

RESOLUTION NO. 2017-R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DESIGNATING CERTAIN COMMERCIAL DISTRICTS COMMERCIAL REVITALIZATION AREAS IN ORDER TO PROMOTE ECONOMIC DEVELOPMENT AND COMMERCIAL PROPERTY IMPROVEMENT IN CULVER CITY.

WHEREAS, the City Council for the City of Culver City recognizes the importance of supporting and improving the City's commercial districts; and

WHEREAS, the City Council recognizes that addressing commercial parking needs is important in establishing and maintaining viable businesses and a healthy local economy; and

WHEREAS, on January 23, 2017, the City Council adopted an Ordinance on City-initiated Zoning Code Amendment (P2016-0149-ZCA), amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.320 – Off-Street Parking and Loading, Section 17.320.020 Table 3-3B – Number of Parking Spaces Required- Restaurants, in order to create more restrictive parking standards for certain sized restaurants, which Ordinance shall become effective on February 22, 2017; and

WHEREAS, the City Council recognizes that the amended parking requirements may create a hardship for certain older commercial areas where there is an inadequate on-site area to fully accommodate business parking needs; and

WHEREAS, many of these older commercial areas are comprised of properties that have inadequate off-street parking to accommodate parking needs.

NOW, THEREFORE, the City Council of the City of Culver City DOES HEREBY RESOLVE as follows:

1 1. The City Council hereby establishes Commercial Revitalization Areas
2 along Washington Boulevard and Sepulveda Boulevard, more specifically shown as areas
3 A, B, and C on Exhibit A attached hereto.

4 2. The Commercial Revitalization Areas will promote economic
5 development and commercial revitalization consistent with General Plan Land Use Element
6 goals and objectives (Land Use/Economic) Policies 5.B , 5D,and 5.G, which encourage
7 small business ownership and the establishment of high quality retail and restaurant uses
8 that address community needs; Policies 6A and 6B, which encourage the revitalization of
9 commercial corridors and establishment of cohesive commercial districts; and Policy 6C,
10 which provides opportunities for parking that serves clusters of development to promote
11 and stimulate economic development.
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13 3. The Commercial Revitalization Districts may be expanded, reduced in
14 size or eliminated by amending or rescinding this Resolution, as necessary, in order to
15 meet City economic development goals and objectives.
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17 4. The primary goal of the Commercial Revitalization Districts shall be to
18 improve the commercial area holistically through local business improvement programs
19 that provide common area promotion, property improvements, common signage programs,
20 improved area lighting and landscaping, streetscape improvements, business attraction
21 and retention, special events programs, cultural and art related events, common area
22 shared parking, area mobility, and by encouraging the construction of affordable housing
23 developments that support and are served by the commercial area.
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1 5. The Commercial Revitalization Districts shall be organized in concert
2 with local businesses who meet regularly to assess commercial districts needs and
3 establish and consider long-range planning goals and objectives for the area.

4 6. The Commercial Revitalization Districts shall be focused on creating a
5 unique market niche, with local products and services that make the commercial area
6 distinct and facilitate area marketing and promotion.

7 7. The implementation of the established Commercial Revitalization
8 Districts shall be in accordance with the requirements of Zoning Code Chapter 17.320.020
9 Table 3-3B – Number of Parking Spaces Required – Restaurants.

11 APPROVED and ADOPTED this _____ day of _____, 2017.

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JIM B. CLARKE, Mayor
City of Culver City, California

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16 ATTESTED BY:

