval of Planning Commission Resolution No. 2024-P004; and

15 WHEREAS, on July 10, 2024, after conducting a duly noticed public hearing on the subject
16 application, including full consideration of the application, plans, staff report, environmental information
17 and all testimony presented, the Planning Commission, by a vote of 3 to 0, recommended the City
18 Council approve Comprehensive Plan, Density and Other Bonus Incentives, General Plan Map
19 Amendment, and Zoning Code Map Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA, as set forth
20 herein below;

21 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
22 CALIFORNIA, RESOLVES AS FOLLOWS:

23 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
24 Municipal Code (CCMC), the following findings are hereby made:

25 **General Plan and Zoning Code Map Amendments P2023-0218-GPMA, -ZCMA**
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1 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for General Plan and
2 Zoning Code Map Amendments are hereby made:

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

6 The General Plan Map Amendment from Regional Center to General Corridor creates internal
7 consistency between the General Plan Land Use Element and the new Planned Development
8 zoning. The General Corridor land use designation supports zoning designations that allow mixed
9 use developments while the Regional Center land use designation supports zoning designations
10 that prohibit housing. The General Corridor designation allows rezoning of the Project Site to
11 Planned Development and development of the site at densities consistent with the preferred zoning
12 and densities listed in the adopted and certified Housing Element.

13 The rezoning of the site from Commercial Regional Business Park (CRB) to Planned Development
14 18 (PD18) creates consistency with Zoning Code standards and allowed uses. The CRB Zone
15 does not allow housing while the new PD18 Zone establishes mixed use development standards
16 and uses that are generally consistent with mixed use specific standards, but with some variation
17 as stipulated in the PD18. Mixed use is allowed in commercial zones.

18 The land use and zoning code redesignation are consistent with General Plan Land Use Element
19 Objective 25 that calls for protection and enhancement of residential and commercial uses in the
20 Fox Hills area. The redesignation includes development standards such as setbacks and
21 landscaping, that lessen the potential for massing impacts on nearby residential uses. The
22 redesignations are consistent with Land Use and Housing Element Objectives 2 and 3 that
23 encourage creation of housing supply and creation of affordable housing because the new
24 designation and zoning will allow the creation 309 new dwelling units, 27 of them affordable.

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

27 The General Plan General Corridor designation guides the zoning for the site. The zone change to
28 PD18 focuses the types of uses allowed in the Comprehensive Plan and is consistent with the
29 accompanying plans for the Project. The new zoning designation and the accompanying
30 Comprehensive Plan establishes mixed use development standards ensuring height, setbacks,
31 parking, and landscaping to minimize potential impacts to surrounding areas. The General Plan
32 Map and Zoning Code Map Amendments are not detrimental to the public interest, health, and
33 safety because they establish the appropriate land use designation for the site and implement the
34 PD18 Zoning standards through the accompanying Comprehensive Plan. Further the amendment
35 and Project, have been reviewed by City Departments to ensure compliance with all relevant City
36 standards, codes and policies; Project conditions and mitigations will also lessen any potential
37 impacts.

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

40 An Environmental Impact Report (EIR) was prepared in accordance with the California
41 Environmental Quality Act (CEQA). Pursuant to the provision of CEQA Guidelines Section 15082,
42 the City circulated a Notice of Preparation of an Environmental Impact Report and Community
43 Meeting/EIR Scoping Meeting (NOP) to State, regional, and local agencies, and members of the

