MEETING DATE: 08/06/07

AGENDA ITEM: Consideration of Density and the Mixed Use Development Ordinance

ATTACHMENTS

17.400.065 - Mixed Use Development Standards

A. **Purpose.** This Section provides location, development, and performance standards for mixed use developments in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

B. **Applicability.**

1. The provisions in this Section shall regulate the conversion of existing buildings to include mixed uses as defined herein, and/or new construction of mixed use projects, where allowed by the applicable zoning districts.

2. The Mixed Use Development Standards supersede the Commercial Zero Setback Overlay (-CZ), where applicable.

3. The Mixed Use Development Standards do not supersede the provisions of the Commercial Downtown District (CD) or the East Washington Boulevard Overlay (-EW).

4. Except as specifically provided in this Section, mixed use projects shall be in compliance with the regulations of Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

5. Where an Owner-Participation Agreement, Disposition and Development Agreement and/or Development Agreement with the City and/or Redevelopment Agency applies to a land parcel and the provisions of such agreement differ from the Mixed Use Development Standards, the provisions of the agreement shall prevail.

C. **Definitions.**

Architectural Feature. Soffit, column, wing wall, canopy, roof eave, balcony, bell tower, spires, clock tower, cupolas, turrets and any other similar element that does not create an interior floor space.

Arterial Street. As used in this Section, arterial streets include primary and secondary arterial streets. Primary arterial streets are major cross-town thoroughfares. Secondary arterial streets connect primary arterial streets to smaller streets and residential neighborhoods. Primary and secondary arterial streets are defined in the General Plan Circulation Element.

Blank Wall. Any wall that is not enhanced by architectural detailing, artwork, landscaping, windows, doors, or similar features. Solid and mechanical doors and glass with less than 80% transparency are considered blank wall areas.

Ornamental Feature. A statue, fountain, sculpture or any other similar freestanding decorative element which does not provide shelter, and which is not a sign, and which serves an aesthetic purpose.

Street Wall. The wall of a building facing the street at or near the property line. The street wall may include arcades, colonnades, recessed pedestrian entrances, decorative stairs, public art and other features deemed pedestrian oriented.

D. **Use Regulations.**

1. **Uses permitted.** All uses permitted in the underlying zone are permitted in mixed use developments.

2. **Residential uses.** Residential uses other than live/work units are prohibited on the ground floor adjacent to arterial streets. Residential entrances and lobbies are permitted on the ground floor adjacent to arterial streets.

3. **Commercial uses.** Commercial uses are required on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets.

4. **Covenant.** A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development, and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed use development and that commercial activities are permitted pursuant to the regulations of the CCMC.

5. **Feasibility study.** At the Director's discretion, an economic feasibility study evaluating the viability of the proposed commercial uses within the mixed use development may be required.

E. **General Development Standards.**

1. **Minimum lot size and dimensions.**

   a. All lots less than 10,000 square feet shall have a minimum width of 50 feet with alley access or access from a non primary arterial street.

   b. Lots 10,000 square feet or larger shall have a minimum width of 100 feet.

   c. Mixed use projects located on parcels that are less than 5,000 square feet shall not be permitted unless combined with one or more abutting lots to create a total site development area that is at least 5,000 square feet, subject to the above access requirements.

2. **Building height**. The height of structures shall not exceed the standard established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards), unless a modification is granted pursuant to Subsection 17.300.025.C. (Exceptions to Height Limits).

3. **Density.** Residential density shall not exceed 65 dwelling units per acre or 1 unit per 670 square feet of lot area (43,560 sq.ft. divided by 65 units = 670).

4. **Building setbacks**. Building setbacks are provided in Table 4-2 (Building Setbacks).

Table 4-2
Building Setbacks

		Setbacks (1)			
		Street Wall	Side and Rear Adjacent to Residential Zone	Side and Rear Adjacent to Non-residential Zone	Adjacent to an Alley
Building Height	Underground	None required.			
	Less than or equal to 15'-0"	The Street Wall shall have a zero setback, but may be setback up to 5 ft from the property line, if the setback area is enhanced with high quality paving material, landscaping or other similar features. See Figure 4-4 (Section of Street Wall Setback).	A 10 ft setback is required. Adequate screening and landscaping shall be provided.	No setback is required.	2 ft (2)
	Greater than 15'-0"	The upper level may be setback greater than the street wall, or up to the property line.	A 60 degree clear-zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear property line. See Figure 4-5 (Section of Rear Setback).	No setback is required.	2 ft (2)

(1) Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations.

(2)The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.

Figure 4-4
Section of Street Wall Setback

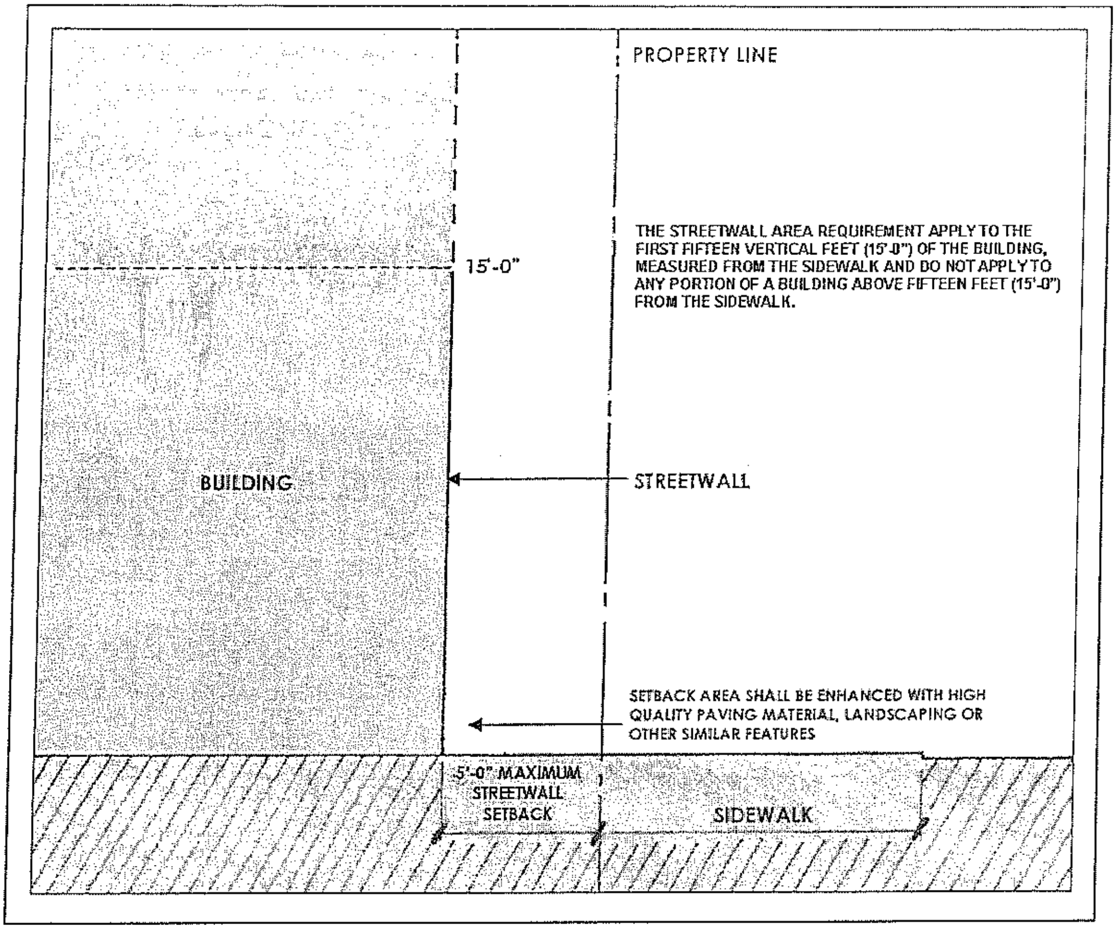
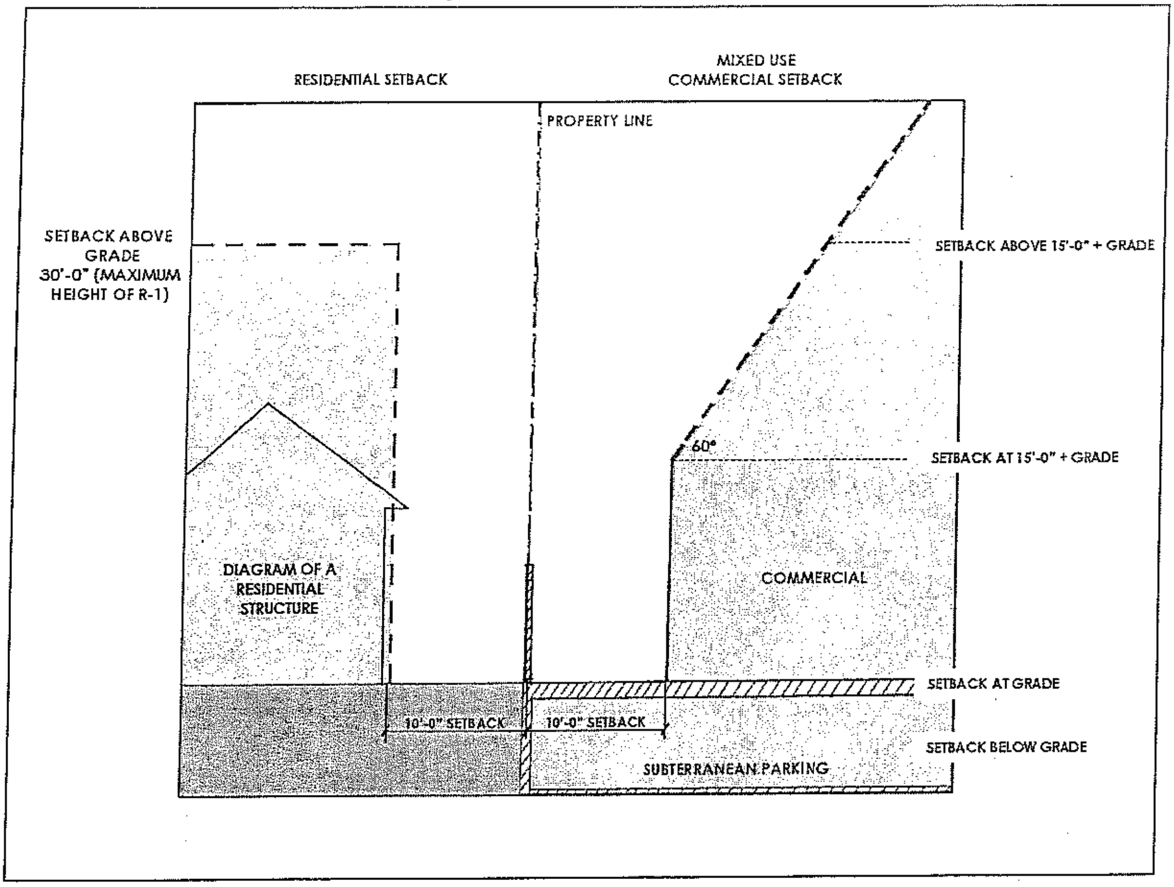


Figure 4-5
Section of Rear Setback



F. **Site Planning and Design Standards.**

1. **Building bulk.** Projects shall be designed to achieve interesting, graceful and articulated buildings by the use of varied rooflines and vertical attachments; clearly defining the base, middle and top of each building and other architectural features. See Figure 4-6 (Building Elevation Composition).

2. **Building tops.** The top of the building shall be visually terminated through the use of cornices, parapets, domes, towers, or other forms or features.

3. **Street wall requirements.**

   a. The street wall shall be architecturally modulated to create visual interest and shall include architectural features and pedestrian amenities such as recessed entries, arcades, colonnades, stairs, art and other architectural features deemed pedestrian-oriented by the Director, subject to the following:

      1) Passageways in arcades and colonnades are, at minimum, 5 feet wide. See Figure 4-7 (Section of Street Wall).

