

RESOLUTION NO. 2017-____

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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
4 CALIFORNIA, APPROVING ZONING CODE MAP AMENDMENT P2016-
5 0049-ZMCA AND COMPREHENSIVE PLAN P2016-0049-CP FOR
6 PLANNED DEVELOPMENT ZONING DISTRICT NO. 13 CONSISTING OF
7 AN OFFICE/RETAIL COMMERCIAL DEVELOPMENT OF
8 APPROXIMATELY 132,500 SQUARE FEET ON A .98-ACRE SITE
9 LOCATED AT 8777 WASHINGTON BOULEVARD IN THE GENERAL
CORRIDOR (CG) LAND USE AREA; AND ADOPTING THE RELATED
MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING
AND REPORTING PROGRAM.

10 (P2016-0049-ZCMA AND P2016-0049-CP)

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12 WHEREAS, on March 25, 2016, an application by Vitruvian Culver City LLC
13 (the "Applicant") was submitted e for the property located at 8777 Washington Boulevard.
14 The application includes two requests: Zoning Code Map Amendment for Planned
15 Development District No. 13 (P2016-0049-ZCMA), and a Comprehensive Plan (P2016-
16 0049-CP) for an office/retail commercial development of approximately 132,500 square
17 feet and structured parking providing a total of 392 spaces (the "Project"). The Project
18 site is described more fully as those portions of Lots 11 and 12 of Tract 1778 and that
19 portion of Lot B of Frank Partenico Place in the City of Culver City, County of Los Angeles,
20 State of California; and
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23 WHEREAS, in order to implement the proposed Project, approval of the
24 following applications are required:
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26 1. Zoning Code Map Amendment: For consistency between land use designation
27 and zoning, specifically the zone change of the Project site from the Commercial General
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1 (CG) Zone and East Washington Boulevard Overlay Zone (EW) to Planned Development
2 (PD) Zoning District No. 13, and

3 2. Comprehensive Plan: To establish permitted uses and development standards
4 for the PD zoning, to ensure the Project is in compliance with all City ordinances and
5 conditions of approval, and to reflect the site features and compatibility of the proposed
6 Project with the uses on adjoining properties in compliance with Section 17.240.015
7 (“Planned Development (PD) Zoning Districts”) of the Zoning Code; and
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10 WHEREAS, on May 10, 2017, after conducting a duly noticed public hearing
11 on the subject applications, including full consideration of the applications, plans, staff
12 report, environmental information and all testimony presented, the Planning Commission
13 (i) by a vote of 3 to 0, recommended to the City Council adoption of a Mitigated Negative
14 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding
15 the Project, will not result in significant adverse environmental impacts; (ii) by a vote of 3
16 to 0, recommended to the City Council adoption of a Mitigation Monitoring and Reporting
17 Program (MMRP), which prescribes mitigation measures that will reduce the Project’s
18 potentially significant impacts to a less than significant levels; and (iii) by a vote of 3 to 0,
19 recommended to the City Council approval of Zoning Code Map Amendment P2016-
20 0049-ZCMA and Comprehensive Plan P2016-0049-CP for Planned Development District
21 No. 13, as set forth herein below; and
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25 WHEREAS, on June 12, 2017, after conducting a duly noticed public
26 hearing on the aforementioned ZCMA and CP requests, including full consideration of the
27 applications, plans, staff reports, environmental finding, Planning Commission
28 recommendation, and all testimony presented; the City Council (i) by a vote of ___ to ___,
determined that no new information has become available and no changes in the

1 proposed Project have been made since the Planning Commission recommended
2 approval of the Mitigated Negative Declaration and, therefore, no additional
3 environmental analysis is required and (ii) by a vote of ___ to ___, approved Zoning Code
4 Map Amendment, P2016-0049-ZCMA, and Comprehensive Plan P2016-0049-CP,
5 subject to Conditions of Approval referenced herein below.
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7 NOW, THEREFORE, the City Council of the City of Culver City, California,
8 DOES HEREBY RESOLVE as follows:

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of
10 Culver City Municipal Code (CCMC), the following findings are hereby made:
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12 **Zoning Code Map Amendment for Planned Development Zoning District No. 13:**

13 As outlined in CCMC Title 17, Section 17.620.030.A, the following required findings for a
14 Zoning Code Map Amendment are hereby made:

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

19 The General Plan land use designation for the Project site is “General Corridor”
20 which allows for a range of small to medium scale commercial uses with an
21 emphasis on community serving retail, office, and service uses along major
22 corridors. The proposed Project for multi-tenant office or corporate office
23 headquarters along with pedestrian-serving retail is consistent with the General
24 Plan uses. The proposed Zoning Code Map Amendment changing the zoning of
25 the Project site from the Commercial General (CG) Zone to Planned Development
(PD) Zoning District No. 13 and superseding the East Washington Boulevard
Overlay Zone will remain consistent with the General Plan through the adoption of
a Comprehensive Plan that establishes the development standards and
implements the intent of the PD zoning.