1 public. Based on comments a Draft EIR was prepared and circulated. A Final EIR has been
2 prepared and includes responses to comments. Studies were completed for Shade and Shadow,
3 Air Quality and Greenhouse Gas Emissions, Archaeological Resources, Energy, Paleontological
4 Resources, Noise, Geotechnical, Public Services, Transportation Impacts, Water Supply, and
5 Tribal Cultural Resources. Mitigation measures have been incorporated into the project's design
6 and address the following environmental impacts: Aesthetics, Air Quality, Biological Resources,
7 Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Public Services,
8 Transportation (which includes the Mobility and TDM Plan), Tribal Cultural Resources, and Utilities
9 and Service Systems. With the inclusion of these mitigation measures, impacts on the environment
10 are reduced to a less than significant level, with the exception of on-site Construction Noise during
11 the hours of 7 to 8 am Monday through Friday, 7:00 to 9:00 am on Saturdays, and 7:00 to 10:00
12 am on Sundays unless the City Council grants an Extended Construction Hours request. As these
13 construction noise impacts are significant and unavoidable without City approval of extended
14 hours, a Statement of Overriding Considerations has been prepared. Conditions of Approval
15 require that the Applicant implement the Mitigation Measures as contained in the Mitigation
16 Monitoring and Reporting Program.

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

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

22 The Project consists of a 6-story, up to 78-foot high, mixed-use residential and commercial
23 development with two semi-subterranean levels, 309 residential units, and 5,600 square feet of
24 retail space on a 2.23-acre site. There are 428 vehicle parking spaces in two semi-subterranean
25 vehicle parking levels with additional at grade parking on the first floor, and 92 bicycle spaces. It
26 is located at the intersection of two secondary arterials per the Circulation Element, Hannum Avenue
27 and Buckingham Parkway, and is surrounded by office and high-density residential uses. The
28 Project will result in the redevelopment of an underutilized site, with a high-density mixed-use
29 development consistent with and allowed by the proposed land use designation and
30 Comprehensive Plan zoning. Pedestrian and vehicular access is provided from the streetscape
31 network and driveways meeting the minimum Zoning Code standards, from the various public
32 rights-of way surrounding the site. Existing utilities will be removed, and new utilities will be
33 provided in a manner and location that will accommodate the anticipated land use development.
34 As the site is relatively large, it is absent of constraints for development. Based on review of the
35 proposed comprehensive plan, the subject site is suitable for the requested zoning designation
36 and anticipated land use development.

37 The development proposal has been reviewed by City departments including the Public Works
38 Department, Fire Department, and the Building Safety Department. All necessary utilities are
39 provided and there are no physical constraints to the proposed development.

40 **Comprehensive Plan P2023-0218-CP**

41 As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a Comprehensive
42 Plan are hereby made:

43 **A. The proposed Comprehensive Plan can be substantially completed within 4 years.**

1 The Project is planned and scheduled to be completed within two and one-half years and the
2 Applicant will construct the Project in one phase. Construction is expected to begin in the first
3 quarter of 2025 with full build-out and occupancy in the fourth quarter of 2027.

4 **B. The proposed development is capable of creating an environment of sustained desirability
5 and stability, or adequate assurance will be provided such objective will be attained.**

6 The Project's residential, commercial, landscaping, and outdoor seating features contribute to a
7 desirable and stable environment and is consistent with the surrounding office and high-density
8 housing area. The landscape and streetscape design are key elements that help promote a more
9 livable, accessible, and vibrant neighborhood. Along Buckingham Parkway, pedestrian level front
10 porches and landscaped entrances to rowhouse style apartments add to the residential
11 environment that exists across the street. At the corner of Buckingham Parkway and Hannum
12 Avenue and along Hannum Avenue, outdoor seating and sidewalk trees and shrubs compliment
13 the office/commercial nature of areas west and north of the Project Site. These elements revitalize
14 the Project Site and add to the overall residential stability to the east and southeast by providing
15 309 new, permanent apartments for households wishing to locate in the Project vicinity. For the
16 new residents living in the Project, amenities such as community rooms, outdoor decks and pools,
17 parking, and bicycle parking further the intent to create a space for permanent and sustained
18 residency.

19 The Project site plan includes several sustainability features such as drought tolerant landscaping,
20 compliance with Culver City Green Building Program's Design to the Equivalent Standards of LEED
21 Certification requirement, California Green Building Code's mandatory requirements, EV and
22 bicycle parking, and a transportation center with public transit information.

