



City of Culver City

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Staff Report

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Item #: C-9.

CC - CONSENT ITEM: Adoption of a Resolution Authorizing Other Non-Residential Land Uses, including a Religious Place of Worship and Community Center, in Lieu of Commercial Uses, on the Ground Floor of Jubilo Village, a 100% Affordable Mixed-Use Development at 4464 Sepulveda Boulevard.

Meeting Date: July 8, 2024

Contact Person/Dept.: Andrea Fleck/Planning and Development Department
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Phone Number: (310) 253-5737

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

Attachments: Yes No

Public Notification: (E-mail) Gov Delivery (06/24/2024); (Posted) City Website (06/24/2024); (E-Mail) Meetings and Agendas - City Council (07/02/2024)

Department Approval: Mark Muenzer, Planning and Development Director (06/18/2024)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution authorizing other non-residential uses, including religious place of worship and accessory facilities, including a community center, in lieu of commercial uses, on the ground floor of a 100% affordable mixed-use development located at 4464 Sepulveda Boulevard (Jubilo Village), in the Commercial General (CG) and Commercial Neighborhood (CN) Zones.

BACKGROUND

Culver City Municipal Code (CCMC) Section 17.400.065 requires that mixed-use developments have commercial uses on the ground floor adjacent to arterial streets. Commercial uses include, but are not limited to, retail uses, fitness studios, and restaurants. However, other non-residential uses may be provided in lieu of commercial uses if it can be demonstrated that such non-residential uses will increase pedestrian activity on the adjacent streets, subject to authorization by resolution of the City Council.

The Jubilo Village mixed-use development (“Project”) consists of 95 housing units affordable to low-income households on the same property as a religious institution, the Culver Palms United Methodist Church (CPUMC). To accommodate the new housing units, the existing 14,000 square foot (sf) religious place of worship, which includes related activities such as a pre-school/day-care and Sunday school, will be demolished to make way for a re-configured 14,000 sf religious place of worship and related facilities comprised of two buildings:

- A one-story 6,731 sf religious place of worship, including a sanctuary, fellowship hall, kitchen, green room, and sacristy (“Sanctuary building”); and
- A two-story 7,269 sf building maintained by the religious institution, consisting of a community center (“community center building”). This building was previously designated for child day care use and other community space in association with CPUMC, however, child day care will no longer be a part of the scope. As a community center related to the religious facility, the ground floor may be used by CPUMC or other religious institutions for Sunday school or worship, and ancillary offices, or by outside organizations to provide a variety of community services and meeting spaces, subject to compliance with applicable zoning and land use requirements. The community center use is directly related to and a part of the religious place of worship but must also be classified according to its respective activities.

The proposed 14,000 sf religious place of worship, including related facilities, is an allowed use in the CG Zone and requires a Conditional Use Permit (CUP) in the CN Zone. A majority of the sanctuary building is in the CG Zone, and the remaining portion is in the CN Zone. The proposed religious place of worship involves no net increase in square footage compared to the existing religious place of worship and will operate under the existing CUP (as required for the portion of the facility within the Commercial Neighborhood Zone) as a continuation of the existing use.

The Planning & Development Director determined that the proposed community center as part of the religious place of worship is a similar use to public recreational and cultural facilities, which is defined in CCMC Section 17.700.010 as: facilities owned and operated by public agencies, including community centers, libraries, museums, outdoor theatres and similar types of facilities. The proposed community center is not owned and operated by a public agency but is otherwise consistent in operations with a recreational and cultural facility and will be subject to the same code standards. Public recreational and cultural facilities are an allowed use in the CG and CN zones.

On January 20, 2022, the Project received approval for streamlining pursuant to Senate Bill (SB) 35, which allows qualifying affordable housing developments an exemption from discretionary review and the California Environmental Quality Act (CEQA). On June 16, 2022, a modified version of the project involving an increase in the proposed number of affordable residential units was subsequently approved for streamlining pursuant to SB 35. The approval for streamlining allows this project to move forward directly with submittal of building permit plans, upon which time compliance with all required zoning and design standards will be assessed. In addition, on June 20, 2022, a loan commitment between the City and the applicant, Community Corporation of Santa Monica, was executed pursuant to authorization by the City Council for \$4,000,000 for the residential component

of the project.

In accordance with the Mixed-Use Development Standards, the SB 35 streamlining approval requires, as a condition of approval, that the City Council authorize the proposed non-residential ground floor uses, in lieu of commercial uses, prior to issuance of a building permit.

DISCUSSION

The applicant requests approval of the religious place of worship and related facilities, including a community center to be permitted as other non-residential uses, in lieu of commercial uses, on the ground floor adjacent to arterial streets. The proposed religious facility use is a continuation of the existing ground floor use on the property but will now be part of a mixed-use development that includes housing in the rear of the site, triggering City Council authorization. The religious facility's presence on the ground floor along Sepulveda Boulevard serves as a community anchor and hub. The community center, which will provide various support services and resources, will be directly accessible from the public right-of-way, which will promote pedestrian activity.

FISCAL ANALYSIS

There is no fiscal impact associated with the request for approval of other non-residential ground floor uses at 4464 Sepulveda Boulevard.

ATTACHMENTS

2024-07-08 - ATT Resolution Authorizing Other Non-Residential Ground Floor Uses

MOTION

That the City Council:

Adopt a resolution authorizing other non-residential uses, including religious facility and related activities, on the ground floor of a mixed-use development at 4464 Sepulveda Boulevard.