



City of Culver City

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Staff Report

File #: 18-0771, **Version:** 1

Item #: C-6.

CC - Adoption of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.200.015 - Zoning Map Adopted to Establish a Planned Development (PD) Zone (P2017-0042-ZCMA), Approving a General Plan Map Amendment (P2017-0042-GPMA), and Approving a Comprehensive Plan (P2017-0042-CP) to Allow the Construction of a 26,835 Square Foot Commercial Development, Including a Market Hall and Three-and-a-Half-level Parking Structure, at 12337-12423 Washington Boulevard in the Public Parking Facility (PPF) and Commercial General (CG) Zone).

Meeting Date: February 12, 2018

Contact Person/Dept: Gabriela Silva, Associate Planner
Michael Allen, Planning Manager

Phone Number: (310) 253-5736 / (310) 253-5727

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing:

Action Item:

Attachments:

Public Notification: (Mailed) Property owners and occupants within a 1,000-foot radius of the site (12/28/17); (Email) Master Notification List (01/17/18); (Posted) City website (12/29/17); (Published) in Culver City News (01/04/18)

Department Approval: Sol Blumenfeld, Community Development Director (01/16/18)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving General Plan Map Amendment (P2017-0042-GPMA), Zoning Code Map Amendment (P2017-0042-ZCMA), and Comprehensive Plan (P2017-0042-CP), subject to conditions of approval (Attachment No. 1).

BACKGROUND/DISCUSSION

Request

On March 2, 2017, an application was submitted by Culver Public Market, LLC for a Comprehensive Plan, General Plan Map Amendment, and Zoning Code Map Amendment to allow the construction of

a new multi-story commercial development with associated parking located at 12337-12423 Washington Boulevard (Site A and Site B).

The Comprehensive Plan establishes specific development standards and requirements, for the project site. This includes a permitted land use table crafted to foster artisanal food and specialty culinary retail uses and associated outdoor dining and alcoholic beverage sales as permitted uses. The Comprehensive Plan also includes requirements for on-site vehicular parking with forty-seven surplus spaces for general public parking to serve the immediate commercial neighborhood and minimize potential for spill-over parking into residential streets, as well as mobility and sustainability features. The Comprehensive Plan identifies the proposed Project as follows:

- Site A (1.27 acres): A one-story, 21,605 square foot commercial building, including an 11,483 square foot market/food hall with attached three-and-a-half-level public parking structure containing 184 stalls.
- Site B (0.54 acres): Two (2) one-story structures comprising 5,230 square feet of floor area for commercial/food retail development with a twenty (20) stall surface parking lot.

The Zoning Code Map Amendment changes the existing Zoning Map designation from Public Parking Facility (PPF) and Commercial General (CG) Zone to Planned Development (PD) Zone for Site A and Site B. The General Plan Map Amendment changes the existing General Plan Map designation for a portion of Site A from Institutional to General Corridor.

City Council First Reading Public Hearing

On January 22, 2018, the City Council held a public hearing to review and introduce the proposed ordinance (Attachment No. 1) for Comprehensive Plan P2017-0042-CP, General Plan Map Amendment P2017-0042-GPMA, and Zoning Code Map Amendment P2017-0042-ZCMA, for proposed Planned Development District No. 15.

As a result of the deliberations and discussion, the City Council concurred with the Planning Commission with regard to the Applicant's requested changes and their supplementary Conditions of Approval. In addition, the City Council modified Condition No. 9 to require the Conformance Review to also return to City Council and address additional design items, Condition No. 127 to modify the amount of the letter of credit, Condition No. 138 to modify the hours of operation and require the posting of a 24-hour phone number to which community members could call to notify of operational issues (e.g. noise, etc.).

The proposed Ordinance is now presented for adoption by the City Council.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for this Project. The Initial Study determined that the Project would not result in significant

impacts on the environment provided certain mitigation measures are required and a Mitigated Negative Declaration (MND) was prepared as the required CEQA clearance documentation for the Project. The MND and Mitigation Monitoring and Reporting Program (MMRP) was adopted by the Planning Commission on October 25, 2017, which determined that the Project will not have a significant adverse impact on the environment. Pursuant to Section 15162 of CEQA, General Plan Map Amendment P2017-0042-GPMA, Zoning Code Map Amendment P2017-0042-ZCMA, and Comprehensive Plan P2017-0042-CP is within the scope of the adopted MND, the circumstances under which the MND was prepared have not significantly changed, and no new significant information has been found that would impact the MND. Therefore, no additional environmental analysis is required.

FISCAL ANALYSIS

The former Culver City Redevelopment Agency (CCRA) and the Successor Agency to the Culver City Redevelopment Agency have spent over 12 years acquiring, assembling, clearing and cleaning the formerly blighted site at Washington Boulevard and Centinela Avenue in order to prepare it for development of the proposed Project. The cost for the property acquisition alone totals \$9,653,697, in addition to which the former CCRA funded environmental studies, demolition of existing improvements, and cleaning and clearing of the parcels. Continuing costs since acquisition include landscape maintenance, security fencing and property inspections, as well as staff time spent in the property acquisition and preparation, developer negotiations, project design and public outreach.

In addition, the Successor Agency will contribute \$6.6M toward the construction of the Public Parking Garage component of the Project which will provide at least 47 additional public parking spaces in this under-parked commercial neighborhood.

Upon completion, the Project will generate annual property tax revenues estimated to total \$173,843, annual sales tax revenues for distribution to the County, the State and the City estimated to total \$1,197,000, and generate approximately 321 new jobs. The total public revenues projected to be received in net present value dollars over the life of the Project are estimated to total \$23,274,000. The total annual estimated revenues to the City are \$229,000, with the net present value dollars over the life of the Project to the City estimated at \$760,000.

ATTACHMENTS

1. Proposed Ordinance (including Exhibit A - Conditions of Approval and Exhibit B - Proposed Zoning Map and General Plan Map Amendments)
2. Comprehensive Plan

RECOMMENDED MOTION(S)

That the City Council:

Adopt an Ordinance approving Zoning Code Map Amendment P2017-0042-ZCMA, General Plan Map Amendment P2017-0042-GPMA, and Comprehensive Plan P2017-0042-CP, subject to the Conditions of Approval.