23 **C. The proposed uses will not be substantially detrimental to present and potential
24 surrounding uses, but will have a beneficial effect.**

25 Present surrounding uses are high density apartments and condominiums to the east and
26 southeast and commercial and office buildings to the west and north. The current uses will continue
27 with potential additional high density mixed uses and standalone residential developments to the
28 west and north. This is due to the adopted and certified Housing Element's preferred density of
29 100 dwelling units per acre (du/a) and proposed multi-family housing in those areas of Fox Hills
that currently prohibit housing. In addition, the draft General Plan Land Use Element designates
this site and surrounding existing non-residential portions of Fox Hills as Mixed-Use High and
Mixed-Use Medium with base densities of 100 du/a and 65 du/a respectively. The Project and the
PD 18 Zone's allowed uses and standards are consistent with the Housing Element and draft Land
Use Element, thereby implementing these housing and planning policy and long-range planning
documents. Thus, Project is beneficial to surrounding current and future uses.

30 **D. The streets and thoroughfares serving the development are suitable and adequate to carry
31 anticipated traffic, and the development will not generate traffic that will overload the
32 adjacent street network.**

33 The Project's Draft and Final EIRs includes Appendix I: the Gibson August 2023, Transportation
34 Study. The Study found the Project: is consistent with the City plans, programs, ordinances, and
35 policies, and would not result in geometric design hazard impacts; will not result in a significant
36 VMT impact, and no mitigation measures are required; provides adequate internal circulation to
37 accommodate vehicular, pedestrian, and bicycle traffic without impeding traffic movements on City
38 streets; driveways are designed to avoid safety hazards for pedestrians, bicyclists, or motorists;

1 incorporates pedestrian and bicycle-friendly designs, such as bicycle parking and improved
2 sidewalks; will satisfy the CCMC bicycle parking requirements; and construction activities occur
3 outside of the commuter morning and afternoon peak hours to the extent feasible and does not
4 result in significant traffic impacts. A Construction Management Plan will ensure that construction
5 impacts are less than significant.

6 **E. The proposed development is compatible with the surrounding area.**

7 As noted in Finding C above, surrounding areas include high density apartments and
8 condominiums to the east and southeast and commercial and office buildings to the west and north.
9 The Project design accommodates high density housing at 100 du/a as compared to the residential
10 uses across the street that are designed at 70 du/a and 50 du/a. Like the existing residential areas,
11 the Project incorporates internal landscaping and open spaces for Project residents. As a mixed
12 used development with ground floor commercial uses and outdoor seating along Hannum Avenue,
13 the commercial portion is compatible with commercial and office uses to the west and north of the
14 Site. Further, the development includes balconies and open decks visible from Hannum Avenue,
15 similar to existing residential decks and balconies across the street that are also visible. Based on
16 review of the proposed comprehensive plan, the site is suitable for the requested general plan and
17 zoning designations and anticipated land use development.

18 **F. The types and locations of any proposed commercial development can be economically
19 justified.**

20 The 5,600 square foot commercial space and additional 1,300 square feet of outdoor dining space
21 at the corner of Hannum Avenue and Buckingham Parkway can accommodate one or more small
22 restaurants or food retail businesses combined with a potential retail use. The commercial space
23 is located at the intersection of the residential and office commercial uses at the corner of Hannum
24 Avenue and Buckingham Parkway, thereby providing a retail/restaurant amenity for existing
25 commercial and residential users and future Project residents.

26 **G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General
27 Plan amendment is in process.**

28 A concurrent General Plan Map amendment is in process that will change the Land Use
29 designation from Regional Center, that does not support housing, to General Corridor, that does
30 support housing through mixed use. With the site's General Corridor designation, the PD18 Zone
31 and Comprehensive Plan will be in conformance with the General Plan.