      2) Architectural and ornamental features do not impede pedestrian routes.

3) Stairs are decorative and attractive.

b. Street wall façade requirements shall apply to the portion of the street wall that is within 15 vertical feet above the sidewalk parallel to arterial streets.

c. The street wall is required along 100% of the total linear property line parallel to arterial streets.

d. No blank wall area is permitted in the street wall area.

e. On corner lots, where one of the adjacent streets is a non-arterial street, the street wall requirements shall apply to the first 25% of the building depth immediately adjacent to the non-arterial street. See Figure 4-8 (Corner Building Street Wall Requirement).

f. Major entrances and corners of buildings shall be articulated within the street wall façade.

Figure 4-6
Building Elevation Composition

6

Figure 4-7
Section of Street Wall

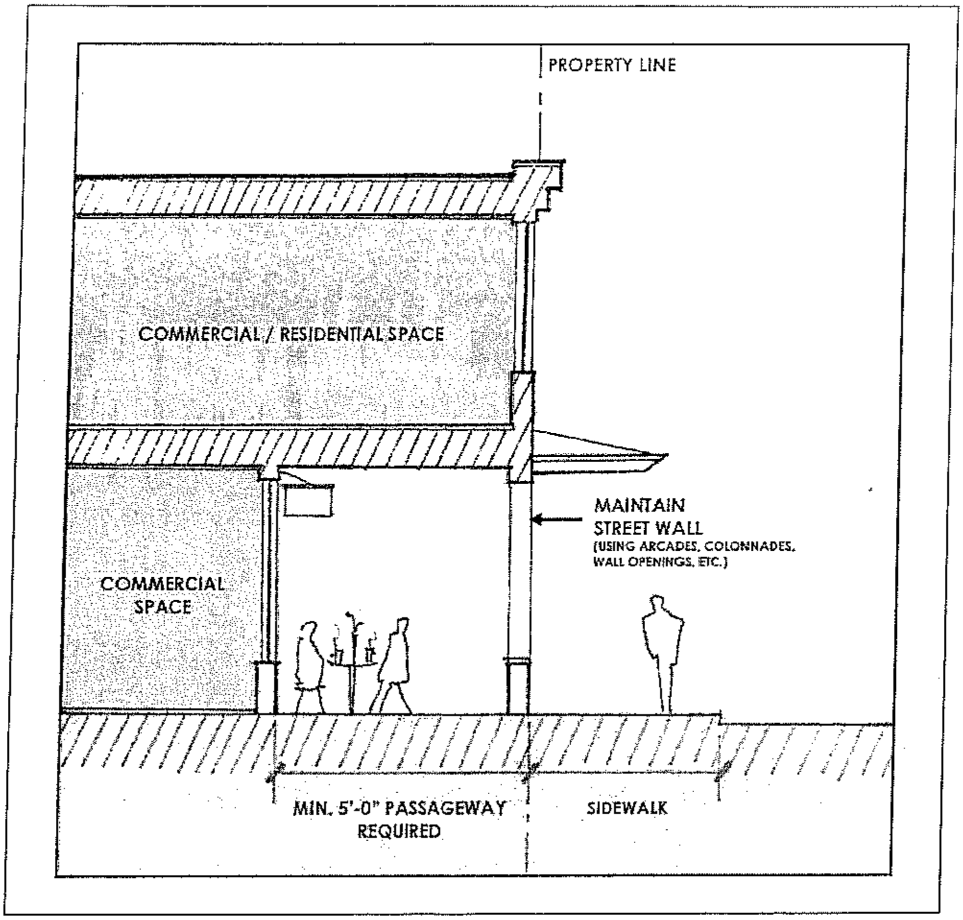
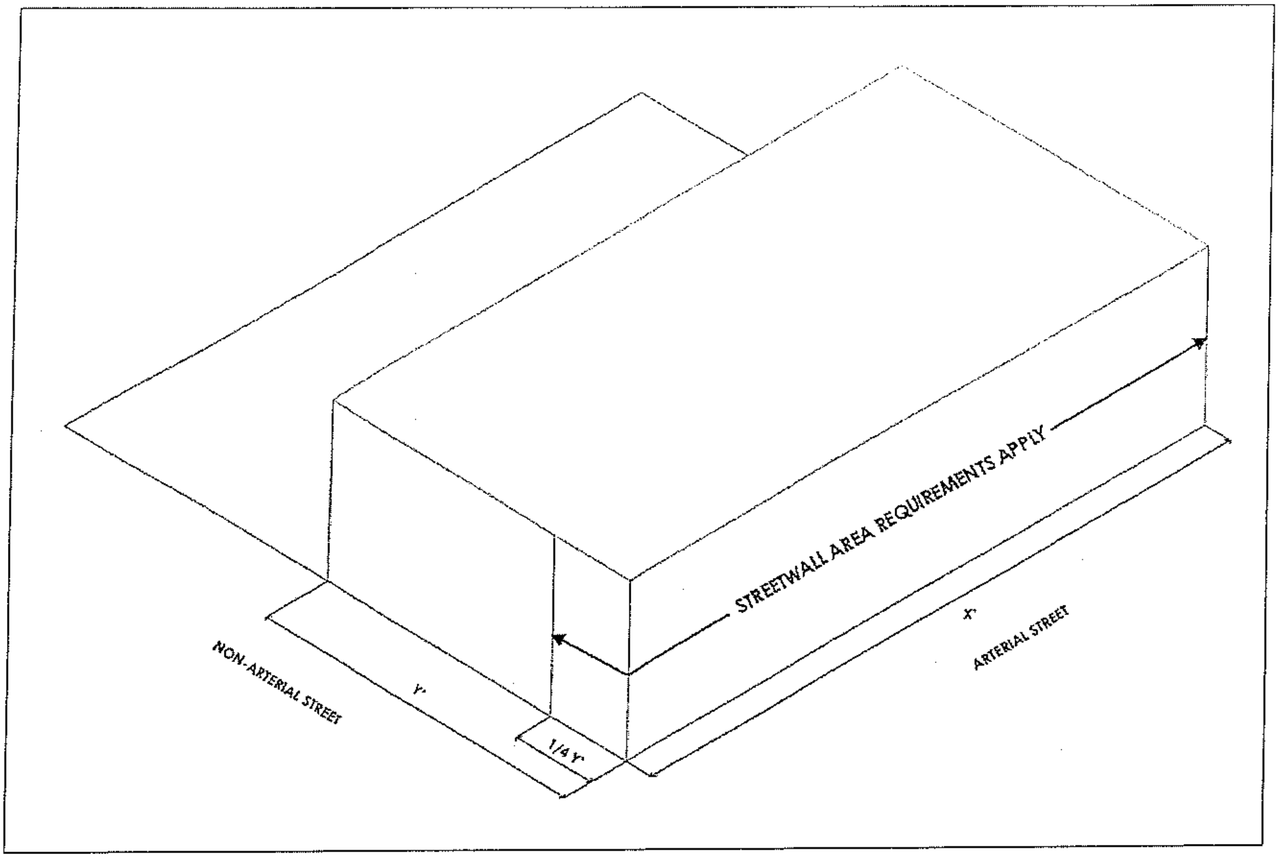


Figure 4-8
Corner Building Street Wall Requirement



4. **Blank wall.**

   a. Blank wall area is not permitted in the street wall area.

   b. Blank wall area shall be minimized on all building elevations.

   c. The maximum width of any continuous blank wall shall be no more than 15 feet.

5. **360° Architecture.**

   a. Similar architectural and design features shall be incorporated on all sides of the building.

   b. Building elevations clearly visible from adjoining residential areas should not negatively impact the character and atmosphere of the adjacent residential areas. Design elements, materials, colors, surfaces and finishes that complement the residential areas shall be used as deemed appropriate by the Director.

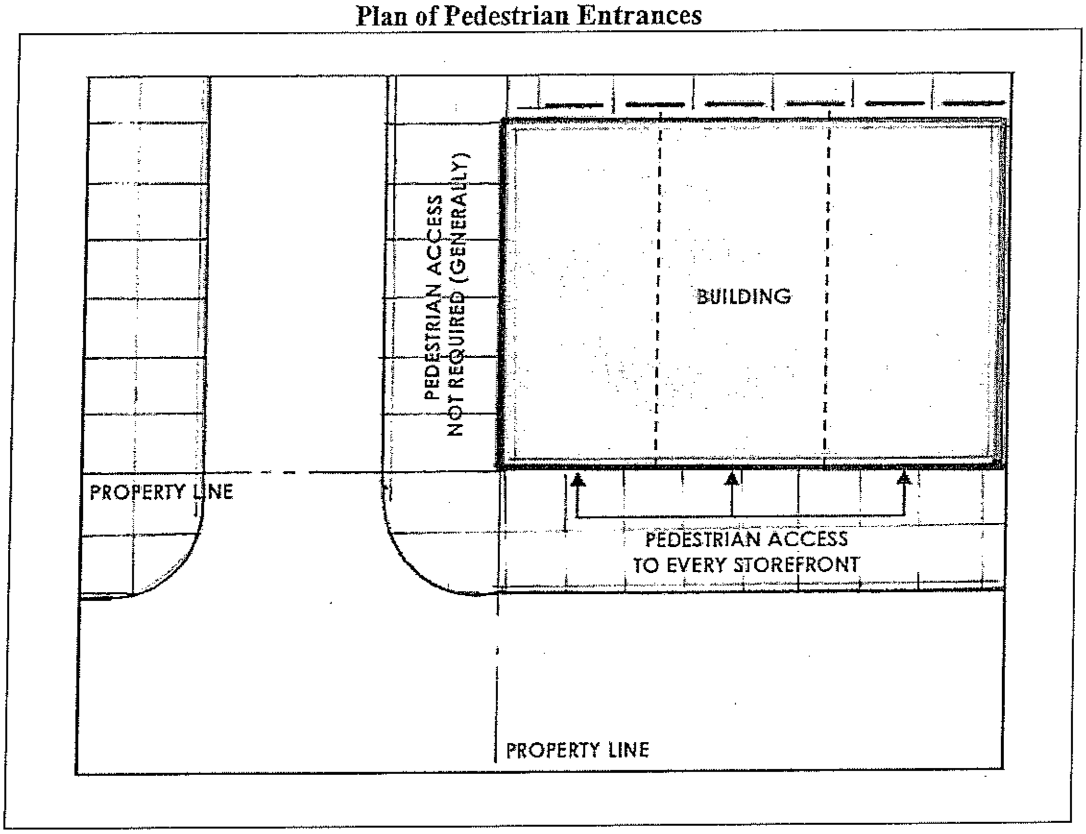
6. **Building entrances.**

a. Pedestrian entrances shall be provided for all ground floor uses adjacent to arterial streets. Pedestrian entrances are not required on non-arterial streets. See Figure 4-9 (Plan of Pedestrian Entrances).

b. Pedestrian entrances shall be directly accessible from the public right-of-way and shall have direct access from the sidewalk grade.

c. Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement based on site constraints.

Figure 4-9
Plan of Pedestrian Entrances



7. **Signage and lighting.** Signs must be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).

8. **Parking and vehicular access.**

a. Street level parking facilities and lots shall be screened from view from the adjoining arterial street(s) by ornamental walls or fences, at least 4 feet high above street grade.

9c

b. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement based on site constraints.

c. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement based on site constraints.

d. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement based on site constraints.

9. **Refuse storage and collection areas.** The commercial and residential components of the project shall maintain separate refuse storage and collection areas; the refuse storage and collection areas shall be clearly marked for separate uses.

G. **Residential Development Standards.**

1. **Minimum unit size.** Residential minimum unit sizes are detailed in Table 4-3 (Minimum Residential Unit Size).

Table 4-3
Minimum Residential Unit Size

No. of Bedrooms	Minimum Unit Size (Gross Floor Area)
Studio	500
1 Bedroom	700
2 Bedrooms	900
3 Bedrooms	1,100
4 Bedrooms	150 additional gfa/bedroom

2. **Unit size mix.** No more than 25% of the total number of residential units shall have less than 700 square feet of gross floor area.

