



# City of Culver City

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## Staff Report

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**File #:** 23-129, **Version:** 1

**Item #:** C-9.

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**CC - CONSENT ITEM:** 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 to Facilitate Construction of Three Additional Vehicle Repair Bays at an Existing Remote Customer Auto Repair Facility at 11039 Washington Boulevard (Project).

**Meeting Date:** August 22, 2022

**Contact Person/Dept.:** Jose Mendivil, Current Planning/CDD  
Erika Ramirez, Current Planning/CDD

**Phone Number:** 310-253-5757 | 310-253-5727

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

**Attachments:** Yes ☒ No ☐

**Commission Action Required:** Yes ☒ No ☐ **Date:** June 8, 2022

**Commission Name:** Planning Commission

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (08/17/2022); (Posted) City Website (07/18/2022); (Mailed) Property owners and occupants within a 500-foot radius (07/18/2022); (Sign Posted) at Project Site (07/18/2022); (Publication) Culver City News (07/21/2022).

**Department Approval:** Sol Blumenfeld, Community Development Director (08/16/2022)

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### **RECOMMENDATION**

Staff recommends the City Council adopt an Ordinance approving Zoning Code Map Amendment P2021-0043 -ZCMA as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015 - Zoning Map to facilitate construction of three additional vehicle repair bays at an existing remote customer auto repair facility at 11039 Washington Boulevard (Project) (Attachment No. 1).

### **BACKGROUND**

The Project applicant operates the Volvo and Mazda auto dealerships (Culver City Volvo Cars and Culver City Mazda) located at 11201 Washington Boulevard and 11215 Washington Boulevard respectively. Dealership offices and three customer auto repair bays are located at 11039 Washington Boulevard (the "Project Site") which is approximately 0.25 miles from Culver City Volvo Cars and Culver City Mazda. The Project applicant submitted a development application for a Conditional Use Permit to add three vehicle bays for a total of six vehicle auto repair bays and for an Administrative Use Permit to allow tandem and vehicle aisle stacked parking at the Project Site. The applicant also requested a Zoning Code Map Amendment.

On June 8, 2022, the Planning Commission approved Conditional Use Permit and Administrative Use Permit, P2021-0043-CUP, -AUP and recommended the City Council approve Zoning Code Map Amendment, P2021-0043-ZCMA to facilitate the expansion of an existing auto repair facility at 11039 Washington Boulevard. There were no appeals of the Planning Commission decision; therefore, the decisions on the CUP and AUP are final and not within the scope of this agenda item.

## **DISCUSSION**

On August 8, 2022, the City Council considered the Planning Commission's recommendation to approve the requested Zoning Code Map Amendment. The Zoning Code Map Amendment is required to change the rear 45-foot portion of the Project Site from Residential Medium Density Multiple (RMD) to Commercial General (CG) to move this Project forward to construction. The City Council unanimously introduced the proposed Ordinance, and the proposed Ordinance is now presented for adoption by the City Council.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to the CEQA Guidelines, initial review of the project by staff established there are no potentially significant adverse impacts upon the environment, and the project has been determined to be Categorically Exempt pursuant to CEQA Section 15301, Class 1 - Existing Facilities, because the proposed project involves changing a portion of the Project Site's Zoning to make it consistent with the General Plan designation thereby facilitating a 2,167 square foot addition to an existing auto repair facility to accommodate additional vehicle repair space which is under 2,500 square feet threshold for additions and also under the 10,000 square foot total area threshold for an urbanized area. The Categorical Exemption was adopted by the Planning Commission on June 8, 2022, which determined that the Project will not have a significant adverse impact on the environment as noted above. Zoning Code Map Amendment P2021-0043-ZCMA is within the scope of the adopted Categorical Exemption and the circumstances under which the Categorical Exemption was prepared have not significantly changed, and no new significant information has been found that would impact the Categorical Exemption. Therefore, no additional environmental analysis is required.

## **FISCAL ANALYSIS**

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

## **ATTACHMENTS**

1. Proposed Ordinance (including Exhibit A - Proposed Zoning Map).)

## **MOTION**

That the City Council:

Adopt an Ordinance approving Zoning Code Map Amendment P2021-0043-ZCMA.