



City of Culver City

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Staff Report

File #: 20-571, **Version:** 1

Item #: PH-1.

PC - Consideration of a Modification to Previously Approved Site Plan Review, P2019-0306-SPR/M, to Allow Change of Use from Retail to Medical Office at an existing Eight-Story Office-Retail Mixed-Use Building at 10000 Washington Boulevard in the Commercial General (CG) Zone.

Meeting Date: December 11, 2019

Contact Person/Dept: Deborah Hong, Planning Technician
Michael Allen, Current Planning Manager

Phone Number: (310) 253-5714

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☒

Public Notification: (Email) Meetings and Agendas - Planning Commission (12/5/19), Master Notification List (11/20/2019); (Posted) City Website (11/20/2019); (Mailed) Property Owners and Occupants within a 500-foot radius and extended.

Department Approval: Sol Blumenfeld, Community Development Director (11/26/2019)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Categorical Exemption - Class 1, Existing Facilities CEQA finding and approve the proposed Site Plan Review Modification.

PROCEDURES:

1. Chair calls on staff for a brief staff report and Planning Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the applicant the first opportunity to speak, followed by the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

BACKGROUND:

Request

On November 7, 2019, an application was submitted for a Site Plan Review Modification to allow a medical office use in a tenant area previously approved as retail use per Planning Commission Resolution No. 2016-P007 for Site Plan Review, P2016-0033-SPR. The application proposes to utilize a 3,633 SF tenant space on ground floor at the easterly edge of the building with some street frontage along Culver Boulevard for a medical office ("One Medical"). No exterior changes to the building façade are proposed.

Existing Conditions

The Project Site is developed with an eight-story office-retail mixed-use building, bounded by Duquesne Avenue, Washington Boulevard, Culver Boulevard, and Madison Avenue.

On June 22, 2016, the Planning Commission approved Site Plan Review, P2016-0033-SPR (Attachment No. 2) which allowed the interior and exterior renovation of an existing eight-story office building, including change of use of ground level spaces from office to retail, restaurant and fitness; addition of storefronts on Culver Boulevard; new office spaces; material and color changes to the exterior façade; new landscaping; and new outdoor seating areas.

On July 3, 2017, a subsequent minor modification request was administratively approved (Attachment No. 3), to expand outdoor seating areas along Culver Boulevard, improve building façade and overall design, reduce retail and restaurant use, and expand fitness use. The modifications resulted in a total of 19,610 SF of retail and/or restaurant use and 30,049 SF of fitness use on ground level and an overall parking surplus of 343 spaces.

ANALYSIS/DISCUSSION:

Land Use

The proposed medical office use is consistent with the Commercial General (CG) Zoning and General Corridor General Plan land use regulations. It is a principally permitted use in the CG Zone per Table 2-5 (Allowed Uses and permit Requirements Table for Commercial Zoning Districts) of CCMC Section 17.220.015 Commercial District Land Uses and Permit Requirements.

The existing site is developed with retail, restaurant and fitness uses on ground floor and office use on 2nd to 8th floors. It abuts CG, Commercial Downtown, and Studio zones. Residential Medium Density, Residential Two-Family and Residential Single-Family zones are located towards the South.

The proposed 3,633 SF medical office area was previously approved as retail and/or restaurant use with the intention of supporting local business activities by extending the retail and restaurant land use pattern of the adjacent Commercial Downtown zone and serving the needs of residents. The proposed Modification is intended to meet the intent of the original approval, as the medical office use will provide services to complement retail and/or restaurant uses on site and in the vicinity, as well as serving the needs of residents and office tenants on site. The proposed medical office use will take up approximately 20 linear feet of street frontage along Culver Boulevard. A total of 15,977 SF will remain as retail and/or restaurant use.

The Modification request proposes no changes to architectural design, landscaping, or exterior lighting.

Parking

The proposed medical office use will not result in additional parking requirement, as the required parking

ratio for medical office use is the same as that for retail use per Table 3-3 Parking Requirement by Land Use of CCMC Section 17.320.020 Number of Parking Spaces Required.

Traffic and Circulation

The proposed medical office use is likely to generate consistent foot and vehicular traffic throughout the day during office hours. It will not result in significantly greater traffic than or alter circulation pattern from that which was expected of retail use.

Noise

The change of use from retail to office will result in a similar amount of activities and will not result in increased noise.

CONCLUSION:

Staff has found the proposed change of use from the project entitlements to be compatible with other uses on site and consistent with the Zoning and General Plan Land Use designations, as well as uses of the surrounding neighborhood. The project entitlements already permit a non-retail ground floor use with the Equinox gym which has contributed to area pedestrian activity. Therefore staff believes that the proposed use meets the intent of the approval for Site Plan Review P2016-0033-SPR by providing a service use that complements retail and restaurant uses on ground level and adds variety to types of uses on ground floor to activate street level activities. It does not propose any physical alterations, such that desirable design elements at street level remain undisturbed.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the Project by staff established that there are no potentially significant adverse impacts on the environment. The proposed Site Plan Review Modification, P2019-0306-SPR/M is Categorically Exempt, per Section 15301, Class 1- Existing Facilities as the Project involves only change of use, interior improvements and no expansion of use.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Approve the proposed project if the application is deemed to meet the required findings,
2. Approve the proposed project with additional and/or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting, or
3. Disapprove the proposed project if the application does not meet the required findings.

MOTION:

That the Planning Commission:

Adopt a Categorical Exemption pursuant to the California Environmental Quality Act, and Approve a Site Plan Review Modification.

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2019-P014
2. Planning Commission Resolution No. 2016-P007
3. Minor Modification Approval Letter dated July 3, 2017
4. Vicinity Map
5. Proposed Floor Plan dated November 7, 2019