

**City of Culver City, California
Agenda Item Report**

Meeting Date: 12/10/12		Item Number: C-12	
CITY COUNCIL AGENDA ITEM: Adoption of an Ordinance Amending the Culver City Zoning Map, as Referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, Establishing the Washington National Transit Oriented Development Planned Development (PD) Zone - No. 11			
Contact Person/Dept.: Susan Yun, Sol Blumenfeld		Phone Number: (310) 253-5755 (310) 253-5700	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: 10/04/12	
Planning Commission			
Public Notification: (Email) Meetings and Agendas – City Council (12/07/12)			
Department Approval: Sol Blumenfeld (11/15/12)		City Attorney Approval: Carol Schwab (by H. Baker) (12/06/12)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (12/06/12)		City Manager Approval: John M. Nachbar (12/07/12)	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt the proposed Ordinance, amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing Planned Development Zone No. 11 (Zoning Code Map Amendment, ZCMA-P2012085) for the Washington National Transit Oriented Development (Washington National TOD). <u>BACKGROUND / DISCUSSION:</u> At its meeting of October 4, 2012, the Planning Commission unanimously recommended to the City Council approval of ZCMA-P2012085 establishing the Washington National TOD PD Zone No. 11. During its deliberations the Planning Commission recommended the City Council consider allowing proposed site development to exceed the required height limit only where necessary to accommodate improved building massing and architectural design objectives without exceeding the overall development thresholds outlined in the established PD Zone. At the City Council meeting of November 12, 2012, the City Council unanimously introduced Zoning Code Amendment ZCA P-2011154. A subsequent motion was			

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made to approve the additional recommendation of the Planning Commission to allow for a potential height exception¹ for future site development providing the development was otherwise consistent with the development thresholds established under PD Zone No. 11. That motion was approved by the City Council 4-1 (Councilmember Sahli-Wells voting no). It should be noted that City Council action this evening does not grant a height exception for future site development, it merely allows for the developer to apply for a height exception during the project entitlement process.

The Ordinance, including the recommendation to allow for a potential height exception, is brought back tonight for adoption.

FISCAL IMPACT:

The proposed rezoning will have no fiscal impact upon the City because the zoning is only implemented through approval of a Comprehensive Plan submitted by the project developer. The developer will be required to conduct an environmental analysis and mitigate any impacts of development through the Comprehensive Plan review process. Upon development of the site, the project will provide sales tax, property tax, utility user tax and transient occupancy tax to the City. The site is currently surface parking for the Expo Light Rail Station and will be used for that purpose until site development.

ATTACHMENT:

1. Proposed Ordinance and Exhibit A, Zone Change Map and Exhibit B, Washington National Planned Development Zone No.11 provisions.

MOTION:

That the City Council:

Adopt the proposed Ordinance amending the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code, Section 17.200.015, establishing a Planned Development Zone for the Washington National TOD.

¹ Culver City Municipal Code § 17.300.025.C.1 allows for the City Council to grant an exception to the height limits for a project on the condition that it is consistent with a Design for Development (DFD) established by the former Culver City Redevelopment Agency ("Former CCRA") for the area in which the project is located. Although the Former CCRA has been dissolved, existing DFDs are still valid and the provisions of Section 17.300.025.C.1 still apply. In addition, new DFDs may be established by the City. Pursuant to Health and Safety Code Section 34173(i), "at the request of the city, county, or city and county that authorized the creation of a redevelopment agency, all land use related

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plans and functions of the former redevelopment agency are transferred to the city, county, or city and county that authorized the creation of a redevelopment agency; provided, however, that the city, county, or city and county shall not create a new project area, add territory to, or expand or change the boundaries of a project area, or take any action that would increase the amount of obligated property tax (formerly tax increment) necessary to fulfill any existing enforceable obligation beyond what was authorized as of June 27, 2011.” A separate item on tonight’s agenda recommends the City Council adopt a resolution transferring to the City the land use related plans and functions of the Former CCRA, including, but not limited to, designs for development.