

RESOLUTION NO. 2021-PRCS001

A RESOLUTION OF THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF COMPREHENSIVE PLAN MAP AMENDMENT P2021-0174-CPA FOR A PROPOSED 3-STORY, 7,022 SQUARE FOOT COMMUNITY CENTER, SIX DWELLING UNITS, RECONFIGURED COMMUNITY GARDEN AND ASSOCIATED SITE IMPROVEMENTS AT 10808-10860 CULVER BOULEVARD IN THE OPEN SPACE (OS) ZONE.

(Comprehensive Plan Amendment, P2021-0174-CPA)

WHEREAS, on June 30, 2021, AUX Architecture (the "Applicant") filed an application for a Comprehensive Plan Amendment (CPA), to allow the construction of a 3-story, 7,022 sq. ft. community center, six (6) low-income dwelling units, reconfigured community garden, and related site improvements (the "Project"). The Project Site is more specifically described as Lots 9 through 30 of Tract No. 9974, of Los Angeles County Assessor's Parcel Number 4210-021-900, 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 application is required:

Comprehensive Plan Amendment, P2021-0174-CPA, for the construction of the three-story community center, dwelling units, and reconfigured community garden, with related site 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 on adjoining properties and in the surrounding neighborhood; and

WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects, the Project is Categorically Exempt; and

1 WHEREAS, on November 2, 2021, after consideration of the applications, plans, staff
2 report, and all testimony presented, the Parks, Recreation, and Community Services
3 Commission, by a vote of ___ to ___, recommended to the City Council approval of
4 Comprehensive Plan Amendment, P2021-0174-CPA.

6 NOW, THEREFORE, THE PARKS, RECREATION, AND COMMUNITY SERVICES
7 COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

8 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
9 Municipal Code (CCMC), the following findings are hereby made:
10

11 **Comprehensive Plan Amendment**

12 As outlined in CCMC Section 17.250.030.E, the following required findings for a Zoning Code
13 Map Amendment are hereby made:

14 **1. The proposed Comprehensive Plan can be substantially completed within 4 years.**

15 The CPA consists of two (2) new phases; the first being a relatively small addition for which
16 the construction is anticipated to take approximately nine (9) months. Permits will be
17 applied for and secured as soon as possible, with construction commencing immediately
18 after. Phase 3, which includes the six modular units and reconfigured community garden,
19 does not have a defined timeline, but is expected to be completed within the four (4) year
20 CPA time period since the units will be modular and small (325 sq. ft. each) in size. Although
implementation will occur after Phase 2 is complete, it is a much smaller scope of work and
is expected to take less time in construction than Phase 2.

21 **2. The proposed development is capable of creating an environment of sustained**
22 **desirability and stability, or adequate assurance will be provided such objective will**
23 **be attained.**

24 The proposed Creative Community Center will expand upon the original Comprehensive
25 Plan approval allowing continuation of use of the prior AmVets Post 2 facility, which hosted
26 meetings and events and provided services (e.g., job training, housing assistance, etc.),
27 focused on veterans. The community center will be a similar resource with a focus on
28 creative, cultural, and educational objectives that will complement the existing museum
29 facility and surrounding educational and social service providers (e.g., Upward Bound,
Culver City Unified School District). The proposed housing and reconfigured community
garden under Phase 3 of the CPA will serve to provide low-income housing opportunities,
while preserving a community garden use as a continued resource to the community. The

community center will also provide support services for tenants of the housing, creating a synergy between the two components. Surrounding uses include residential neighborhoods to the north, south, and west of the subject parcel, while Veterans Park is located to the east. Further, the proposed development will serve to revitalize the existing facility and this general area within the corridor, enhance the visual aesthetic of the site, and activate the streetscape. By developing services and programs in coordination with existing community organizations and establishing a resident base onsite, the proposed development will create an environment of sustained desirability and stability.

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

The uses proposed as part of the CPA include a community center, supportive affordable housing, and a reconfigured community garden. The community center will be a continuation of the previously approved use for the prior AmVets building with both physical and programmatic enhancements meant to serve the community. The operator has and will continue to take steps to engage other local community serving groups and organizations, such as Upward Bound House, the Culver City Unified School District, and others, to create services and programs of a beneficial effect to the surrounding community and overall City. The housing will serve low-income population and will have supportive services provided through the community center. Surrounding properties are zoned for, and developed with primarily residential uses (single- and multi-family), as well as recreational and event-related uses at Veterans Park (e.g., sports facilities, auditorium, meeting rooms, etc.). The proposed uses are very similar, and will be synergetic with those existing and potential surrounding uses; therefore, the proposed will not be substantially detrimental. In addition, based on the parking demand study and transportation analysis, there are no expected detrimental effects relating to parking and traffic from the proposed uses.

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.

The subject site is served by three (3) surrounding streets and one (1) alley, which include Culver Boulevard, Coombs Avenue, and Elenda Street, ranging from 60 to 100 feet width, and 20 feet for the alley. In addition, based on the scope and small size of the Project, a traffic study and Vehicle Miles Travel (VMT) or Level of Service (LOS) traffic analysis are not required. However, a Transportation Analysis was prepared for the Project, which analyzed the proposed Project and concluded the number of trips anticipated to be generated by the Project will be below the threshold to warrant further analysis. Therefore, the expected traffic generated are not anticipated to overload the street network, and the existing streets and thoroughfares serving the Project are suitable and adequate for the anticipated traffic.