3. **Open space.**

a. Each unit shall have a minimum of 75 square feet of common and/or private open space.

b. Common open space areas shall have a minimum dimension of 15 feet in any direction which may include a combination of open space and adjacent setback area.

c. Private open space areas shall be at least 30 square feet and 5 feet in any direction, to the extent feasible.

d. Private and common open space requirements may be satisfied by a selection or combination of the following: atriums, balconies, courtyards, decks, gardens, gyms/exercise rooms, patios, playgrounds/tot lots, rooftop decks, patios and gardens, and swimming pools. The Director may approve similar amenities not listed above.

H. **Live/Work Development Standards.** In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in Section 17.400.060 (Live/Work Development Standards).

I. **Parking Standards.** Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading) and the following additional standards.

1. **Parking access and circulation standards.**

a. **Commingled parking.** A mixed use project may have a commingled parking area for all uses, subject to the following conditions:

1) Residential, live/work and commercial parking spaces are designated with signs.

2) Residential, live/work and commercial components require 10 or fewer parking spaces each.

3) One use requires 10 or fewer parking spaces and a second use requires more than 10 parking spaces, and the Director determines that site conditions make it infeasible to provide gated or separated parking.

b. **Gated parking.** A mixed use project shall have a gated parking area for residents of residential units and live/work units, if the requirements allowing commingled parking are not met. The regulations governing gated parking areas are provided below.

1) Common ingress areas to residential, live/work, and commercial parking are permitted.

2) If a separated residential and live/work egress lane(s) is/are not provided, non-residential parking shall be free of charge.

3) The parking layout shall be designed so that residents are not significantly inconvenienced by non-residential parking demands, as determined by the Director.

c. **Residential guest parking location.**

1) Residential guest parking may be located in the commercial parking area.

2) Residential guest parking shall be accessible 24 hours per day.

3) Residential guest parking shall be free of charge.

4) Residential guest parking shall be appropriately signed.

J. **Performance Requirements**. All mixed use projects shall be designed to meet the following performance standards.

1. Walls on all sides of residential and live/work units shall be constructed to minimize the transmission of noise and vibration. A minimum impact insulation class (IIC) of 60 shall be required for all residential and live/work walls, floors, and ceilings.

2. Shared elevators shall have security code access for residents to reach residential floors and to use the elevators during late evening and early morning hours. Security code access is not required for live/work access areas. Separate commercial and residential elevators are encouraged.

3. No commercial use, activity or process shall be operated in an objectionable manner due to fumes, noxious odor, dust, smoke, gas, noise or vibrations which may be detrimental to any other uses and occupants on the same property.

4. Residential and live/work units shall be designed to allow for cross-ventilation and have high quality HVAC systems, to the extent feasible.

5. Parking areas shall be illuminated so as to provide appropriate visibility and security as determined by the Director.

6. Parking access and circulation design shall minimize vehicle circulation through residential neighborhood streets as determined by the Director.

7. Commercial loading areas and outdoor storage areas shall be designed and located away from residential units and shall be screened from view at ground level from the residential portion of the project and from adjacent residential developments.

8. Commercial loading areas shall not significantly and/or negatively impact the pedestrian environment.

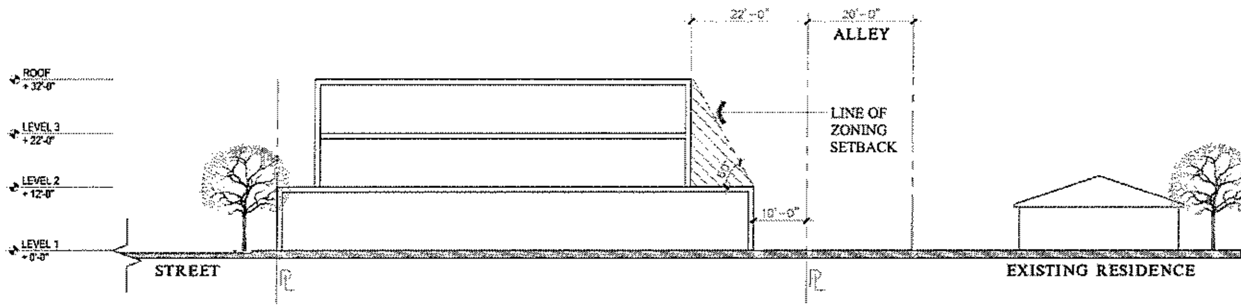
9. Adequate lighting must be provided adjacent to sidewalks and other public spaces to preserve the amenity and safety of those spaces for night-time pedestrian use, as determined by the Director.

DEFINITIONS:

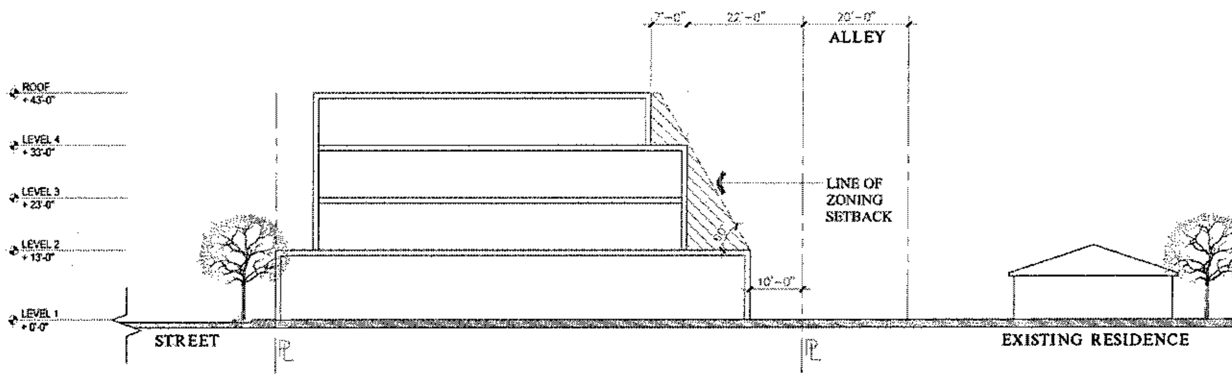
- Density- is related to acreage and defined as the number of housing units allowed per acre for residential units. In the Mixed Use Development Standards, up to 65 units per acre are permitted.

- Building Height- is the highest allowable point of a building permitted in a zone. In the Mixed Use Development Standards, the building height is determined by the underlying zone(s) where mixed use is permitted. The maximum building height is 56 feet in the CG (Commercial General) zone, 43 feet in the CN (Commercial Neighborhood) zone and varies from 30 feet to 56 feet in the CD zone (Commercial Downtown).

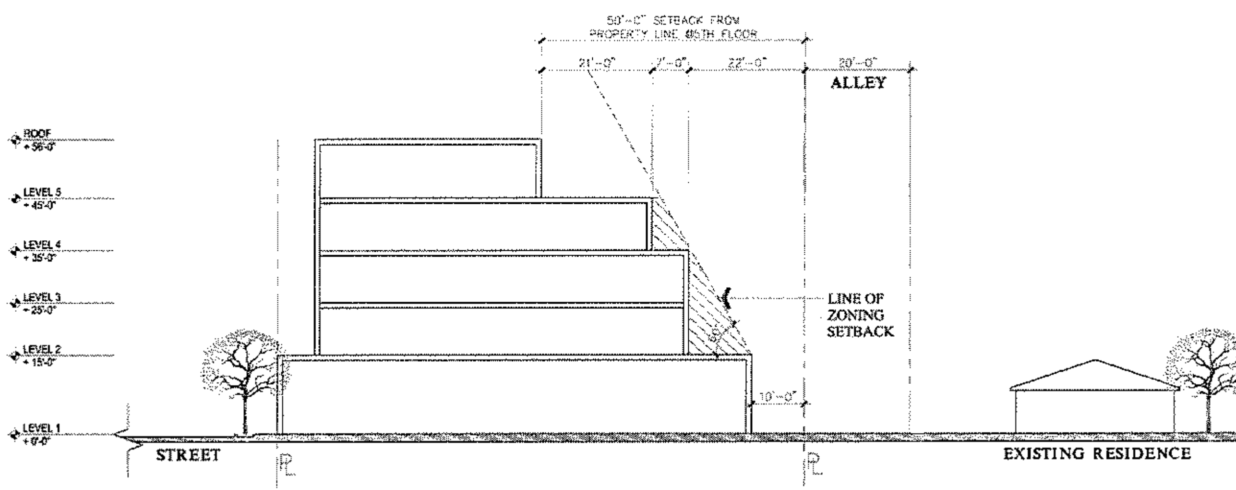
- Minimum Lot Size and Dimension-
  - Allowed on lots with minimum size of 10,000 sq. ft. with 100 feet of frontage and on lots of less than 10,000 sq. ft. with 50 feet of frontage and with alley access or access from a non-primary street.
  - Not permitted on lots less than 5,000 sq. ft.
- Building Setback-
  - Front – 0 feet, but up to 5 feet permitted with special paving and landscaping.
  - Side & Rear adjacent to commercial zones - 0 feet adjacent and 2 feet adjacent to alleys.
  - Side and Rear adjacent to residential zones – 10 feet plus where development is more than 15 in height, a 60 degree clear-zone angle must be maintained as measured from 15 feet above existing grade and 10 feet from the rear property line.
- Minimum Unit Size-
  - Studio – 500 sq.ft.
  - 1 Bedroom – 700 sq.ft.
  - 2 Bedroom – 900 sq.ft.
  - 3 Bedroom – 1,100 sq.ft.



3-Story Residential/Commercial Mixed-Use



4-Story Residential/Commercial Mixed-Use



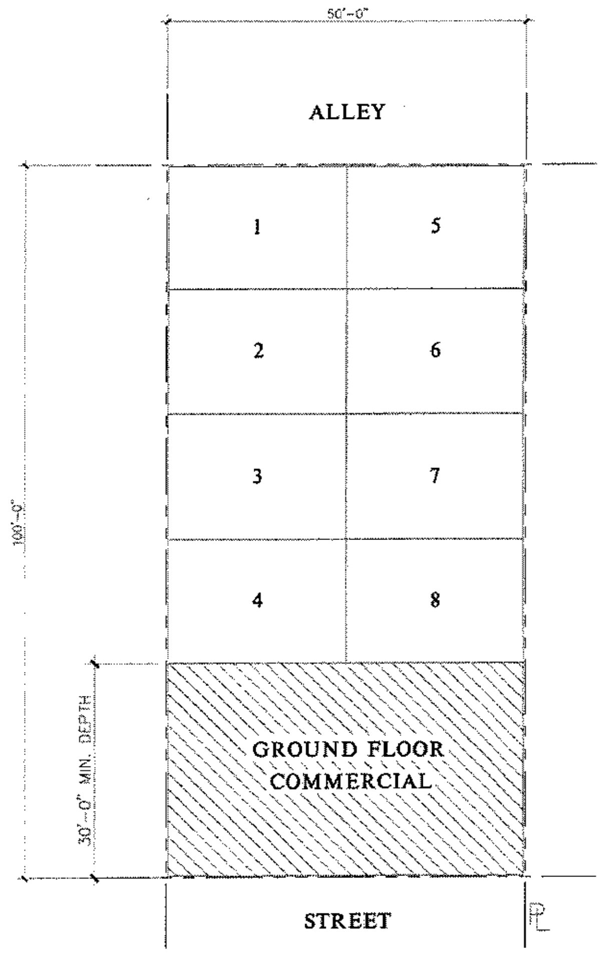
5-Story Residential/Commercial Mixed-Use

EXISTING MIXED-USE REGULATION IN RELATION TO RESIDENTIAL

0 10 20 30 40 50
Graphic Scale (in Feet)