32 **H. Any exception from the standards and requirements of this Title is warranted by the design
33 and amenities incorporated in the Comprehensive Plan, and is desired by the Council.**

34 As noted in Finding C above, the Project's base 100 du/a density is consistent with the adopted
35 and certified Housing Element's preferred density of 100 du/a and proposed multi-family housing
36 in those areas of Fox Hills that currently prohibit housing. In addition, the draft General Plan Land
37 Use Element designates this site and surrounding existing non-residential portions of Fox Hills as
38 Mixed-Use High and Mixed-Use Medium with base densities of 100 du/a and 65 du/a respectively.
39 Adoption of the Comprehensive Plan's maximum height is 78 feet, above the 56-foot height limit.
40 However the Project includes 27 Very Low-Income units and the City is required to grant a height
41 concession, if requested by the developer, consistent with State Density law. No other exceptions
42 from standards of the Zoning Code are incorporated into the Comprehensive Plan.

1 **I. Existing and proposed utility services are adequate for the proposed uses.**

2 Review of the Project by the City's Public Works Department has determined that the proposed
3 utility services and existing utilities that will serve the site are adequate for the proposed uses.

4 **J. The Comprehensive Plan has complied with all applicable City requirements.**

5 The Comprehensive Plan has been prepared in conformance with the Culver City Municipal Code,
6 including the Zoning and Building Codes. This includes: submission and review of a proposed site
7 plan and uses; preliminary building plans; landscaping, and lighting; and civil engineering plans.
Review by City departments of these plans has determined that the Comprehensive Plan is in
8 compliance with all applicable City requirements.

9 **Density and Other Bonus Incentives P2023-0218-DOBI**

10 As outlined in CCMC Title 17, Section 17.580.020, the following required findings for a Density Bonus
11 and Other Bonus Incentives are hereby made:

12 **A. The project would be compatible with the purpose and intent of the General Plan and the
13 provisions of this Title.**

14 With the concurrent approval of the General Plan Land Use and Zoning Code Map amendments,
15 the project will be compatible with General Corridor land use designation and the PD18 Zone that
16 implements the mixed-use standards and allowed uses stated in the Project's Comprehensive
17 Plan. The application includes a concession to allow the Project height of 78 feet, above the 56-
18 foot height limit, to ensure construction of the 27 Very Low-Income units, as required under State
19 Density Law.

20 The land use and zoning code redesignations are consistent with General Plan Land Use Element
21 Objective 25 that calls for protection and enhancement of residential and commercial uses in the
22 Fox Hills area. The redesignation includes development standards such as setbacks and
23 landscaping, that lessen the potential for massing impacts on nearby residential uses and as a
24 mixed-use project, there is a commercial component. The redesignations are consistent with Land
25 Use and Housing Element Objectives 2 and 3 that encourage creation of housing supply and
26 creation of affordable housing because the new designation and zoning will allow the creation 309
27 new dwelling units, 27 of them affordable. The Project design, as noted above in previous Findings,
is compatible with surrounding commercial and high-density housing as called for in Housing
Element Policy 2.C that promotes mixed use residential developments that are compatible with
nonresidential uses in the area. The Project implements Housing Element Policy 3.A because it
involves granting a density increase and relief from the Zoning Code required height limit. Overall
the Project implements the Housing Element quantified objectives and Regional Housing Needs
Assessment (RHNA) 6th Cycle, 2021 to 2029

28 These density increases are consistent with expected development thresholds and build-out
29 projections as delineated in SCAG's Connect SoCal 2020 (2020–2045 Regional Transportation
Plan/Sustainable Communities Strategy), the SCAG/HCD Regional Housing Needs Assessment
6th Cycle, 2021 to 2029, and the SCAQMD 2022 Air Quality Management Plan (AQMP).