26 Uses would be intensified near mass transit facilities. Pedestrian services would
27 be enhanced, and the streetscape of a major city corridor would be improved with
28 landscaping and traffic mitigation measures thereby furthering the goals and
objectives as outlined in Objectives 5 through 8, 10 and 12 of the General Plan
Land Use Element.

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

3 The proposed Zoning Code Map Amendment is not detrimental to the public
4 interest, health, safety, convenience or welfare of the City in that the PD zoning is
5 consistent with the Goals and Objectives of the General Corridor land use and
6 promotes the plan objectives of the Transit Oriented Development (TOD) District.
7 The Comprehensive Plan that establishes the standards and implements the PD
8 zoning complies with all relevant City standards, codes, and policies.
9 Implementation of the Project would optimize land uses in employment centers
10 and further create opportunities to utilize transit options. No health or safety
11 hazards have been identified in the review of this Project.

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

14 The proposed Zoning Code Map Amendment is in compliance with CEQA as more
15 fully detailed in the Project's environmental documentation, including, but not
16 limited to, the Initial Study, Mitigated Negative Declaration (MND), and Project
17 traffic study. The MND identified 20 areas of impacts and mitigation measures to
18 be added or emphasized to reduce potential impacts to less than significant levels.
19 Transportation and Circulation impacts also include strategies to reduce single
20 occupancy trips and enhance mobility measures incorporated as part of the
21 Comprehensive Plan. Some of these factors include: preferential parking for
22 vanpools and electric/low emission vehicles; electric vehicle charging stations;
23 bicycle parking, and end of trip facilities; subsidies for transportation access
24 passes (TAP); and loading areas for taxi and rideshare services.

25 Though not a part of the environmental documentation, the Comprehensive Plan
26 also addresses sustainability measures classified in three categories:
27 conservation, energy efficiency, and carbon emissions reduction. Additional items
28 listed in the Comprehensive Plan under these categories and will be adopted as
requirements of the Project and conditions of approval.

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

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

33 The project review process determined that the proposed Project has adequate
34 access. The existing utility services available such as water, sewer, and gas lines
35 are adequate for the proposed use. The proposed Project is compatible and
36 complementary to existing and anticipated surrounding and adjacent uses. The
37 Comprehensive Plan is the vehicle for establishing development standards for the
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PD zoning. The development standards in the Comprehensive Plan are appropriate for the proposed use. Therefore, the site is physically suitable for the requested zoning designation and proposed anticipated land use development as outlined in the Comprehensive Plan.

The office/retail commercial development has been sited and designed to be integral to the Transit Oriented Development (TOD) District and will create a transition from the Exposition Light Rail Transit station, planned mixed use TOD developments, and more traditional commercial uses in the TOD area and further west toward Downtown Culver City. With exception of several permissible architectural projections, the proposed structure would not exceed the height limit of 56 feet for the PD zone and would comply with setback and parking requirements for corresponding commercial zones. The site occupies a corner parcel with a majority of frontage on Washington Boulevard. This makes the site suitable for pedestrian retail frontage in the project.

Vehicular access to the Project site has been located as far as possible from the intersection at Washington and National Boulevards to avoid impacts on those major arterials. In sum, the proposed use of office and retail uses are compatible with adjoining land uses.

Comprehensive Plan for Planned Development Zoning District No. 13:

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

A. The proposed Comprehensive Plan can be substantially completed within two years.

According to the Applicant, the Project would be constructed in one phase as the corporate headquarters for a single-use tenant which is seeking to consolidate and relocate. Therefore, the project is anticipated to be completed in two years. Construction is anticipated to begin within a short time following approval of the requested entitlements.

B. 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.

The proposed development is representative of an intensification of uses trending in the Transit Oriented Development (TOD) District. The proposed Project contributes towards creating an environment of sustained desirability and stability due to providing jobs and a substantial investment in improvements and orientation to serving transit riders and commuters. The corporate headquarters anticipated are consistent with the media and arts businesses that the City desires to serve and attract. The incorporation of retail services on the ground floor should have a supportable customer base and will serve the needs of both residents of nearby

1 mixed use projects and daytime workers and commuters in the vicinity thereby
2 enhancing and sustaining the desirability and stability of the district.

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

5 The proposed Project provides new uses and will be required to upgrade and
6 install new infrastructure to enhance the image and functionality of the TOD District
7 and beneficial to the adjacent Culver City Arts District. The infusion of daytime
8 occupants would stimulate commerce and provide services in the area. The
9 proposed Project would enhance the streetscape and serve as a catalyst for further
10 investment in the area and transition of nearby older industrial uses to commercial
11 and mixed uses.

12 **D. The streets and thoroughfares serving the development are suitable and
13 adequate to carry anticipated traffic and the development will not generate
14 traffic that will overload the adjacent street network.**

15 A comprehensive traffic study has been conducted to determine impacts the
16 Project may have on traffic. The Project site is located at a major intersection that
17 already has been identified as having substantial traffic. The Project would be
18 required to dedicate right-of-way to enhance pedestrian circulation and provide for
19 loading and/or ridesharing traffic zones to improve area circulation. The
20 subterranean parking structure would remove vehicles from surface streets. The
21 Project also would be required to signalize the intersection of Washington
22 Boulevard and Wesley Street to control ingress and egress from the parking
23 structure to further minimize traffic impacts. In addition, the Project Applicant
24 would contribute \$150,000 towards early implementation of active transportation
25 improvement measures that the City currently is in the process of designing and
26 will participate in future potential traffic mitigations that may result from the in
27 progress TOD Visioning Study. Some of these measures include improvements
28 to bicycle and pedestrian infrastructure.

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

30 The surrounding area is comprised of commercial, mixed-use/residential, transit-
31 oriented developments, and light industrial buildings. The proposed development
32 is entirely commercial and is therefore compatible with the surrounding uses.

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

35 The Applicant has assessed the market area and currently has the interest and
36 pre-lease commitment from a tenant with the intentions of establishing corporate
37 headquarters. This tenant falls within the categories of media, arts, and
38 entertainment consistent with the City's history, image, and objectives. In the
event the current tenant commitment is unfulfilled, the proposed Project could

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easily be adapted to accommodate multiple independent tenants. The demand for ground floor retail uses is foreseen with the emphasis on nearby mixed use/residential and transit oriented customers.

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

The proposed Comprehensive Plan is in conformance with the goals, policies and strategies of the General Plan. Specifically, the Comprehensive Plan will allow new development of the site consistent with its "General Corridor" commercial land use designation of the General Plan. Under the Comprehensive Plan, the use of the site would transition from commercial/industrial to commercial office with pedestrian-oriented ground floor retail and restaurants as well as enhancements to the streetscape along Washington and National Boulevards. The proposed Project will encourage reinvestment thereby improving the quality of surrounding businesses, economic vitality and the physical quality of the area. The Comprehensive Plan would further the goals and objectives outlined in Objectives 5 through 8, 10, and 12 of the General Plan Land Use Element.

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

The Planned Development zoning requires uses and development standards for this PD zoning district to be established by a Comprehensive Plan. Standards created specifically for this Project are consistent with General Corridor land use designation. In addition, the proposed development is similar and compatible with development standards and requirements of other commercial zones. The PD zoning would supersede the standards established in the East Washington Boulevard Overlay zone. No exceptions are requested as part of this proposed Comprehensive Plan.

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

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

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

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

1 SECTION 2. Pursuant to the foregoing recitations and findings, the City
2 Council of the City of Culver City, California, hereby approves Zoning Code Map
3 Amendment, P2016-0049-ZCMA, and Comprehensive Plan P2016-0049-CP; subject to
4 the conditions of approval set forth in Exhibit A to Planning Commission Resolution No.
5 2017-P009.
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7 APPROVED and ADOPTED this _____ day of _____, 2017.
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10 _____
11 JEFFREY COOPER, Mayor
12 City of Culver City, California

13 ATTESTED BY:

14 APPROVED AS TO FORM:

15 _____
16 JEREMY GREEN, City Clerk

17 _____
18 CAROL A. SCHWAB, City Attorney
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