City of Culver City
9770 Culver Blvd.
Culver City, CA 90232
p: (310) 253-5700

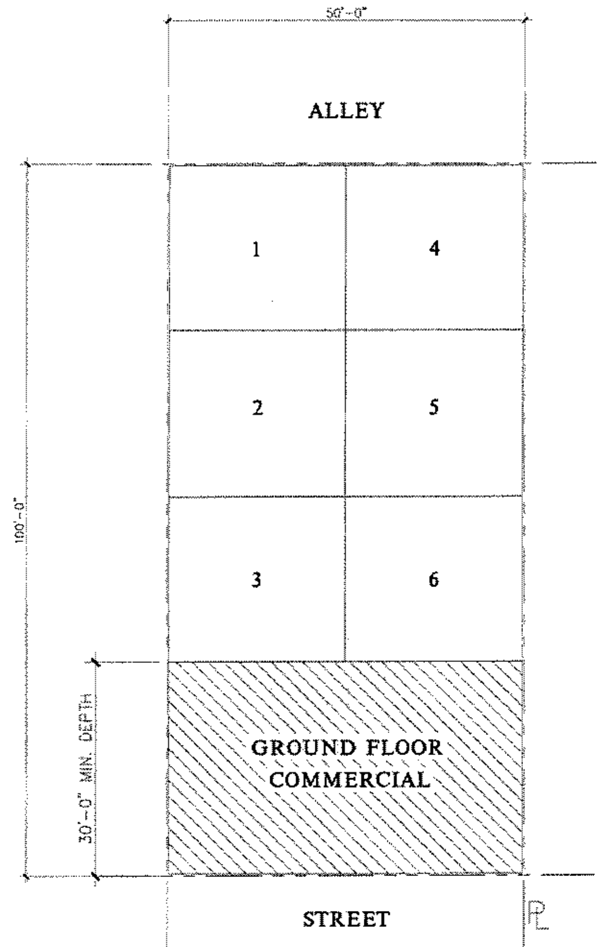
KTGY GROUP, INC.



28 Units

Ground Floor: 8 Units

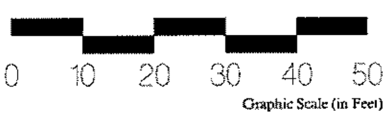
Typical Second and Third Floors: 10 Units Each



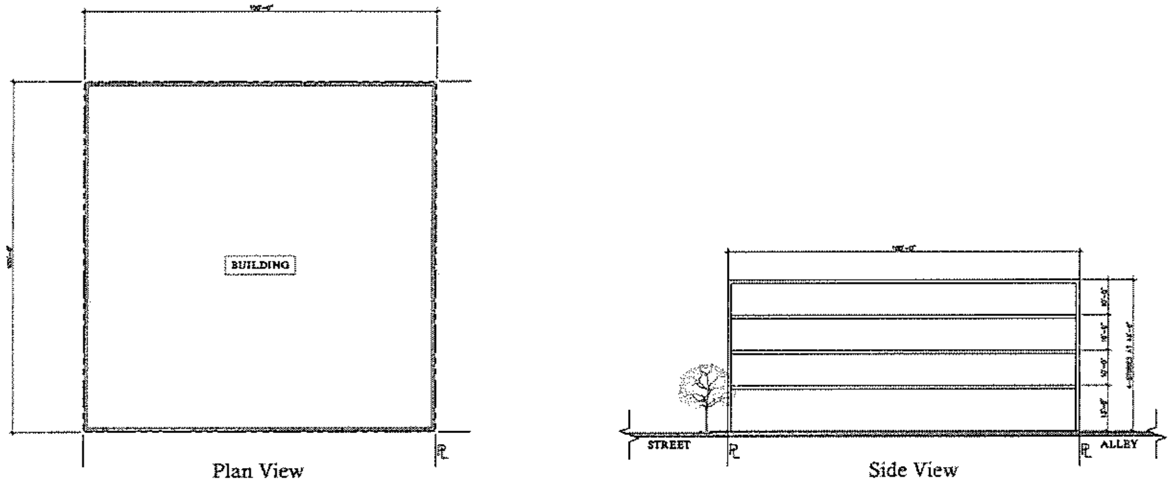
22 Units

Ground Floor: 6 Units

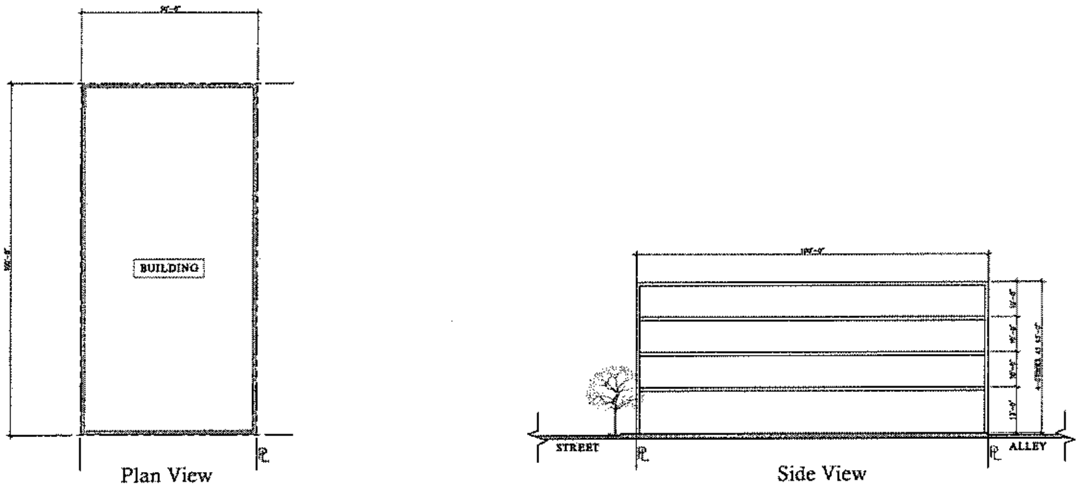
Typical Second and Third Floors: 8 Units Each



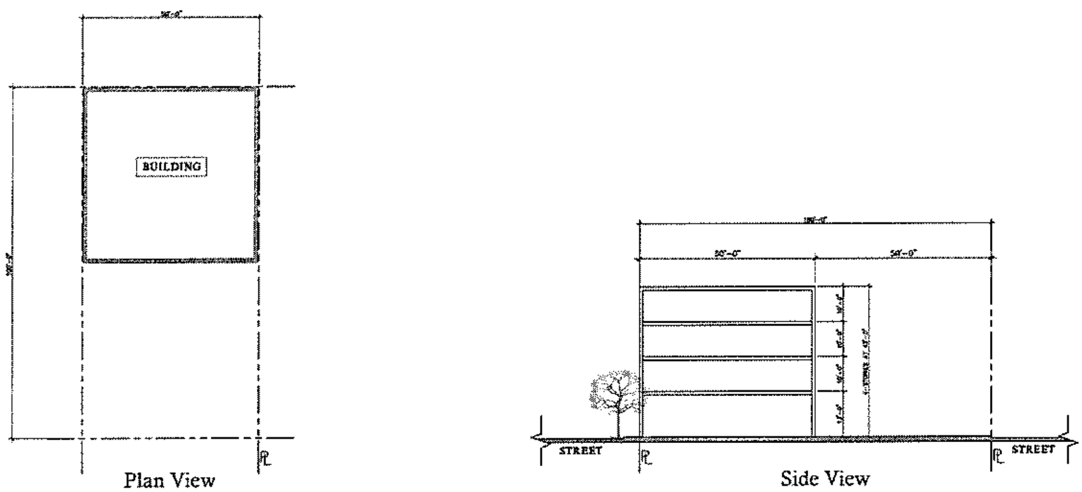
Building Density



Typical Double-Lot with 100% Coverage



Typical Single-Lot with 100% Coverage



Typical Single-Lot with 50% Coverage

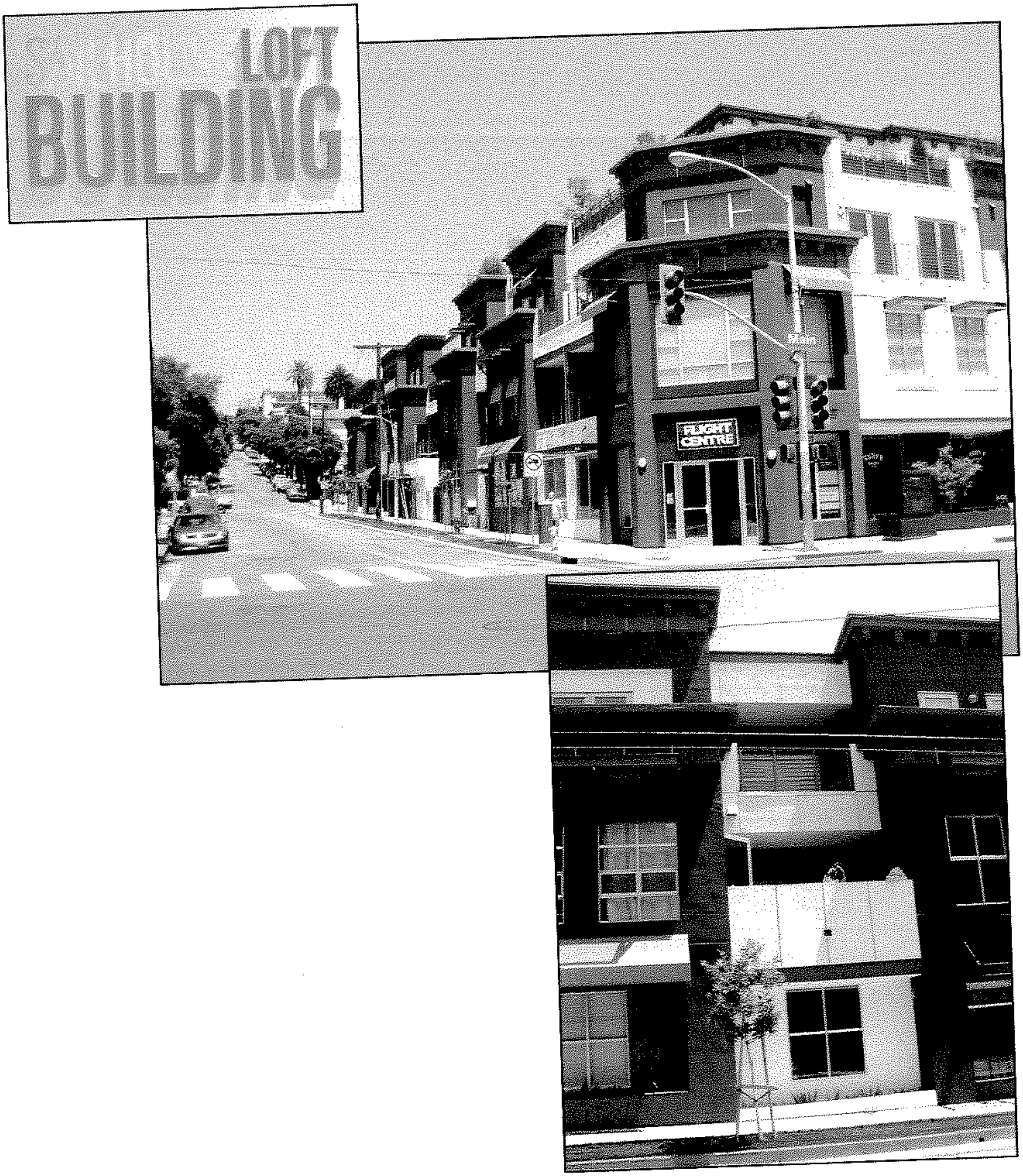
0 10 20 30 40 50
Graphic Scale (in Feet)