30 **B. The project will not be detrimental to the public interest, health, safety, or general welfare,
31 or injurious to persons, property, or improvements in the vicinity and zoning district in
32 which the property is located.**

1 The Site provides adequate onsite pedestrian and vehicular circulation and complies with Zoning
2 Code, Comprehensive Plan, and State Density Law requirements. Potential off or on-site
3 circulation hazards are reduced because the Project provides adequate space, surface area, and
4 pedestrian and vehicle paths and driveways to ensure elimination of conflicts between Project
5 residents and surrounding commercial and residential developments. Adequate sidewalks,
6 residential only lobbies with elevators, and interior courtyards and walkways ensure pedestrian
7 access is separated from the Project's ground floor commercial space. The use and enjoyment of
8 neighboring developments are not negatively impacted or interfered with, as the new ground floor
9 commercial space will add to the existing commercial uses to the west and north of the Project
10 Site. The residential portion will complement the existing high-density housing east and southeast
11 of the Project Site.

12 The height concession will not be detrimental to the public interest, health, safety, and general
13 welfare because such relief of the code requirement, allowed under State Density Bonus Law,
14 facilitates construction of 27 Very Low-Income units. The provision of these units is necessary to
15 achieve Culver City's housing needs and the regional housing needs as directed by the 6th RHNA
16 Cycle.

17 The Project replaces an underutilized commercial office development with a new mixed-use
18 development that includes affordable residential units. The conditions of approval, the EIR required
19 mitigations, and compliance with all CCMC requirements and other City standards and guidelines
20 will ensure the Project will not be a detriment to the public interest, health, safety, or general
21 welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which
22 the property is located. The use of the State Density Bonus Law density increase complements
23 any future mixed-use projects in the Fox Hills area that may seek to increase their density in similar
24 fashion. Further, by increasing housing density on the site and providing 27 Very Low-Income
25 housing units, the Project will be in the best interest of the public health, and general welfare.

26 **C. The number of dwellings can be accommodated by existing and planned infrastructure
27 capacities.**

28 The site is in an existing urbanized neighborhood and is currently an office development. Public
29 facilities to the site exist and will be upgraded, augmented, and/or replaced as required by project
30 conditions. City review of the Project did not determine that upgrades to the existing facilities could
31 not be achieved. Further, the existing and proposed public service facilities necessary to
32 accommodate the Project such as: the width and pavement of the adjoining streets, traffic control
33 devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection
34 devices, and public utilities are provided for adequately as confirmed by the City agencies that
35 reviewed the Project during the interdepartmental review process. Finally, the Project will upgrade
36 an underutilized office development with high-density mixed-use project.

37 **D. Adequate evidence exists to ensure that the development of the property would result in
38 the provision of affordable housing in a manner consistent with Government Code, Section
39 65915, or as may be amended, and the purpose and intent of this Title.**

40 The Project's base density per the concurrent approval of the Comprehensive Plan standards is
41 223 units. Based on State Density Bonus Law, the applicant is requesting a 38.75% density
42 increase in return for inclusion of 27 very low-income households. The Project proposes a density
43 increase of 86 units for a total of 309 units. The Project's 27 very low-income units will be
44 covenanted for 55 years for very low-income households. The covenant requiring affordability for

1 55 years will be a Project condition. Adequate evidence exists to ensure that the development of
2 the Project site will result in the provision of affordable housing in a manner consistent with
Government Code, Section 65915.

3 **E. There are sufficient provisions to guarantee that the designated dwelling units would remain
4 affordable in the future.**

5 The Project will result in 309 units with 27 of those units covenanted for 55 years for very low-
6 income households. The covenant requiring affordability for 55 years will be a Project condition
7 and will be administered by the City's Housing Division to ensure compliance with State affordable
8 housing law including residents of these units meeting very low-income criteria. Certificates of
Occupancy will not be granted until covenants are recorded with the County and the Housing
Division approves the selection process for the tenanting of the Affordable units.

9 **Extended Hours Request**


10 A separate Extended Hours Request resolution with findings, Resolution No. 2024-P006, is being
11 processed with this entitlement.

