



City of Culver City

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Staff Report

File #: 21-671, Version: 1

Item #: C-4.

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 (P2019-0291-ZCMA), to Change the Zoning Designation from Industrial General (IG) to Commercial General (CG), to Allow the Construction of a 5-Story Mixed-Use Development, Consisting of 12 Dwelling Units, 6,820 Square Feet of Commercial Space, and Subterranean Parking at 3727 Robertson Boulevard (Project).

Meeting Date: February 22, 2021

Contact Person/Dept: Sol Blumenfeld, Community Development Director;
Michael Allen, Current Planning Manager;
Gabriela Silva, Associate Planner

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

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing:

Action Item:

Attachments:

Commission Action Required: Yes No

Date: December 9, 2020

Commission Name: Planning Commission

Public Notification: (Mailed) Property owners and occupants within a 1,000-foot radius and extended (01/14/2021); (Posted) City website (01/14/2021), Onsite Sign (01/15/2021); (Published) in Culver City News (01/21/2021); (Email) Master Notification List (01/14/2021), Meetings and Agendas - City Council (02/17/2021).

Department Approval: Sol Blumenfeld, Community Development Director (02/15/2021)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving Zoning Code Map Amendment P2019-0291-ZCMA, subject to the conditions of approval contained in Planning Commission Resolution No. 2020-P016, for the development of a 5-story, 12-unit, mixed-use development.

BACKGROUND

Request

On November 1, 2019, 3727 Robertson LLC (the “Applicant” and the “Property Owner”) applied for a Site Plan Review, Density and Other Bonus Incentives, Zoning Code Map Amendment, Administrative Use Permit, and Administrative Modification to allow the construction of a 5-story mixed-use development, containing 6,820 square feet of commercial area, twelve (12) dwelling units, and subterranean parking, on a site located in the Industrial General (IG) Zone. In addition, the Project also includes a Community Benefit consistent with the provisions of the Mixed-Use standards within the TOD district, as well as a request to utilize Zoning Code provisions to waive residential off-street parking requirements of the Project by City Council resolution.

The Zoning Code Map Amendment changes the existing Zoning Map designation from Industrial General (IG) to Commercial General (CG) Zone.

Site Information

The Project site is comprised of two (2) parcels located on the west side of Robertson Boulevard, south of Venice Boulevard and north of Washington Boulevard, and measures 6,108 square feet in area. The Project site is currently developed with one (1) single-story (2,850 sq. ft.) non-residential structure, surface parking, and site improvements including landscape and hardscape; the City-owned (remnant) parcel is fully paved and is used to provide three (3) tandem public parking spaces.

Planning Commission Public Hearing and Recommendation

On December 9, 2020, the Planning Commission adopted Resolution No. 2020-P016 (Attachment No. 3) recommending to the City Council approval of Zoning Code Map Amendment P2019-0291-ZCMA, and Density and Other Bonus Incentives P2019-0291-DOBI; approving Site Plan Review P2019-0291-SPR, Administrative Use Permit P2019-0291-AUP, and Administrative Modification P2019-0291-AM; and adopting a Categorical Exemption (in order to take action on the Site Plan Review, Administrative Use Permit, and Administrative Modification), for proposed Project described above. During the public hearing, the Planning Commission considered the staff report, comments from the public, and requests from the Applicant. The Planning Commission decision on the SPR, AUP, and AM is final as no appeals were filed.

City Council First Reading Public Hearing

On February 8, 2021, the City Council held a public hearing to review and introduce the proposed ordinance (Attachment No. 1) for Zoning Code Map Amendment P2019-0291-ZCMA, and consider a Resolution approving a Density and Other Bonus Incentives (P2019-0291-DOBI) and Parking Reduction for the proposed Project. The City Council was requested to act only on the ZCMA, DOBI, and the Parking Reduction and provided with the Planning Commission staff report, preliminary development plans, and minutes for a detailed review of the Project. Following deliberations and discussion, the City Council introduced the ordinance for the ZCMA and approved the Resolution for the DOBI and Parking Reduction.

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

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption,

Class 32-In-Fill Development Projects, was adopted by the Planning Commission on December 9, 2020, which determined that the Project will not have a significant adverse impact on the environment. The Zoning Code Map Amendment is within the scope of the adopted Categorical Exemption and the circumstances have not significantly changed and no new significant information has been found that would impact the environmental determination. Therefore, no new or additional CEQA analysis is required.

CONCLUSION

By adopting the proposed ordinance, the Project at the subject site will be able to move forward, resulting in the addition of a total of twelve (12) net new dwelling units to Culver City's housing stock in the TOD District, including affordable housing. In addition, the ZCMA will allow the repurposing of a small City-owned surface parking lot to a higher and better use and result in a project that provides complementary commercial uses and additional housing near transit, at a density consistent with the proposed Zoning and current General Plan Land Use designations. The ZCMA, to change the Zoning to CG, will create consistency with the General Plan Land Use designation and allow for housing development. The addition of housing is consistent with the City's revitalization goals for the area. Therefore, Staff recommends approval of the proposed Project including the findings for Zoning Code Map Amendment, P2019-0291-ZCMA, as outlined in Resolution No. 2020-P016 (Attachment No. 1).

FISCAL ANALYSIS

There is no fiscal impact associated with the adoption of the proposed ordinance.

ATTACHMENTS

1. Proposed Ordinance (including Exhibit A: Zoning Code Map)

MOTION

That the City Council:

Adopt an Ordinance approving a Zoning Code Map Amendment, P2019-0291-ZCMA, subject to conditions of approval set forth in Planning Commission Resolution No. 2020-P016, for the construction of a 5-story, 12-Unit Mixed-use Development.