LOT COVERAGE

MIXED USE DENSITY EXAMPLES

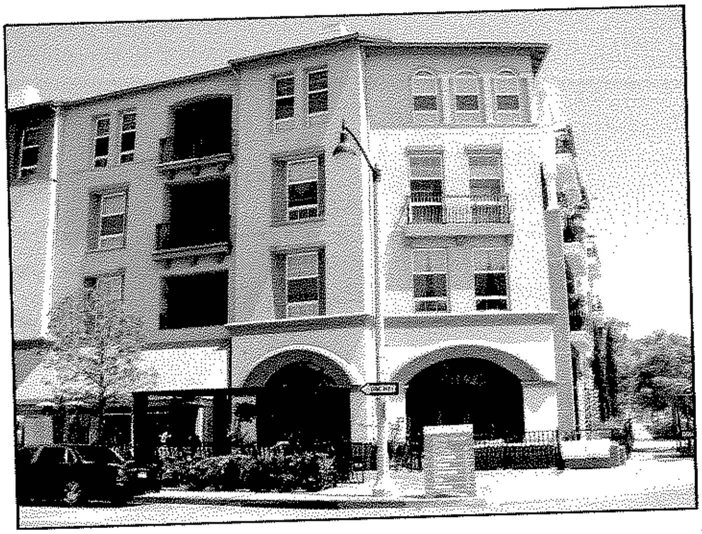
Sailhouse Lofts

Location: 212 Marine Street, Santa Monica, CA
Density: 62 units/acre
Height: 47 feet, 4 stories



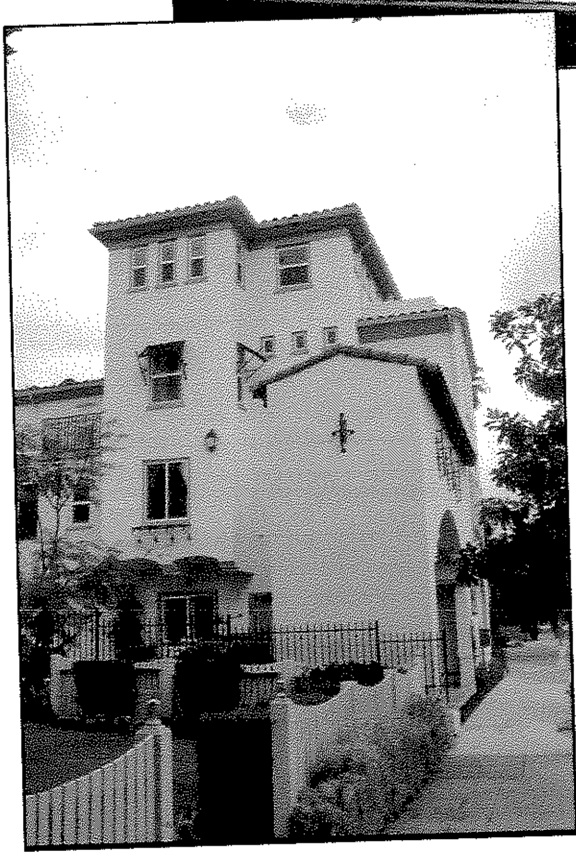
Playa Vista

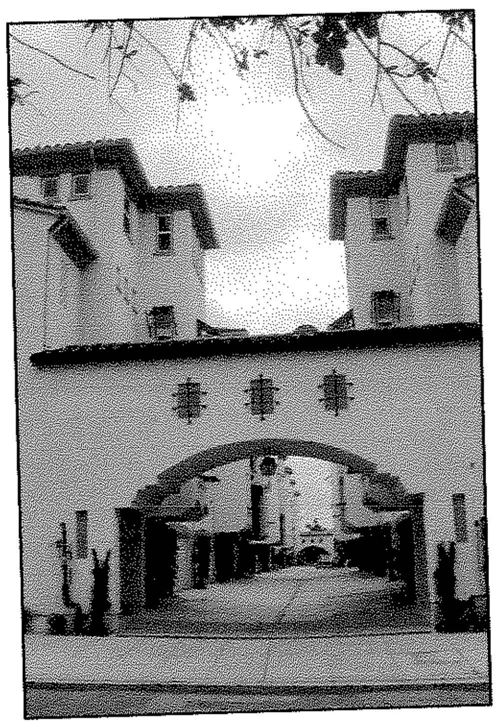
Location: Pacific Promenade
Density: 54 units/acre
Height: 50 feet; 4 stories



Heritage Walk

Location: Pasadena, CA
Density: 42 units/acre
Height: 4 stories

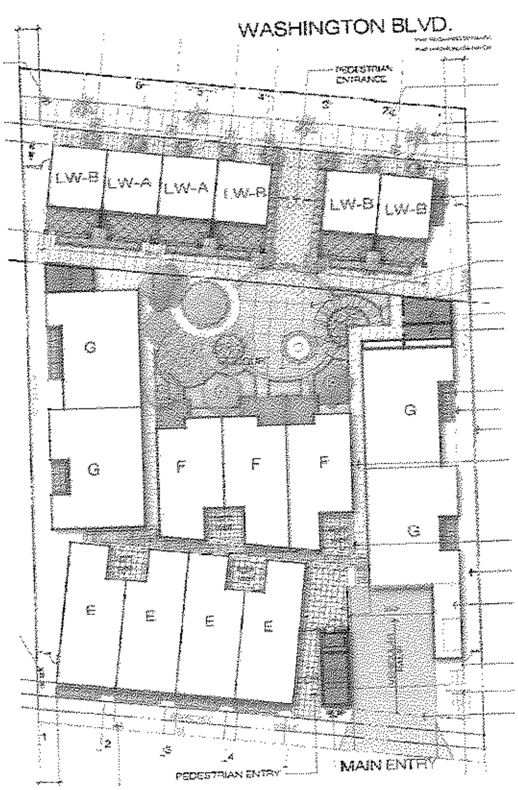


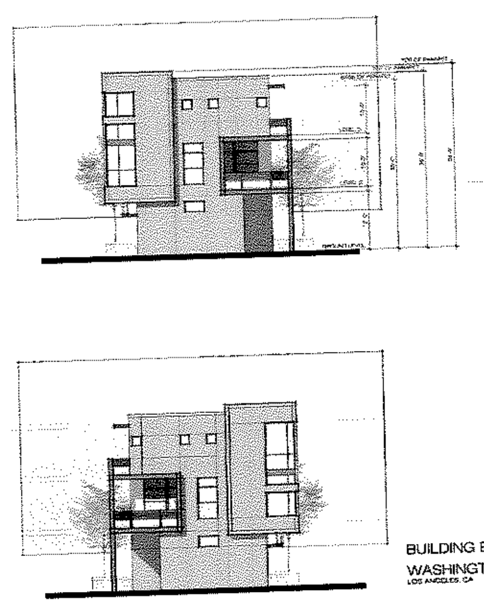


Washington Live/Work

Location: 13340 Washington Boulevard
Density: 33 units/acre
Height: 35 feet, 3 stories

WASHINGTON BOULEVARD





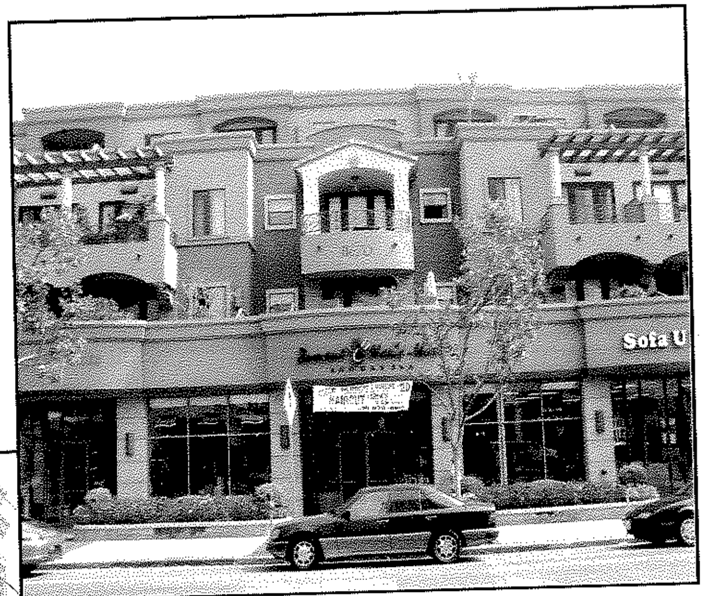
BUILDING ELEVATIONS
WASHINGTON LOFTS
LOS ANGELES, CA

Casa Bella

Location: 11670 San Vicente Blvd, Brentwood, CA

Density: 37 units/acre

Height: 48 feet; 4 stories



BUILDING STEP-BACK EXAMPLES

Rear Step-backs

The Avalon:

Location: 5115 Wilshire Boulevard, Los Angeles, CA

Height: 6 stories

Rear Step-backs

Perino's:

Location: 4101 Wilshire Boulevard, Los Angeles, CA

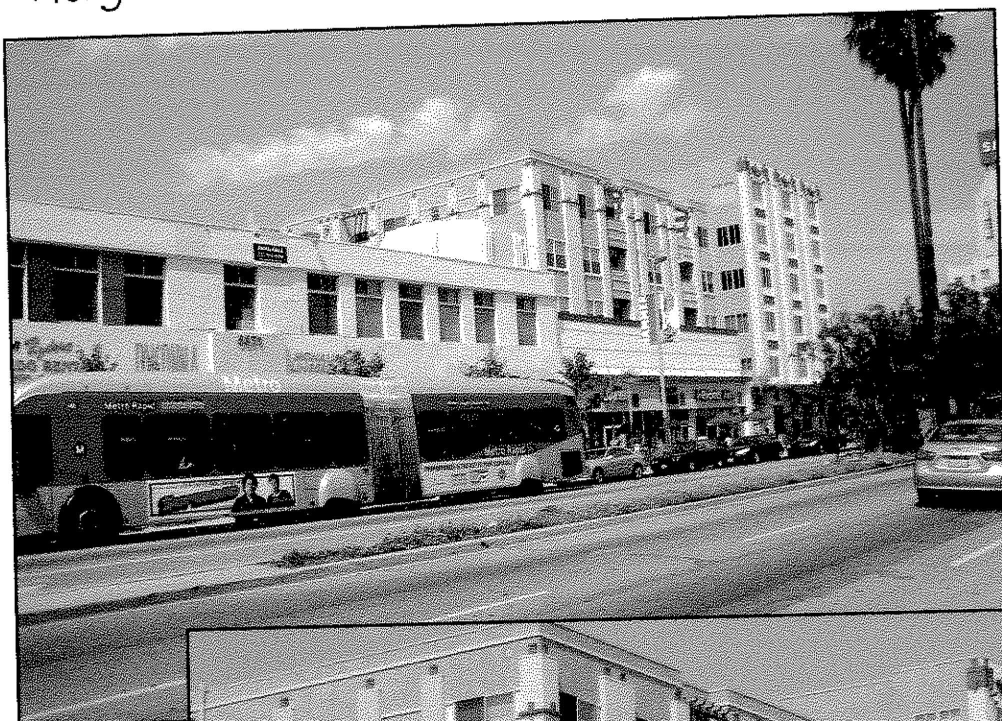
Height: 5 stories

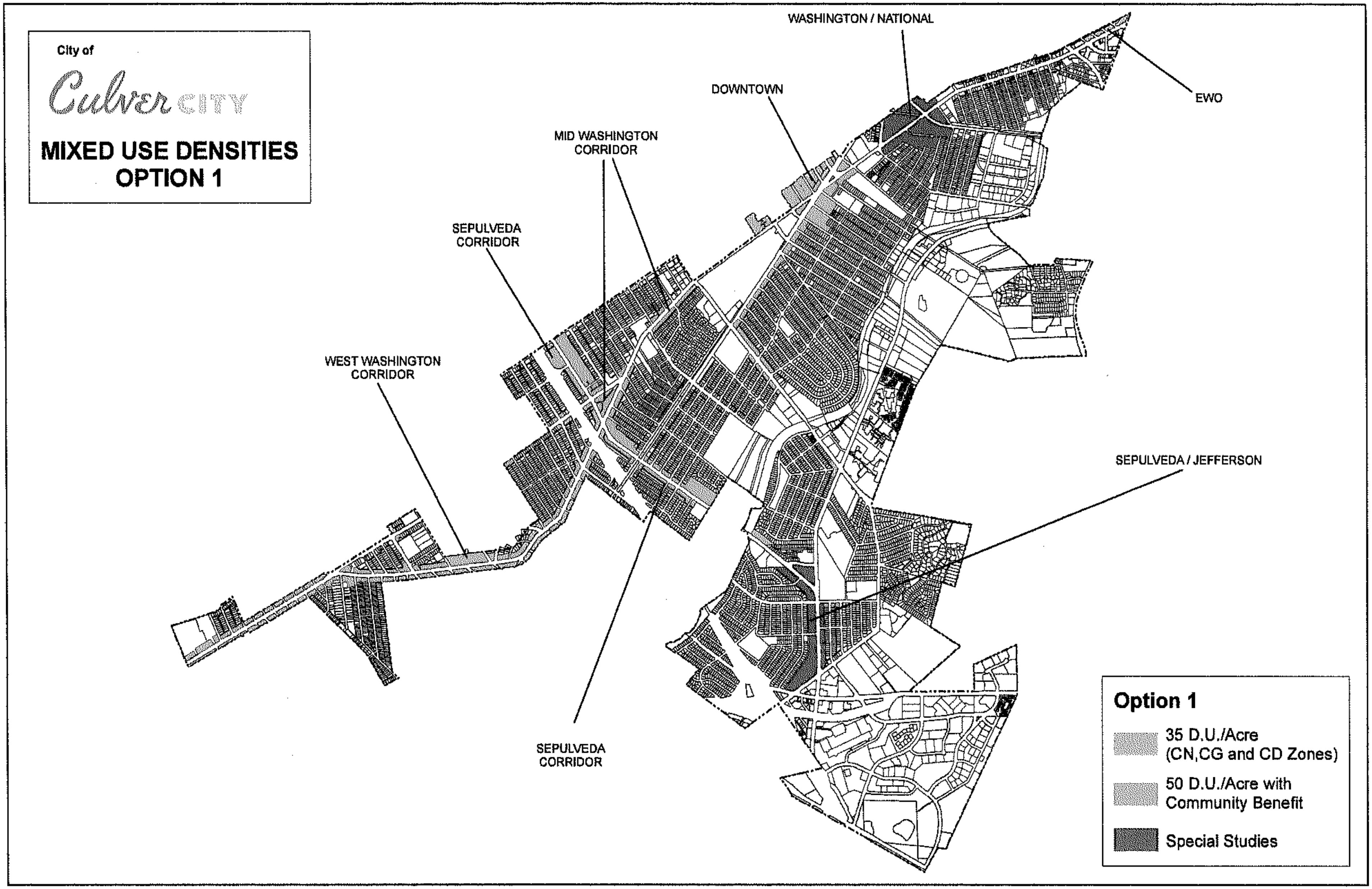
Front Step-backs

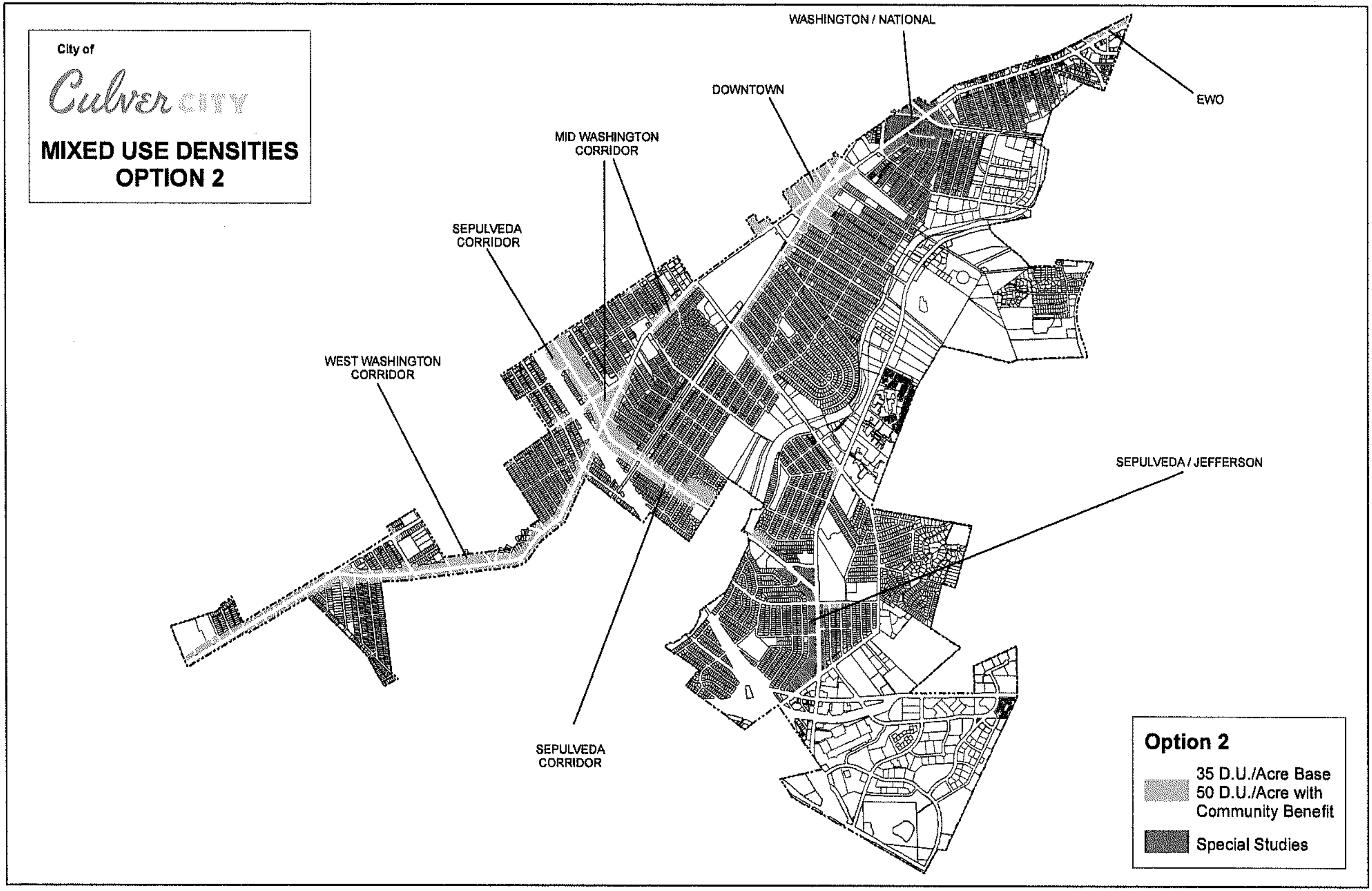
Museum Gardens:

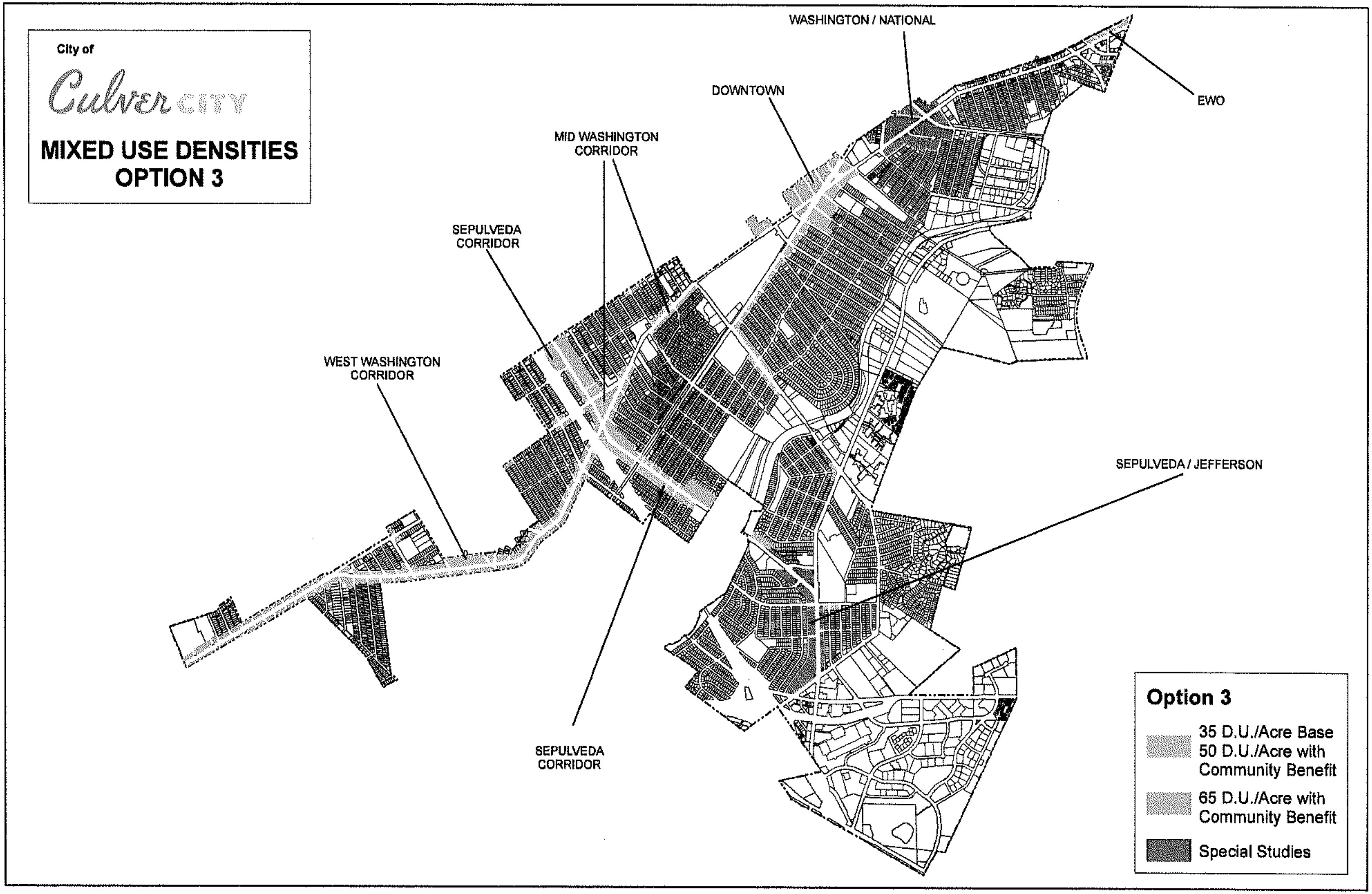
Location: 5353 Wilshire Boulevard, Los Angeles, CA

Height: 6 stories




City of
Culver City
MIXED USE DENSITIES
OPTION 1
WASHINGTON / NATIONAL
EWO
DOWNTOWN
MID WASHINGTON CORRIDOR
SEPULVEDA CORRIDOR
WEST WASHINGTON CORRIDOR
SEPULVEDA / JEFFERSON
SEPULVEDA CORRIDOR
Option 1
35 D.U./Acre (CN,CG and CD Zones)
50 D.U./Acre with Community Benefit
Special Studies


City of
Culver City
MIXED USE DENSITIES
OPTION 2
WASHINGTON / NATIONAL
DOWNTOWN
EWO
MID WASHINGTON
CORRIDOR
SEPULVEDA
CORRIDOR
WEST WASHINGTON
CORRIDOR
SEPULVEDA / JEFFERSON
SEPULVEDA
CORRIDOR
Option 2
35 D.U./Acre Base
50 D.U./Acre with
Community Benefit
Special Studies


City of
Culver City
MIXED USE DENSITIES
OPTION 3
WASHINGTON / NATIONAL
DOWNTOWN
EWO
MID WASHINGTON CORRIDOR
SEPULVEDA CORRIDOR
WEST WASHINGTON CORRIDOR
SEPULVEDA / JEFFERSON
SEPULVEDA CORRIDOR
Option 3
35 D.U./Acre Base
50 D.U./Acre with Community Benefit
65 D.U./Acre with Community Benefit
Special Studies