12 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of
13 the City of Culver City, California, hereby recommends the City Council approve Comprehensive Plan,
14 Density and Other Bonus Incentives, General Plan Map Amendment, and Zoning Code Map
15 Amendment, P2023-0218-CP, -DOBI, -GPMA, -ZCMA, subject to: the Comprehensive Plan dated May
16 9, 2024 and reviewed by the Planning Commission on July 10, 2024; the conditions of approval set
17 forth in Exhibit A, attached hereto and incorporated herein by this reference; applicable code
18 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference, the
19 proposed General Plan Map set forth in Exhibit C, attached hereto and incorporated herein by this
20 reference, and the proposed Zoning Code Map set forth in Exhibit D, attached hereto and incorporated
21 herein by this reference. The Comprehensive Plans, and Exhibits A, B, C, and D, are collectively
22 referred to as "Project Requirements."

23 SECTION 3. The Project Requirements are hereby imposed on the proposed mixed-use
24 Comprehensive Plan development at 5700 Hannum Avenue.
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APPROVED and ADOPTED this 10th day of July, 2024.

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STEPHEN JONES - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:



RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

1 RESOLUTION NO. 2024-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF EXTENDED
4 CONSTRUCTION HOURS FOR 5700 HANNUM MIXED USE COMPREHENSIVE PLAN
PROJECT LOCATED AT 5700 HANNUM AVENUE.

5 (Extended Construction Hours)

6 WHEREAS, on October 9, 2023, 5700 Hannum Owner, LLC c/o Lincoln Property Company, (the
7 "Applicant") filed applications for a General Plan Map Amendment, Zoning Code Map Amendment,
8 Comprehensive Plan, Density and Other Bonus Incentives, and Extended Construction Hours to
9 construct a 6-story, up to 78-foot high, mixed use residential and commercial development on a 2.23-
10 acre site. (the "Project"). The Project is more specifically described by Los Angeles County Assessor
11 Parcel Number 4134-005-015 in the City of Culver City, County of Los Angeles, State of California at
12 5700 Hannum Avenue in Culver City, California, 90230; and,
13

14 WHEREAS, the Extended Construction Hours request specifically asks that earthwork shoring
15 and excavation, concrete pours for mat foundation, concrete pours for decks, and tower crane erection
16 and dismantlement begin at 7:00 AM instead of 8 AM, Monday through Friday; 7:00 AM instead 9:00
17 AM on Saturdays; and 7:00 AM instead of 10:00 AM on Sundays; and with these activities ending before
18 8:00 PM, Monday through Friday; and before 7:00 PM on weekends; and
19

20 WHEREAS, the Culver City Municipal Code Section 9.07.035 allows an applicant to request
21 extended construction activity of a specific nature, with a limited duration, in nonresidential zoning
22 districts, on construction sites one (1) acre or greater in size, if the exception is determined to be in the
23 public interest; and,
24

25 WHEREAS, on July 10, 2024, after conducting a duly noticed public hearing on the subject
26 applications, including full consideration of the applications, plans, staff report, environmental
27 information and all testimony presented, the Planning Commission by a vote of 3 to 0, recommended
28 to the City Council approval of the Extended Construction Hours land use permit; as set forth herein
29 below.

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS:

3 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
4 Municipal Code (CCMC), the following findings are hereby made:

5 **Extended Construction Hours Request:**

6 The following required findings for a Temporary Use Permit are hereby made:

7 **A. The use is limited to a duration that is no more than the maximum allowed duration, as**
8 **determined appropriate by the review authority.**

9 The Applicant is proposing, for limited construction phasing involving earthwork shoring and
10 excavation, concrete pours for mat foundation, concrete pours for decks, and tower crane erection
11 and dismantlement, a start time of 7:00 AM instead of 8:00 AM, Monday through Friday; 7:00 AM
12 instead 9:00 AM on Saturdays; and 7:00 AM instead of 10:00 AM on Sundays; and with these
13 activities ending before 8:00 PM, Monday through Friday; and before 7:00 PM on weekends. The
14 early start time for these activities will reduce the impacts of traffic and noise resulting from heavy
15 trucking traffic and will also reduce the overall construction duration by approximately two months.

16 **B. The site is physically adequate for the type, density, and intensity of use being proposed,**
17 **including provision of services (e.g. sanitation and water), public access and the absence of**
18 **physical constraints.**

19 The proposal would entail construction that would occupy the entire. The proposed extension of
20 hours as noted in Finding A will allow early construction phasing involving the activities noted in
21 Finding A to be effective and efficient, reducing the overall construction time period by approximately
22 60 days. The 2.23 acre is sufficient in size to construct the project and utility and city services will
23 be provided during construction.

24 **C. The design, location, size, and operating characteristics of the proposed use are compatible**
25 **with the existing land uses on site and in the vicinity of the subject property.**

26 The proposed construction activities are consistent with the type of construction activities that would
27 be permissible during normal construction hours pursuant to the CCMC. An Environmental Impact
28 Report (EIR) was prepared for the property which disclosed that significant construction noise
29 impacts would occur with or without the extended construction hours. Mitigation measures were
included in the EIR to reduce impacts. The extension of construction as noted in Finding A would
reduce the overall construction time period by 60 days.

D. The temporary use will be removed, and the site restored as necessary to ensure that no
changes to the site will limit the range of possible future land uses otherwise allowed by this
Title.

The construction activities are temporary and intermittent in nature and are being performed in
accordance with Project entitlements. The Project site will entail the construction of a mixed-use
development to replace the existing office use at the conclusion of construction. The surrounding
area includes both office and residential uses.

1 **E. Adequate temporary parking will be provided in order to accommodate the vehicle traffic**
2 **generated by the temporary use or special event either on-site or at alternate locations**
3 **acceptable to the review authority.**

4 A Construction Management Plan will be provided for the project. Project construction workers will
5 park at approved off site locations. This construction parking related condition will be followed during
6 extended construction hours.

7 **F. The use will comply with all applicable provisions of local, State, and Federal laws or**
8 **regulations.**

9 The construction activity/hours will comply with the Project conditions and all applicable regulations
10 and will not interfere or adversely impact other activities/uses surrounding the Property pursuant to
11 the technical studies.

12 **G. Other pertinent factors affecting the operation of the temporary use or special event have**
13 **been addressed to ensure the orderly and efficient operation of the proposed use or event,**
14 **in compliance with the intent and purpose of the Temporary Use provisions of the CCMC.**

15 Nuisance factors such as noise and traffic impacts to adjacent properties were analyzed in the
16 Project EIR and mitigated where possible. The proposed extension of construction hours as Noted
17 in Finding A and if permitted by the City, does not cause significant and unavoidable impacts. The
18 extension of the construction hours would reduce overall construction time by 60 days, reducing the
19 time period where impacts to the neighboring properties would occur. The Project conditions apply
20 to the extended hours and the Public Works Department will review and approve a Construction
21 Management Plan, Pedestrian Protection Plan, and Construction Traffic Management Plan to
22 adequately address potential impacts from the increased hours. Any proposed revisions to these
23 construction plans will require Public Works Engineering Division and the Current Planning Division
24 approval. The City may impose additional measures including construction signage informing the
25 public of extended construction hours, increased sound attenuation, and added traffic control
26 construction personnel.

27 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of
28 the City of Culver City, California, hereby recommends the City Council approve the Extended
29 Construction Hours request subject to mitigations listed in Planning Commission Resolution No. P2024-
P004 and conditions of approval/code requirements listed in Planning Commission Resolution No.
P2024-P005.

APPROVED and ADOPTED this 10th day of July, 2024


STEPHEN JONES, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by


RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK