

ORDINANCE NO. 2021-\_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE MAP AMENDMENT, P2019-0291-ZCMA, FOR A PROPOSED 5-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 6,820 SQ. FT. OF COMMERCIAL (RETAIL/OFFICE) FLOOR AREA, AND TWELVE (12) DWELLING UNITS, WITH SUBTERRANEAN PARKING AT 3727 ROBERTSON BOULEVARD.

(Zoning Code Map Amendment, P2017-0042-ZCMA)

WHEREAS, on November 1, 2019, 3727 Robertson, LLC (the "Applicant") filed an application for a Site Plan Review (SPR), Administrative Use Permit (AUP), Administrative Modification (AM), Density and Other Bonus Incentives (DOBI) and Zoning Code Map Amendment, to allow the construction of a 5-story mixed-use development consisting of 6,820 square feet of commercial (retail/office) floor area, twelve (12) dwelling units including one (1) low-income unit, one (1) moderate income unit, and one (1) workforce unit, and a subterranean parking structure containing a total of 19 parking spaces, within two (2) non-residential parcels at 3727 Robertson Boulevard (the "Project"). The Project Site is more specifically described by the S 10 FT of Lot 44, and Lots 42 and 43, of Tract 3872 in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in order to implement the proposed Project, approval of the following applications is required:

Site Plan Review, P2019-0291-SPR: for the construction of the proposed 5-story mixed-use development and associated improvements, 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 and uses on adjoining properties and in the surrounding neighborhood,

1                   Administrative Use Permit, P2019-0291-AUP: to ensure the proposed use of  
2 tandem parking spaces within the proposed parking structure complies with all required  
3 standards and City ordinances, and to establish conditions of approval to ensure the use is  
4 compatible with the Project site and surrounding area,

5                   Administrative Modification, P2019-0291-AM: to ensure that the proposed  
6 reductions in the minimum parking (stall and aisle/backup) dimensions complies with all  
7 applicable required standards and City ordinances, and to establish conditions of approval to  
8 ensure the use is compatible with the Project site and surrounding area,

9                   Density and Other Bonus Incentives, P2019-0291-DOBI: to ensure  
10 implementation of State law requirements for density bonuses and other incentives and of the  
11 goals and policies of the Housing Element of the City's General Plan,

12                   Zoning Code Map Amendment, P2019-0291-ZCMA: for the change of the  
13 existing zoning designation from Industrial General (IG) to Commercial General (CG), to  
14 ensure the proper rezoning of the property from to CG and establish consistency with the  
15 General Plan Land Use designation of General Corridor, and

16                   Parking Reduction: to ensure the request for parking reduction, based on a  
17 project's proximity to transit and/or a shared parking analysis, demonstrates that such  
18 reduction will not negatively impact surrounding commercial or residential neighborhoods;  
19 and

20                   WHEREAS, on December 9, 2020, after conducting a duly noticed public hearing  
21 on the subject applications, including full consideration of the applications, plans, staff report,  
22 environmental information and all testimony presented, the Planning Commission (i) by a  
23 vote of 4 to 0 adopted a Class 32 Categorical Exemption, in accordance with the California

1 Environmental Quality Act, finding the Project will not result in significant adverse  
2 environmental impacts; (ii) by a vote of 4 to 0, conditionally approved Site Plan Review  
3 P2019-0291-SPR, Administrative Use Permit P2019-0291-AUP, and Administrative  
4 Modification P2019-0291-AM; and (iii) by a vote of 4 to 0, recommended to the City Council  
5 approval of Zoning Code Map Amendment, P2019-0291-ZCMA and Density and Other  
6 Bonus Incentives P2019-0291-DOBI; and  
7

8 WHEREAS, on February 8, 2021, after conducting a duly noticed public hearing  
9 on the Zoning Code Map Amendment, fully considering of the applications, plans, staff report,  
10 environmental information, Planning Commission recommendations, and all testimony  
11 presented, the City Council, by a vote of 5 to 0, introduced an ordinance to approve Zoning  
12 Code Map Amendment, P2019-0291-ZCMA, (the "Ordinance"), as set forth herein below; and  
13

14 WHEREAS, on February 22, 2021, the City Council, by a vote of \_\_\_ to \_\_\_, adopted  
15 the Ordinance.  
16

17 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,  
18 CALIFORNIA, RESOLVES AS FOLLOWS:

19 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the Culver  
20 City Municipal Code (CCMC) Section 17.620.030, the following required findings for a Zoning  
21 Code Map Amendment are hereby made:  
22

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

26 The existing General Plan Land Use designation is General Corridor for both parcels  
27 and the surrounding neighborhood. The existing Zoning designation is Industrial  
28 General (IG) for both parcels. The proposed amendment will change the Zoning  
29 designation for the entire Project site to Commercial General (CG). The proposed  
amendment will serve the purpose of creating consistency between the General Plan  
Land Use designation and the Zoning Code Map designation. The amendment will also

aid in the implementation of the proposed development Project, which follows the standards and requirements applicable to the CG Zone and the existing General Plan Land Use designation, including residential uses, which are not allowed in the current IG Zone. The proposed amendment and development Project will be consistent with site's General Plan Land Use designation of General Corridor, which is intended to allow a range of small to medium-scale commercial uses, with an emphasis on community serving retail, and to support medium-density housing opportunities. The designation is characterized by areas with a two- to three-story height limit, recognizing its proximity to residential neighborhoods, and other areas with up to a 56-foot height limit. The Land Use Element further indicates commercial designations are established to support desirable existing and future commercial uses, and also to address urban design and revitalization.