1 **5. The development will account for, and adequately address, parking needs to reduce**
2 **potential parking impacts to surrounding neighborhoods and on users of the**
3 **facilities.**

4 The Project site is currently served by various abutting and adjacent public parking lots,
5 along with the other uses on the property (e.g., scout house and tennis courts) and the
6 Veterans Park property. Together, the parking lots provide 305 parking spaces. Phase 3
7 of the development will reduce this pool by 21 spaces for a total of 284 parking spaces.
8 Based on the existing (i.e., Wende Museum) and proposed areas and uses of the Project,
9 a Parking Demand Study was conducted. In conclusion, the demand study demonstrates
10 there is adequate parking supply available to accommodate the additional parking demand
11 and reduced supply of the Project associated with Phases 2 and 3. Further, if the closest
12 parking lots (Lots 1 and 2) are at capacity, the findings conclude that there is sufficient
13 parking supply in the combined six off-street public parking lots to accommodate the
14 additional Project demand.

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

16 The proposed CPA development includes expansion of the former AmVets building for use
17 as a community center, which would include similar activities as the prior use, such as
18 meetings, events, performances, and community services, as well as the development of
19 six (6) supportive affordable dwelling units, and reconfiguration of the community garden.
20 The community center is proposed to be 3-stories, up to 39'-4" high to the roof line, with
21 projections up to 54'-5" high, while the proposed dwelling units will be one-story modular
22 structures. The 3-story building is designed to locate the taller mass of the building toward
23 the center of the building, away from the alley and residential uses to the south and away
24 from the sidewalk along the north. Surrounding uses include similar uses as Veterans Park
25 and one- and two-story single- and multi-family residences to the north, south and west.
26 Therefore, the uses and the scale of the proposed development will be compatible with the
27 surrounding area.

28 **7. The Comprehensive Plan is in conformance with the General Plan, or a concurrent**
29 **General Plan amendment is in process.**

The General Plan designation for the site is Open Space, which per the Land Use Element
is established to protect open space resources that include public or private land, and is
designed and intended to preserve and encourage future parks, open space and recreation
opportunities. The proposed CPA will allow the rehabilitation and expansion of the former
AmVets building to create a community center that will continue the prior utilization of the
building for meetings, events, and providing supportive services, but will also have creative
and cultural performances. In addition, the CPA will allow the development of six (6) one-
story supportive affordable dwelling units, measuring just 325 sq. ft. each, and the
reconfiguration of the existing community garden. As a community center used in the
above-described manner, the building and site continues to be a community resource that
is similar to the uses of the Veterans Park site, which is also designated Open Space. This
is consistent with the General Plan goal of creating a community that provides cultural

opportunities. The Zoning Code serves to implement the goals and objectives of the General Plan; accordingly, the Zoning Code allows for the residential component to be established within the corresponding Open Space (OS) Zone when in conjunction with non-residential uses and when meeting additional standards, such as ensuring any displaced park space is replaced with an equivalent amount of park space on the Project site. Accordingly, the Project proposes to replace and reconfigure the community garden space located where the residential dwelling units are proposed. Therefore, all proposed phases of the CPA will be in conformance with the General Plan designation.

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.

Given the unique nature of the Zoning and General Plan designations, as well as of the existing uses, some exceptions from standard development standards are warranted by the design and amenities incorporated in the Comprehensive Plan. For example, due to the constrained site size and geometrics, the Project does not strictly follow the standards of Table 4-2 since the site is not located in any of the commercial zones listed in that table. Further, the building is still designed to provide height and setbacks that are compatible and sensitive to the surrounding development, including adjacent residential, while creating a design that serves the needs of the intended use and that provides desirable design features. Similarly, the units will be 325 sq. ft. modular units, rather than the minimum 350 sq. ft. and will not be provided with a separate designated 100 sq. ft. of common open space. The units are proposed accordingly due to cost and site size constraints, and consideration of the immediate proximity to open space and park amenities, as well as to preserve as much of the community garden amenity within the same location and to maintain the mass and scale of the building design to a minimum to minimize potential visibility from adjacent residential properties.

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

The site is currently developed with a number of uses, including the structure that will be expanded upon to create the proposed community center. As a developed site within an urbanized setting, utility services are currently provided for the site. Any necessary new utility service equipment will be designed and installed at a capacity and locations suitable for serving the proposed development and uses. Further, review of the Project by the City's 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.

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

The Comprehensive Plan Amendment has been prepared in conformance with the Culver City Municipal Code, including the Zoning Code and applicable Building Codes. This includes submittal and review of proposed site plan and uses, preliminary building plans, preliminary landscape and lighting plans, preliminary civil engineering plans. Review by

various City Departments of these plans and materials, has determined that the proposed Comprehensive Plan Amendment is in compliance with all applicable City requirements.

11. The proposed development will not degrade the safety and security of residential properties adjacent to any OS Zone.

The proposed development consists of a renovation and expansion to the existing building formerly used as AmVets Post 2 for meetings, events, and providing services. The proposed use of the building will be similar in nature and will expand focus on creative, cultural, and educational programming. In addition, it will create a connection with the proposed housing component, including by providing supportive services to the residents of those dwelling units. The proposed development will incorporate a number security features including extending the existing fencing and providing appropriate lighting and landscape, as indicated in the Safety and Security section of the proposed Comprehensive Plan Amendment. The Safety and Security section further indicates the development will incorporate security devices, such as video surveillance cameras and motion sensors. Further, the Project will improve the safety and security of the site and, thus, of the adjacent residential properties.

SECTION 2. Pursuant to the foregoing recitations and findings, the Parks, Recreation, and Community Services Commission of the City of Culver City, California, hereby recommends to the City Council approval of Comprehensive Plan Map Amendment P2021-0174-CPA.

APPROVED and ADOPTED this 2nd day of November, 2021.

KAY HEINEMAN – CHAIRPERSON
PARKS, RECREATION, AND COMMUNITY
SERVICES COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Patricia Mooney, Senior Management Analyst