



# City of Culver City

Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851

## Staff Report

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**File #:** 16-570, **Version:** 1

**Item #:** C-6.

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**CC - Adoption of an Ordinance Approving Zoning Code Map Amendment P2016-0087-ZCMA to Change the Zoning for the Project Site Located at 3434 Wesley Street from Industrial General (IG) to Commercial General (CG) in Order to Allow the Construction of a Proposed Mixed-Use Project Consisting of 15 Residential Units (Including One Very Low Income Unit), 4,364 Square Feet of Commercial Space, and Ground Level Subterranean Parking Totaling 69 Parking Spaces on the Project Site.**

**Meeting Date:** February 13, 2017

**Contact Person/Dept:** Thomas Gorham/Planning  
**Phone Number:** 310-253-5710

**Fiscal Impact:** Yes ☐ No ☒

**General Fund:** Yes ☐ No ☒

**Public Hearing:** ☐ **Action Item:** ☐ **Attachments:** ☐

**Commission Action Required:** Yes ☒ No ☐ **Date:** 10/26/2016

**Commission Name:** Planning Commission

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (2/07/17);

**Department Approval:** Sol Blumenfeld, Director of Community Development  
(02/06/17)

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### **RECOMMENDATION:**

Staff recommends the City Council adopt the proposed Ordinance (Attachment No. 1) approving Zoning Code Map Amendment P2016-0087-ZCMA to change the zoning for the Project Site located at 3434 Wesley Street from Industrial General (IG) to Commercial General (CG) in order to allow the construction of a proposed mixed-use project consisting of 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level subterranean parking totaling 69 parking spaces on the Project Site.

### **BACKGROUND/DISCUSSION:**

On October 26, 2016, the Planning Commission adopted Resolution No. 2016-P017 approving Site Plan Review, P2016-0087-SPR; and Administrative Modification, P2016-0087-AM; and recommending to the City Council approval of Zoning Code Map Amendment, P2016-0087-ZCMA

and Density Bonus P2016-0087-DOBI.

At the City Council meeting of January 9, 2017, the City Council unanimously adopted a resolution approving Density Bonus P2016-0087-DOBI, and introduced the proposed Ordinance approving Zoning Code Map Amendment, P2016-0087-ZCMA. The Council's adoption of the Resolution approving the Density Bonus was the final action on the Project permit. The Zoning Code Map Amendment is required to implement the Project and must be adopted by ordinance, which requires an introduction and final adoption (second reading) by the Council. The proposed Ordinance is brought back tonight for adoption by the City Council.

### **FISCAL IMPACT:**

There is no fiscal impact associated with the adoption of the Proposed Ordinance.

### **ATTACHMENTS:**

1. Proposed Ordinance

### **MOTION:**

That the City Council:

Adopt an ordinance approving Zoning Code Map Amendment P2016-0087-ZCMA to change the zoning for the Project Site located at 3434 Wesley Street from Industrial General (IG) to Commercial General (CG) in order to allow the construction of a proposed mixed-use project consisting of 15 residential units (including one very low income unit); 14,364 square feet of commercial space; and ground level subterranean parking totaling 69 parking spaces on the Project Site.