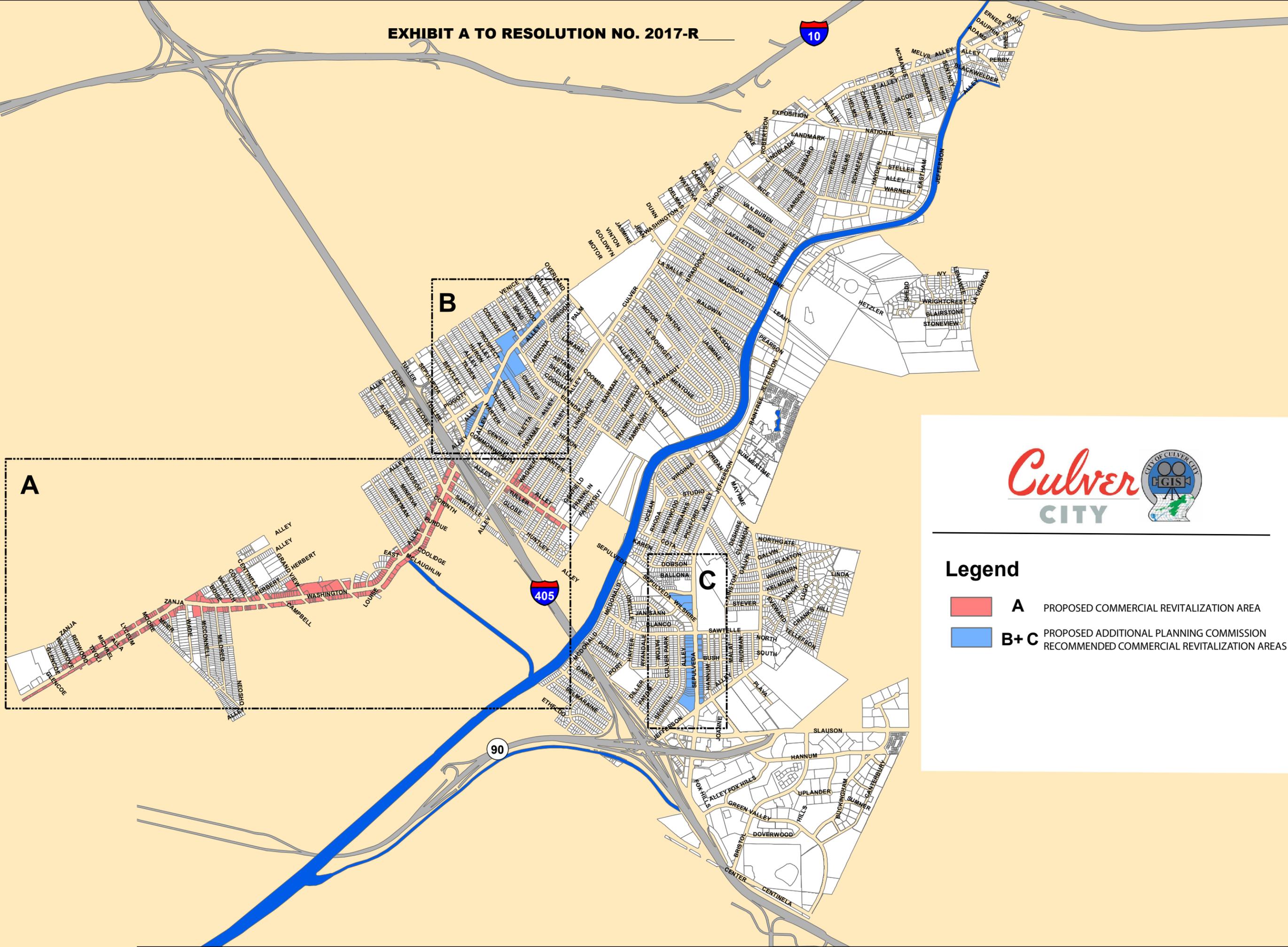
17 APPROVED AS TO FORM:

18 _____
JEREMY GREEN, Deputy City Clerk

19 _____
CAROL A. SCHWAB, City Attorney

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A16-01020

EXHIBIT A TO RESOLUTION NO. 2017-R



Legend

- **A** PROPOSED COMMERCIAL REVITALIZATION AREA
- **B+C** PROPOSED ADDITIONAL PLANNING COMMISSION RECOMMENDED COMMERCIAL REVITALIZATION AREAS





Legend

- COMMERCIAL REVITALIZATION AREA
- PLANNING COMMISSION RECOMMENDATION PROPOSED ADDITIONAL COMMERCIAL REVITALIZATION

AREA A & B