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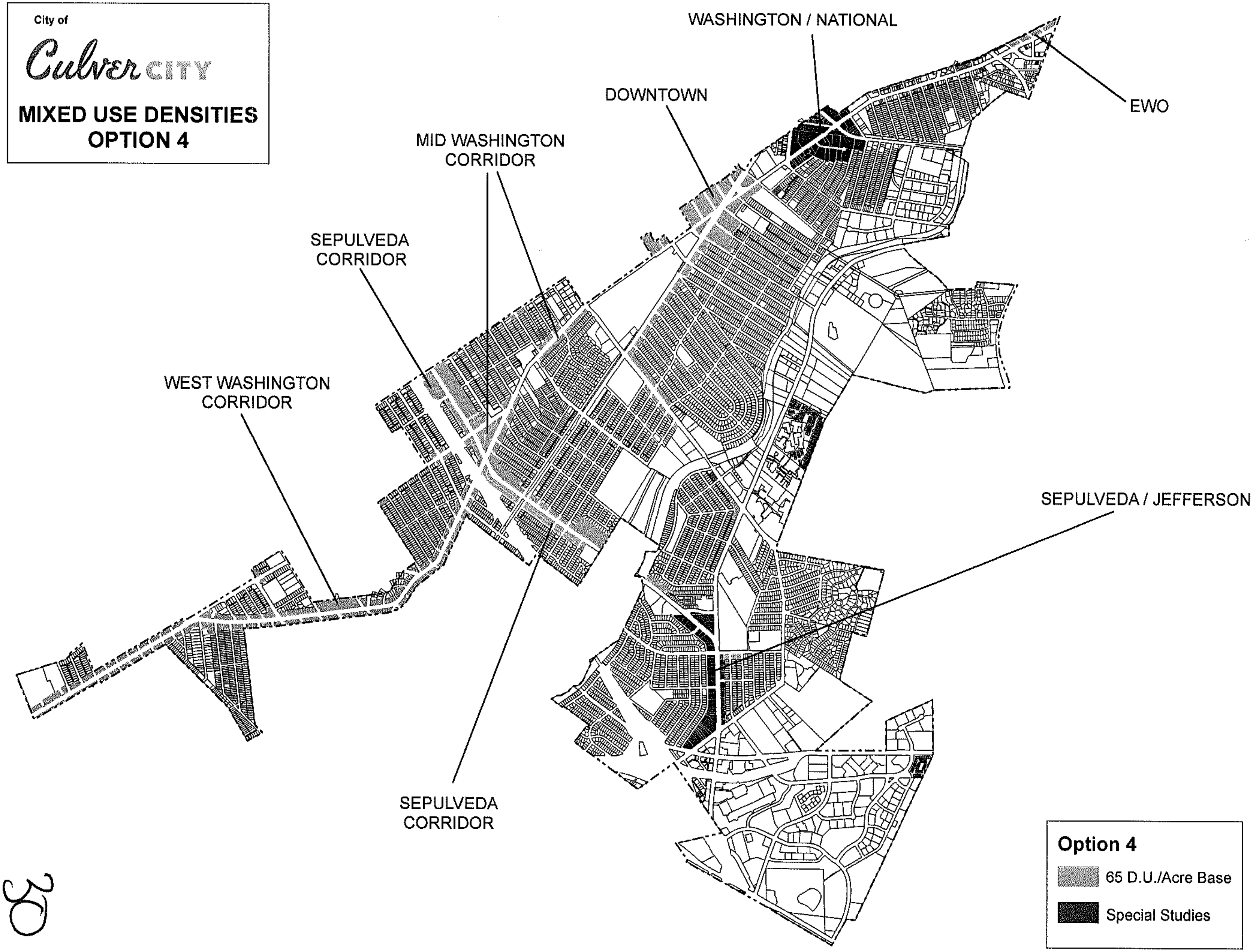
City of Culver City

MIXED USE DENSITIES OPTION 4



Option 4

65 D.U./Acre Base

Special Studies

30

Option	Density	Location	Height	Setbacks	Summary
#1	• 35 du/ac base • Up to 50 du/ac with Community Benefit adjacent to commercial zone only • Max. 25% studio units • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• CN Zone • CG Zone • CD Zone • EWO (East of La Cienega/North of Washington)	• 43 Feet abutting residential zone • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• 10 ft. + 60° clear-zone angle abutting residential • 5 ft. front setback above 15 ft. in height • Minimum 30 ft. commercial depth required • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• Limits density adjacent to residential. • Allows for increased density w/ community benefit adjacent to commercial zone only • Limits height to 43 feet. • Establishes building step back at front. **Build-Out (Est.)** • 60 units Downtown • 350 units W. Wash. Corridor • 150 units Mid. Wash. Corridor • 100 units EWO • 100 units CN Zone • 350 units Sepulveda Corridor • 500 units Wash/Nat • 400 units Sep/Jeff **Total = 1,960 (base only)** **+150 (w/ benefit) =2110**
#2	• 35 du/ac base • Up to 50 du/ac with Community Benefit adjacent to residential or commercial zone • Max. 25% studio units • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• CN Zone • CG Zone • CD Zone • EWO (East of La Cienega/North of Washington)	• 43 Feet abutting residential zone • 56 Feet abutting residential on lots > 100 ft in depth w/ additional setback • 56 feet abutting commercial zone • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• 10 ft. + 60° clear-zone angle abutting residential • 50 ft. from property line or alley abutting residential zone for height > 43 ft. • 5 ft. front setback above 15 ft. in height • Minimum 30 ft. commercial depth required • Determined by Special Study in Wash/Nat & Sep/Jeff areas	**Summary** • Limits base density adjacent to residential. • Allows for increased density w/ community benefit adjacent to residential & commercial zones • Establishes increased setback for building height over 43 feet adjacent to residential. • Establishes building step back at front. **Build-Out (Est.)** • 60 units Downtown • 350 units W. Wash. Corridor • 150 units Mid. Wash. Corridor • 100 units EWO • 100 units CN Zone • 350 units Sepulveda Corridor • 500 units Wash/Nat • 400 units Sep/Jeff • **Total = 1,960 (base only)** **+440 (w/ benefit) =2400**
#3	• 35 du/ac base • Up to 50 du/ac with Community Benefit adjacent to residential zone • Up to 65 du/ac with Community Benefit adjacent to commercial zone • Max. 25% studio units • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• CN Zone • CG Zone • CD Zone • EWO (East of La Cienega/North of Washington)	• 43 Feet abutting residential zone • 56 Feet abutting residential on lots > 100 ft in depth with additional setback • 56 feet abutting commercial zone • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• 10 ft. + 60° clear-zone angle abutting residential • 50 ft. from property line or alley abutting residential zone for height > 43 ft. • 5 ft. front setback above 15 ft. in height • Minimum 30 ft. commercial depth required • Determined by Special Study in Wash/Nat & Sep/Jeff areas	**Summary** • Limits base density adjacent to residential. • Allows for higher density w/ community benefit adjacent to residential zones • Allows for a 3rd tier of density w/ community benefit adjacent to commercial zones • Establishes increased setback for building height over 43 feet adjacent to residential. • Establishes building step back at front. **Build-Out (Est.)** • 60 units Downtown • 350 units W. Wash. Corridor • 150 units Mid. Wash. Corridor • 100 units EWO • 100 units CN Zone • 350 units Sepulveda Corridor • 500 units Wash/Nat • 400 units Sep/Jeff • **Total = 1,960 (base only)** **+640 (w/ benefit) =2600**
#4	• 65 du/ac base • Max. 25% studio units • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• CN Zone • CG Zone • CD Zone • EWO (East of La Cienega/North of Washington)	• 43 Feet abutting residential zone • 56 Feet abutting residential on lots > 100 ft in depth with additional setback • 56 feet abutting commercial zone • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• 10 ft. + 60° clear-zone angle abutting residential • 50 ft. from property line or alley abutting residential zone for height > 43 ft. • 5 ft. front setback above 15 ft. in height • Minimum 30 ft. commercial depth required • Determined by Special Study in Wash/Nat & Sep/Jeff areas	**Summary** • Maintains existing 65 du/ac density. • Does not provide for community benefits • Establishes increased setback for building height over 43 feet adjacent to residential. • Establishes building step back at front. **Build-Out (Est.)** • 100 units Downtown • 630 units W. Wash. Corridor • 270 units Mid. Wash. Corridor • 180 units EWO • 180 units CN Zone • 630 units Sepulveda Corridor • 500 units Wash/Nat • 400 units Sep/Jeff • **Total = 2,900**

Summary of Keyser Marston's Analysis

General Fund:

	Current Zoning: 3,640 Max Units	Option 1: 2,110 Max Units	Option 2: 2,400 Max Units	Option 3: 2,600 Max Units	Option 4: 2,600 Max Units
Annual Revenues	$1,783,000	$1,655,000	$1,680,000	$1,696,000	$1,696,000
Annual Increase Service Cost	(3,725,000)	(2,367,000)	(2,624,000)	(2,802,000)	(2,802,000)
Net Cost to General Fund	**(1,942,000)**	**(712,000)**	**(944,000)**	**(1,106,000)**	**(1,106,000)**

Redevelopment Agency:

	Current Zoning: 3,640 Max Units	Option 1: 2,110 Max Units	Option 2: 2,400 Max Units	Option 3: 2,600 Max Units	Option 4: 2,600 Max Units
Annual Tax Increment Revenue	$19,118,000	$6,051,000	$9,471,000	$12,915,000	$12,915,000
Annual Increase Service Cost	(0)	(0)	(0)	(0)	(0)
Net Benefit to the RDA	**19,118,000**	**6,051,000**	**9,471,000**	**12,915,000**	**12,915,000**

SUMMARY TABLE

ANNUAL REVENUES AND COSTS
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
	Annual City Revenues & Costs				
I.	Annual City Revenues				
	Sales Tax	$915,000	$915,000	$915,000	$915,000
	Business Tax	242,000	242,000	242,000	242,000
	Utility User's Tax	626,000	498,000	523,000	539,000
	Total Annual City Revenues	$1,783,000	$1,655,000	$1,680,000	$1,696,000
II.	**Annual City Costs**	$3,725,000	$2,367,000	$2,624,000	$2,802,000
III.	Net City Costs				
	Total	$1,942,000	$712,000	$944,000	$1,106,000
	Per Unit	$530	$340	$390	$430
	Annual Agency Revenue				
	Total	$19,118,000	$6,051,000	$9,471,000	$12,915,000
	Per Unit	$5,250	$2,870	$3,950	$4,970

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls: Sum

TABLE 1

DEVELOPMENT ASSUMPTIONS
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I.	**Commercial Area (SF)**				
	Retail	366,000	366,000	366,000	366,000
	Office	366,000	366,000	366,000	366,000
	Total Commercial Area (SF)	732,000	732,000	732,000	732,000
II.	**Residential Uses**				
	Number of Units [1]	3,640	2,110	2,400	2,600
	Average Unit Size (SF) [2]	1,700	1,300	1,500	1,700
	Total Housing SF	6,188,000	2,743,000	3,600,000	4,420,000
	# of Residential Stories	3	1	2	3

1 Under the current zoning any Mixed-Use site can be developed at 65 units / acre. The alternatives are based on the assumption that density adjacent to single-family home neighborhoods is limited to 35 units / acre. The additional identified density is only provided on sites located on commercial corridors.

