



City of Culver City

Staff Report

File #: 16-1157, Version: 1

Item #: C-17.

CC - (1) Adoption of an Ordinance Approving Zoning Code Map Amendment P2016-0049-ZMCA (PD13) and Comprehensive Plan P2016-0049-CP for an Office/Retail Commercial Development Located at 8777 Washington Boulevard (Project); and (2) Adoption of a Resolution Adopting the Mitigated Negative Declaration (MND) P2016-0049-MND and Mitigation Monitoring and Reporting Program (MMRP) for the Project.

Meeting Date: June 26, 2016

Contact Person/Dept: Michael Allen, Contract Planning Manager/CDD
Sol Blumenfeld, Community Development Director/CDD

Phone Number: (310) 253-5713

Fiscal Impact: Yes No **General Fund:** Yes No

Public Hearing: **Action Item:** **Attachments:** Yes No

Commission Action Required: Yes No **Date:** 05/10/17

Commission Name: Planning Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/21/17)

Department Approval: Sol Blumenfeld, Director of Community Development (06/16/17)

RECOMMENDATION:

Staff recommends the City Council (1) adopt a Resolution (Attachment No. 2) adopting the Mitigated Negative Declaration (MND) P2016-0049-MND and Mitigation Monitoring and Reporting Program (MMRP) based on the Initial Study finding that the Project, with mitigation measures incorporated, will not have a significant adverse impact on the environment; and (2) adopt an Ordinance (Attachment No.1) approving Zoning Code Map Amendment P2016-0049-ZMCA (PD13) and Comprehensive Plan P2016-0049-CP (the "Project"), subject to Project conditions of approval and mitigation measures.

BACKGROUND/DISCUSSION:

At its meeting of May 10, 2017, the Planning Commission unanimously recommended to the City Council approval of Mitigated Negative Declaration (MND) P2016-0049-MND, Zoning Code Map

Amendment P2016-0049-ZMCA (PD13), and Comprehensive Plan P2016-0049-CP.

Ordinance

At the City Council meeting of June 12, 2017, the City Council unanimously introduced the proposed Ordinance Zoning Code Map Amendment P2016-0049-ZMCA (PD13) and Comprehensive Plan P2016-0049-CP subject to Project Conditions of Approval.

Pursuant to the City Council's direction, the proposed Ordinance includes various changes to the Project conditions of approval (see Exhibit A to Ordinance). The following description includes, but is not limited to, the key conditions that were modified:

- #35 D - In order to minimize impacts to area circulation, Developer shall not permit truck hauling and concrete truck pumping from public streets surrounding the site until after 9:00 a.m.; provided, however, that if the construction management plan prepared pursuant to this condition does not obstruct or close automobile travel lanes, and if Developer provides funding for a traffic control officer at the intersection of Helms Avenue and Washington Boulevards between 7:30 a.m. and 9:00 a.m. on weekdays, then no such limitations on hauling and concrete pumping activity shall apply.
- #26 - All ground floor retail space shall be used as set forth on page 10 of the Comprehensive Plan, which states as follows: The retail spaces have been sized appropriately for their project uses, and include outdoor retail/display spaces to allow uses such as product displays, art exhibits, newsstands, and similar uses as approved by the Planning Division.
- #98 - Washington Boulevard, along the project's frontage, shall be widened by two feet. A loading zone shall be established for trash collection, large trucks servicing the project, and car share subject to Sanitation Department approval. If possible, parking spaces and meters shall be installed. The required parking spaces shall be painted with thermoplastic paint.
- #146 - All public improvements and boundary monumentation shall be maintained and restored after construction and accepted by the City prior to recording of the final map or the subdivider shall post an acceptable form of security.
- #173 - The Community Development Director, or designee, shall conduct follow-up inspections on the on-site circulation, parking, mobility, project design, maintenance and operation of the Project after full operation of the Project has commenced, as set forth in this Condition. In the event the Project is not in full compliance with the approved Project plans, Project conditions of approval and approved Comprehensive Plan, the Project shall be subject to the provisions of CCMC Chapter 17.660 - Revocations and Modifications as determined by the Community Development Director.
- New #174 - In the event there is excess project parking as determined by the Community Development Director pursuant to Condition No. 173, the applicant shall explore leasing of

such excess parking to third parties.

- New #166 - Project Applicant shall contribute \$100,000 towards the City's Pilot Automated Shuttle Service Study.

The proposed Ordinance, with the modified Project conditions, is brought back for adoption by the City Council.

Resolution

In the process of changing from a Resolution format to an Ordinance format to adopt the Project approvals (which change was read into the record during the June 12th meeting), the MND inadvertently was not formally adopted, because the Ordinance was only introduced. In order to ensure that the MND has been separately acted upon, it has been brought back for the City Council's formal adoption by a separate Resolution.

ENVIRONMENTAL REVIEW:

It is recommended the City Council adopt the proposed Resolution adopting a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) based on the Initial Study finding that the Project, with mitigation measures incorporated, will not have a significant adverse impact on the environment.

FISCAL ANALYSIS:

The adoption of the proposed Ordinance and Resolution does not create a fiscal impact.

ATTACHMENT(S):

1. Proposed Resolution (including Exhibit A, Mitigated Negative Declaration)
2. Proposed Ordinance (including Exhibit A, Conditions of Approval and Exhibit B, Mitigated Negative Declaration, inclusive of Mitigation Monitoring and Reporting Program).

RECOMMENDED MOTION(S):

That the City Council:

1. Adoption the proposed Resolution adopting the Mitigated Negative Declaration (MND) P2016-0049-MND and Mitigation Monitoring and Reporting Program (MMRP) for the Project.
2. Adopt the proposed Ordinance, Zoning Code Map Amendment P2016-0049-ZMCA (-PD13) and Comprehensive Plan P2016-0049-CP subject to Project Conditions of Approval

and Mitigation Monitoring and Reporting Program (MMRP); and