

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

Meeting Date: <u>04/01/14</u>		Item Number: <u>A-1</u>	
PRCS COMMISSION AGENDA ITEM: Recommendation to the City Council to Adopt a Comprehensive Plan (CP P-2013176) to Allow the Conversion of the Existing Armory Building into The Wende Museum and to Allow the Continued Use of the Am Vets Post 2 Facility Located at 10808 Culver Boulevard and 10858 Culver Boulevard, Respectively.			
Contact Person/Dept.: Dan Hernandez, PRCS Director		Phone Number: (310) 253-6655	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: (Email) Meetings and Agendas – Parks, Recreation and Community Services Commission (03/28/14).			
Department Approval: Dan Hernandez(03/26/14)		City Attorney Approval: N/A	
Chief Financial Officer Approval: N/A		City Manager Approval: N/A	
<u>RECOMMENDATION:</u> Staff recommends that the Parks, Recreation and Community Services (PRCS) Commission make a recommendation to the City Council to adopt a Comprehensive Plan (CP P-2013176; Attachment A) to allow the conversion of the existing Armory Building into The Wende Museum and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively. <u>BACKGROUND:</u> Beginning in 2010 and continuing through 2013, the Wende Museum has made outreach to residents, City Council, City Commissions and various community groups about the proposed adaptive re-use of the Armory Building. In advance of the Planning Commission's February 26, 2014 Public Hearing on this and related matters, Planning Commission staff mailed a notice to all the property owners and occupants within a 500 foot radius of the site and emailed to the Master Notification List. The notice was also published in the Culver City News on February 6, 2014. At the February 26, 2014 meeting, the Planning Commission held a Public Hearing regarding adopting Resolution No.'s 2014-P002 (Wende Museum); 2014-P003 (Am Vets Facility) (Resolution No's 2014-P002 and 2014-P003 are collectively referred to as the "Planning Commission Resolutions"); and 2014-P004 (Zoning Code Map Amendment) recommending approval to the City Council of Zoning Code Map Amendment (ZCMA P-2014018) to rezone the project site from the Commercial			

City of Culver City, California
Agenda Item Report

Neighborhood (CN) zone to the Open Space (OS) zone, in conformance with the General Plan Land Use designation; and a Comprehensive Plan (CP P-2013176) to allow the conversion of the existing Armory building into the Wende Museum, and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively. The Planning Commission staff report for this Agenda Item is provided as Attachment B (staff report Attachments, including the Planning Commission Resolutions, may be viewed on the Culver City website at www.culvercity.org under Meetings Agendas for the February 26, 2014 Planning Commission Meeting).

Following the Public Hearing and after a comprehensive discussion of the matters at hand, the Planning Commission took the following actions:

- (1) Adoption of Resolution Nos. 2014-002 (Wende Museum), 2014-P003 (Am Vets Facility) and 2014-P004 (Zoning Code Map Amendment); and,
- (2) Recommendation to the City Council that a Special Condition be added to Resolution No. 2014-P002 (Wende Museum) to require a 12-month lookback if special events are shown to cause issues in the neighborhood, with a Parking Management Plan which may include valet parking put in place if necessary at that time.

Important Note: Background information related to the February 26, 2014 Planning Commission meeting is based upon the draft meeting minutes. These meeting minutes are not official until they have been approved by the Planning Commission.

DISCUSSION:

Due to the requested rezoning of the Property to Open Space, the Comprehensive Plan is subject to the requirements in Zoning Code Section 17.250.030, Open Space (OS) District Requirements.

Zoning Code Section 17.250.030.E states, in part:

E. Comprehensive Plan Findings.

The Planning Commission, in conjunction with a public hearing, and the Parks and Recreation Commission, in conjunction with a public meeting, shall review and make recommendations to the Council regarding the Comprehensive Plan. The Council, after a public hearing, may approve, conditionally approve or disapprove a Comprehensive Plan.

Zoning Code Section 17.250.030.E further states that the findings required for approval of a Comprehensive Plan are as follows:

City of Culver City, California
Agenda Item Report

1. The proposed Comprehensive Plan can be substantially completed within 4 years;
2. The proposed development is capable of creating an environment of sustained desirability and stability, or adequate assurance will be provided such objective will be attained;
3. The proposed uses will not be substantially detrimental to present and potential surrounding uses, but will have a beneficial effect;
4. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic, and the development will not generate traffic that will overload the street network surrounding the OS Zone;
5. The development will account for, and adequately address, parking needs to reduce potential parking impacts to surrounding neighborhoods and on users of the facilities;
6. The proposed development is compatible with the surrounding area;
7. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process;
8. Any exception from standard City land use law, rules or regulation requirement is warranted by the design and amenities incorporated in the Comprehensive Plan, and is desired by the Council;
9. Existing and proposed utility services are adequate for the proposed uses;
10. The Comprehensive Plan has complied with all applicable City requirements; and
11. The proposed development will not degrade the safety and security of residential properties adjacent to any OS Zone.

The proposed Comprehensive Plan comports with the above findings as set forth in the Planning Commission Resolutions.

Pursuant to the direction of the Planning Commission, the attached Comprehensive Plan (CP P-2013176; Attachment A) was slightly modified by Planning Division staff after the February 26, 2014 meeting. Staff recommends that the PRCS Commission make a recommendation to the City Council to adopt a Comprehensive Plan (CP P-2013176; Attachment A) to allow the conversion of the existing Armory Building into The Wende Museum and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively.

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

FISCAL ANALYSIS:

There is no fiscal impact associated with the discussion of this Agenda Item.

ATTACHMENTS:

- A. Comprehensive Plan (CP P-2013176)
- B. February 26, 2014 Planning Commission Staff Report

MOTIONS:

That the Parks, Recreation and Community Services Commission:

Make a recommendation to the City Council to adopt a Comprehensive Plan (CP P-2013176; Attachment A) to allow the conversion of the existing Armory Building into The Wende Museum and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively.