ORDINANCE NO. 2022-__

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA ADOPTING ZONING CODE MAP AMENDMENT P2021-0043-ZCMA, AMENDING THE ZONING OF A PORTION OF 11039 WASHINGTON BOULEVARD FROM RESIDENTIAL MEDIUM DENSITY MULTIPLE (RMD) TO COMMERCIAL GENERAL (CG) TO FACILITATE THE CONSTRUCTION OF THREE ADDITIONAL VEHICLE REPAIR BAYS AT AN EXISTING REMOTE CUSTOMER AUTO REPAIR FACILITY AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(Zoning Code Map Amendment, P2021-0043-ZCMA)

WHEREAS, on March 1, 2021, Gonzo 11, LLC, (the "Applicant"), filed an application for a Conditional Use Permit, Administrative Use Permit, and a Zoning Code Map Amendment to construct 3 additional vehicle repair bays at an existing remote vehicle repair facility, that is not open to the public (the "Project"), at 11039 Washington Boulevard (the "Project Site"); the Project Site's legal description being a portion of Lot 13 and a portion of Lot 14 of the Robert F Jones Walnut Grove Tract with Los Angeles County Assessor numbers of 4213-003-034 and 4213-003-035; and,

WHEREAS, to implement the proposed Project, approval of the following applications are required:

1. Conditional Use Permit, for operation of a vehicle repair facility, to ensure the Project complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and

2. Administrative Use Permit: for tandem and vehicle aisle stacked parking, to ensure that the alternative parking provided for some of the Project's required parking complies

with all required standards and City ordinances and to establish conditions of approval to ensure the uses are compatible with the Project site and surrounding area; and,

3. Zoning Code Map Amendment: for changing the Zoning designation for the rear 45 feet of the Project Site from Residential Medium Density Multiple (RMD) to Commercial General (CG), to ensure consistency with the Project Site's land use designation and to ensure such change is not detrimental to the overall health safety and general welfare; and

WHEREAS, on June 8, 2022, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of 4 to 0, conditionally approved Conditional Use Permit and Administrative Use Permit P2021-0043-CUP, - AUP; and (iii) by a vote of 4 to 0, recommended the Culver City City Council adopt Zoning Code Map Amendment, P2021-0043-ZCMA, as set forth herein below; and

WHEREAS the proposed Zoning Code Map Amendment addresses the following topics:

- *Zoning Designation Consistency with the General Plan*. The Amendment changes zoning on a General Corridor General Plan Land Use designated lot from RMD to CG which is the appropriate zoning for the above stated land use designation;

- *Facilitation of a Development Project*. The Planning Commission approved CUP and AUP allow an expansion of a commercial use which as designed, requires the rear portion of the Project Site to be zoned CG to allow the proposed parking use and use of this parking for commercial purposes; and

WHEREAS on August 8, 2022, after conducting a duly noticed public hearing on Zoning Code Map Amendment, P2021-0043-ZCMA, changing the zoning designation for a

portion of the Project Site, as noted above, the City Council, by a vote of __ to __, introduced an ordinance to approve Zoning Code Map Amendment P2021-0043-ZCMA (the "Ordinance"), as set forth herein below.

NOW, THEREFORE, the city council of the City of Culver City, California, DOES HEREBY ORDAIN as follows:

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following required findings for an amendment to the Zoning Code, as outlined in CCMC Section 17.620.030.A, are hereby made:

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

The Project is proposing a Zoning Code Map Amendment that will change the rear 45 feet of the Project Site's RMD zoning to CG Zoning. This portion of the Project Site has a General Corridor General Plan Land Use designation and the appropriate zoning for this designation is CG; the remainder and majority of the Project Site is properly zoned CG. This amendment will make the entire site consistent with the General Plan Land Use designation.

This portion of the Project Site has historically been used as a parking lot serving the rest of the Site and has not been used for residential purposes. The historical use a commercial in nature and is allowed in the CG Zone. The amendment creates flexibility in how the Project Site is used and how it can potentially be developed in the future. The Zoning Code Map Amendment will align the zoning with the historical use of the site which is a use consistent with the General Corridor Land Use designation. This will result in internal consistency with the Project Site and consistency with the General Plan and Zoning Code.

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

The Zoning Code Map Amendment affecting the Project's internal boundary between two different zoning designations will only affect the Project Site and no other surrounding properties. Further the amendment results in changing a small portion of the Project site to a commercial zoning designation consistent with the Land Use designation. Allowed commercial land uses will not be affected and the amendment will make the historical parking use consistent with CG Zone. Therefore, the

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

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

Pursuant to the CEQA Guidelines, initial review of the project by staff established there are no potentially significant adverse impacts upon the environment, and the project has been determined to be Categorically Exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities, because the proposed project involves changing a portion of the Project Site's Zoning to make it consistent with the General Plan designation thereby facilitating a 2,167 square foot addition to an existing auto repair facility to accommodate additional vehicle repair space which is under 2,500 square feet threshold for additions and also under the 10,000 square foot total area threshold for an urbanized area. The Categorical Exemption was adopted by the Planning Commission on June 8, 2022, which determined that the Project will not have a significant adverse impact on the environment as noted above. General Plan Map Amendment P2021-0043–ZCMA is within the scope of the adopted Categorical Exemption and the circumstances under which the Categorial Exemption was prepared have not significantly changed, and no new significant information has been found that would impact the Categorical Exemption. Therefore, no additional environmental analysis is required.

4. Additional Finding for Zoning Map Amendments: The site(s) is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning and the anticipated land use development because a full review by City staff determined all applicable design standards and public services can be provided.

The Project's internal boundary between its two different Zoning designations occurs between the north side of the vehicle repair building and the north parking lot serving the Site. Without the Zoning Code Map Amendment, the surface parking use could not be allowed. This Zoning Code Map Amendment will facilitate a commercial development that is consistent with surrounding commercial uses and that with project conditions, respects the nearby residential uses. The Project's height, setbacks, and existing and proposed uses are consistent with development standards and allowed land uses as stipulated the CCMC for the CG Zone. The amendment will align with the Site's historic commercial use – surface parking. The surface parking can be accommodated and with managed parking, operations will comply with the Zoning Code. Vehicular access to the Project is located at a physically suitable location that is sufficiently distant from the Washington Boulevard and Washington Place frontage. In addition, locating on-site parking access from

Tilden Avenue will lessen potential traffic conflicts with commercial uses along Washington Boulevard and Washington Place.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby introduces the Ordinance approving Zoning Code Map Amendment, P2021-0043-ZCMA, amending the zoning designation for a portion of the Project Site as noted above and as set forth in Exhibit A attached hereto and made a part thereof.

SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City Charter, prior to the expiration of 15 days after the adoption, the City Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City News and shall post this Ordinance or a summary thereof in at least three places within the City.

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SECTION 4. The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason or any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases, or words of this Ordinance, and as such they shall remain in full force and effect.

APPROVED and ADOPTED this 8th day of August, 2022.

DR. DANIEL LEE, Mayor
City of Culver City, California

ATTESTED BY:

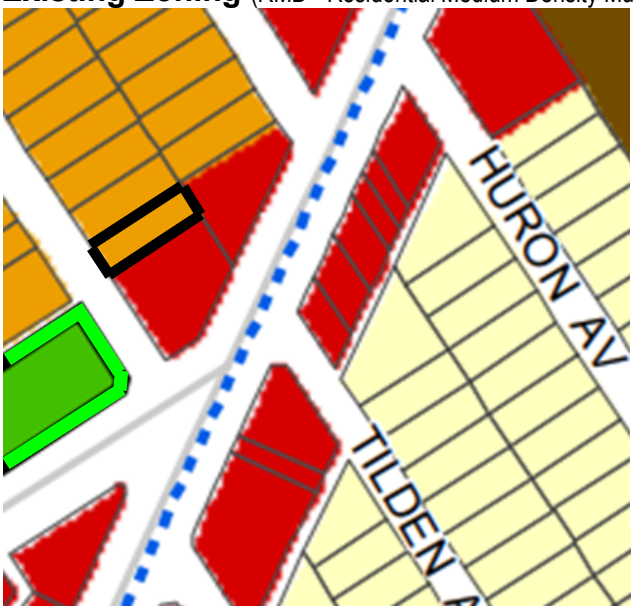
JEREMY GREEN, City Clerk

APPROVED AS TO FORM:

HEATHER BAKER, City Attorney

EXHIBIT A
ORDINANCE NO. 2022-
Zoning Code Map Amendment, P2021-0043-ZCMA
11039 Washington Boulevard

Existing Zoning (RMD - Residential Medium Density Multiple)

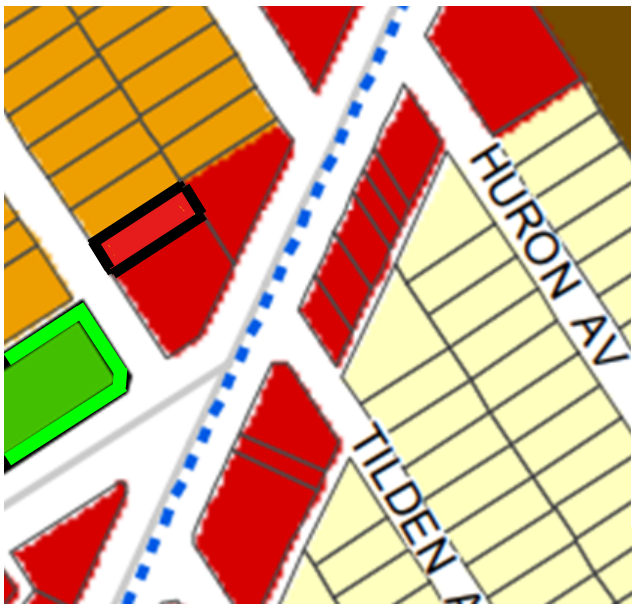


LEGEND

CN	Commercial Neighborhood
CG	Commercial General
CC	Commercial Community
CD	Commercial Downtown
CRR	Commercial Regional Retail
CRB	Commercial Regional Business Park
R1	Residential Single Family
R2	Residential Two Family
R3	Residential Three Family
RLD	Residential Low Density Multiple
RMD	Residential Medium Density Multiple
RHD	Residential High Density Multiple
PD	Planned Development
IL	Industrial Light
IG	Industrial General
S	Studio
E	Cemetery
OS	Open Space
T	Transportation
	Commercial Zero Setback Overlay
	Overlay Zone Boundary
	City Boundary
	Ballona Creek
P	Culver City Park

Site

Proposed Zoning (CG - Commercial General)



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