The proposed development achieves the intent of the General Plan designation by creating a well-designed development that augments and expands upon the TOD district and TOD developments in the surrounding area. In addition, the overall development will further Objective 5 of the Land Use Element, which proposes to encourage new business opportunities that expand the City's economic base and serve the needs of the City's residential and business community. The Project will also implement Objective 6, which calls for the revitalization of the physical character and economic well-being of the City's commercial corridors, including the implementation of streetscape improvements. Based on review of the preliminary development plans, the proposed Project is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan and ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and the Zoning Code.

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

The proposed Zoning Code Map Amendment will serve to allow the development of the mixed-use Project, while creating consistency between the zoning and general plan land use designations. The CG Zone designation will allow the implementation of development standards and uses envisioned by the General Plan, and the creation of a mixed-use development that will further the ongoing revitalization occurring in the TOD district, encourage new business, activate pedestrian activity, and complement existing development in this neighborhood within City. Business and commercial opportunities add to the economic vitality that serves the community and protects the quality of life, and when combined with residential promotes the minimization of reliance on private automobiles. The Project design will aid in the creation of a pedestrian friendly environment. The proposed development and uses are no different than those that are allowed under the current General Plan Land Use designation. The proposed map amendment has been reviewed by City Departments to ensure compliance with all relevant City standards, codes and policies, and Project conditions of approval have been incorporated to ensure compatibility with surrounding development. Therefore, the

proposed map amendments will 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).**

The proposed Zoning Code Map Amendment and General Plan Map Amendment is in compliance with CEQA as more fully detailed in the Project's environmental documentation, including the Class 32 Technical Memo and related Project studies. As detailed in the memo and supporting documents, there are no potential impacts, including air quality, traffic, and cultural resources. In accordance with CEQA, the environmental documentation was prepared and made available for review.

**4. 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 proposed mixed-use development consists of a total of 6,820 square feet of commercial floor area for retail and office uses, twelve (12) residential dwelling units, a subterranean parking garage containing nineteen (19) parking stalls, and associated site improvements. The Project Site is comprised of two (2) parcels totaling 6,108 square feet (0.14 acres), rectangular and generally flat in topography. It is located along a designated primary artery (per the Circulation Element) between two major corridors (Washington Boulevard and Venice Boulevard), within the TOD district and urbanized area. The site is surrounded by commercial and light industrial uses, as well as other mixed-use development; the closest residential neighborhood south of Washington Boulevard. The Project will result in the redevelopment of an underutilized site, with uses consistent with the General Plan and proposed Zoning, and compatible with existing transit-oriented development. Specifically, the current General Plan land use designation would allow the proposed commercial and residential uses. Access (pedestrian and vehicular) is provided from pathways and driveways meeting the minimum Zoning Code standards, from the various public rights-of-way surrounding the site, including public alleys and Robertson Boulevard. Existing utilities will be removed and new utilities will be provided in a manner and location that will accommodate the anticipated land use development. As rectangular and flat land, the site is absent of constraints for development. The Project is designed to meet the Zoning Code development standards, with exceptions under allowable provisions, such that it is compatible with surrounding development. Based on review of the preliminary development plans, the subject site is suitable for the requested zoning designation and anticipated land use development.

**SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby introduces an Ordinance approving Zoning Code Map Amendment, P2019-0291-ZCMA, thereby changing the Project Site's Zoning

1 designation from the Industrial General (IG) Zone to the General Commercial (CG) Zone as  
2 depicted in Exhibit A attached hereto and made a part thereof.

3  
4 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall  
5 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621  
6 of the City Charter, prior to the expiration of fifteen days after the adoption, the City Clerk  
7 shall cause this Ordinance, or a summary thereof, to be published in the Culver City News  
8 and shall post this Ordinance or a summary thereof in at least three places within the City.  
9

10  
11 **SECTION 4.** The City Council hereby declares that, if any provision, section,  
12 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared  
13 invalid or unconstitutional by any final action in a court of competent jurisdiction or by  
14 reason of any preemptive legislation, then the City Council would have independently  
15 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases  
16 or words of this ordinance and as such they shall remain in full force and effect.  
17  
18

19 APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.  
20  
21

22 \_\_\_\_\_  
23 ALEX FISCH, MAYOR  
City of Culver City, California

24 ATTESTED BY:

APPROVED AS TO FORM:

25  
26 \_\_\_\_\_  
27 JEREMY GREEN, City Clerk

28    
CAROL SCHWAB, City Attorney

29 A21-00013



EXHIBIT A  
Case No. P2019-0291-ZCMA  
3727 Robertson Boulevard