2 Based on the assumption that the ratio of the gross area to the saleable area is 1.25.

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls: Scope_Input

TABLE 2

SALES TAX REVENUE
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I.	**Gross Sales**				
	Retail SF	366,000	366,000	366,000	366,000
	Sales / SF	$250	$250	$250	$250
	Total Gross Sales	$91,500,000	$91,500,000	$91,500,000	$91,500,000
II.	**Sales Tax Revenues**				
	Total Gross Sales	$91,500,000	$91,500,000	$91,500,000	$91,500,000
	% Taxable	100%	100%	100%	100%
	Sales Tax Received by City	1%	1%	1%	1%
	Total Sales Tax Revenues	$915,000	$915,000	$915,000	$915,000

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:STax

TABLE 3

BUSINESS TAX REVENUE
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I.	Retail Business Tax Revenue				
	Square Feet	366,000	366,000	366,000	366,000
	Sales / SF	$250	$250	$250	$250
	Tax Rate	0.10%	0.10%	0.10%	0.10%
	Total Retail Business Tax Revenue	$91,500	$91,500	$91,500	$91,500
II.	Office Business Tax Revenue				
	Square Feet	366,000	366,000	366,000	366,000
	Sales / SF [1]	$412	$412	$412	$412
	Tax Rate	0.10%	0.10%	0.10%	0.10%
	Total Office Business Tax Revenue	$150,773	$150,773	$150,773	$150,773
III.	Total Business Tax Revenue	$242,273	$242,273	$242,273	$242,273

1 Office receipts are estimated using a formula created by the US Census Bureau. The formula estimates gross receipts based on the firm's payroll. For this analysis the average salary is estimated at $50,000; and the employment ratio is set at 3.5 per 1,000 SF of space. The ratio of payroll to sales is estimated at 2.35.

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:BTax

TABLE 4

UTILITY USER REVENUE
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I.	**Retail/Office Utility User Revenue**				
	Square Feet	732,000	732,000	732,000	732,000
	Utility Usage / SF [1]	$4.00	$4.00	$4.00	$4.00
	Tax Rate	11.00%	11.00%	11.00%	11.00%
	Total Retail/Office Utility User Revenue	$322,080	$322,080	$322,080	$322,080
II.	**Residential Utility User Revenue**				
	Units	3,640	2,110	2,400	2,600
	Utility Usage / Unit [2]	$760	$760	$760	$760
	Tax Rate	11.00%	11.00%	11.00%	11.00%
	Total Residential Utility User Revenue	$304,304	$176,396	$200,640	$217,360
III.	**Total Utility User Revenue**	$626,384	$498,476	$522,720	$539,440

1 Retail and office usage rate based on information provided by the City.

2 Residential usage rate was based on a per capita estimate calculated based on the City's fiscal year 2006/7 budget.

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:UUT

TABLE 5

DEVELOPMENT VALUE ADDED
WASHINGTON NATIONAL SPECIFIC PLAN
CULVER CITY REDEVELOPMENT AGENCY

		Scope	Unit Value	Total Value
I.	Current Zoning - 65 Units / Acre			
	Commercial	732,000 SF	$100	$73,200,000
	Residential	3,640 DU	$757,000 [1]	$2,755,480,000
II.	Alt 1 - 35 Units / Acre			
	Commercial	732,000 SF	$100	$73,200,000
	Residential	2,110 DU	$520,000 [2]	$1,097,200,000
III.	Alt 2 - 50 Units / Acre			
	Commercial	732,000 SF	$100	$73,200,000
	Residential	2,400 DU	$638,000 [3]	$1,531,200,000
IV.	Alt 3 - 65 Units / Acre			
	Commercial	732,000 SF	$100	$73,200,000
	Residential	2,600 DU	$757,000 [4]	$1,968,200,000

1 Based on an average unit size of 1,700 SF and an average sales price of $446 / SF.
2 Based on an average unit size of 1,300 SF and an average sales price of $400 / SF.
3 Based on an average unit size of 1,500 SF and an average sales price of $425 / SF.
4 Based on an average unit size of 1,700 SF and an average sales price of $446 / SF.

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:TI_New

TABLE 6

ESTIMATED PROPERTY TAX INCREMENT
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

		Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I.	**Incremental Value**				
	Total Project Value	$2,828,680,000	$1,170,400,000	$1,604,400,000	$2,041,400,000
	(Less) Estimated Base Value [1]	(402,494,000)	(402,494,000)	(402,494,000)	(402,494,000)
	Total Incremental Value	$2,426,186,000	$767,906,000	$1,201,906,000	$1,638,906,000
II.	**Gross Tax Increment**				
	Total Incremental Value	$2,426,186,000	$767,906,000	$1,201,906,000	$1,638,906,000
	Assumed Tax Rate [2]	1.0%	1.0%	1.0%	1.0%
	Total Gross Tax Increment	$24,261,860	$7,679,060	$12,019,060	$16,389,060
III.	**Offsets**				
	County Admin Charge @ 1.2%	$291,142	$92,149	$144,229	$196,669
	Statutory Pass Through @ 20%	4,852,372	1,535,812	2,403,812	3,277,812
	Total Offsets	$5,143,514	$1,627,961	$2,548,041	$3,474,481
IV.	**Available Tax Increment**				
	Unrestricted Tax Increment @ 80%	$15,294,677	$4,840,879	$7,576,815	$10,331,663
	Housing Set-Aside @ 20%	3,823,669	1,210,220	1,894,204	2,582,916
	Total Available Tax Increment	$19,118,346	$6,051,099	$9,471,019	$12,914,579

1 Based on 2,439,360 SF of land area at an average value of $165 / SF.

2 Based on information provided by the Agency's underwriter.

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:TI

TABLE 7

GENERAL FUND OPERATING EXPENSE ASSUMPTIONS
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

I.	**General Government**	$16,011,029	Budgeted Expenses in 2006/07 [1]
		25%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$67.61	Per Resident Equivalent
II.	**Parks, Rec & Community Svcs**	$6,174,663	Budgeted Expenses in 2006/07 [1]
		25%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$26.08	Per Resident
III.	**Community Development**	$5,850,224	Budgeted Expenses in 2006/07 [1]
		25%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$24.71	Per Resident Equivalent
IV.	**Public Works**	$8,193,357	Budgeted Expenses in 2006/07 [1]
		25%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$34.60	Per Resident
V.	**Police Dept**	$27,429,735	Budgeted Expenses in 2006/07 [1]
		75%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$347.51	Per Resident Equivalent
VI.	**Fire Dept**	$13,771,360	Budgeted Expenses in 2006/07 [1]
		50%	Percent of Expense Sensitive to Population
		59,200	City Resident Equivalents [2]
		$116.31	Per Resident Equivalent

1 Source: FY 2006-07 Recap of Budget Appropriation by Department.
2 Resident Equivalent = 0.35 / Employee.

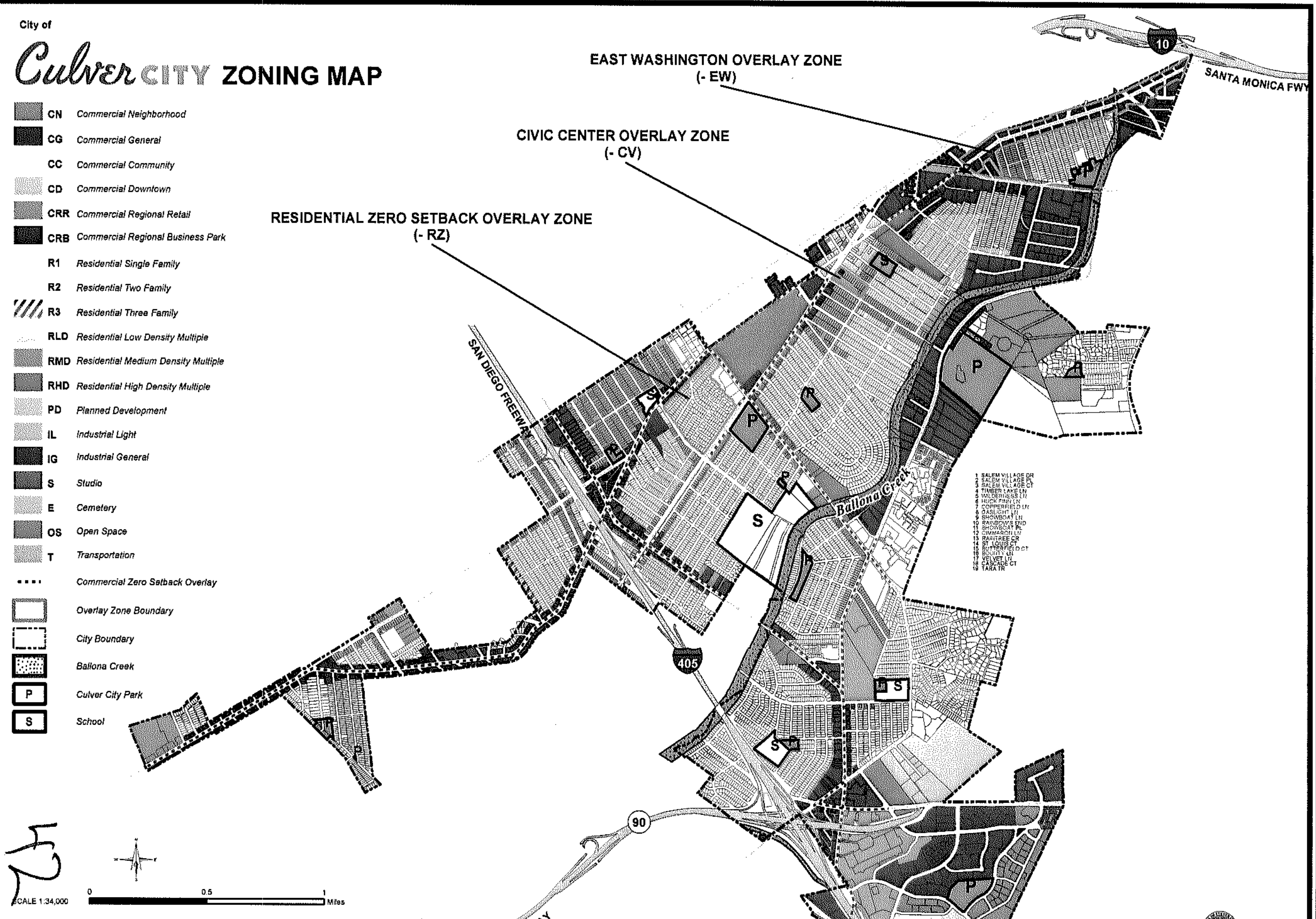
Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:Per Capita Cost

TABLE 8

ESTIMATED CITY SERVICES COSTS
NEW DEVELOPMENT IMPACT
MIXED-USE ORDINANCE FISCAL ANALYSIS
CULVER CITY, CALIFORNIA

	Current Zoning - 65 Units / Acre	Alt 1 - 35 Units / Acre	Alt 2 - 50 Units / Acre	Alt 3 - 65 Units / Acre
I. Projected Population Growth				
Residential				
Units	3,640	2,110	2,400	2,600
Average Household Size	1.5	1.5	1.5	1.5
Total Residential Population	5,460	3,165	3,600	3,900
Retail				
SF	366,000	366,000	366,000	366,000
Employees / 1,000 SF	3.0	3.0	3.0	3.0
Residential Equivalent	0.35	0.35	0.35	0.35
Total Retail Population	384	384	384	384
Office				
SF	366,000	366,000	366,000	366,000
Employees / 1,000 SF	3.5	3.5	3.5	3.5
Residential Equivalent	0.35	0.35	0.35	0.35
Total Office Population	448	448	448	448
Total Projected Population Growth	6,292	3,997	4,432	4,732
II. Per Capita Service Costs				
General Government	$68	$68	$68	$68
Parks, Rec & Community Services	26	26	26	26
Public Works	35	35	35	35
Police	348	348	348	348
Fire	116	116	116	116
Total Per Capita Service Costs	$592	$592	$592	$592
III. Increased City Service Costs	$3,725,493	$2,366,624	$2,624,187	$2,801,817

Prepared by Keyser Marston Associates, Inc.
File name: MU Fiscal_8_1_07.xls:Costs



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*This Zoning Map has been updated per adoption of City Council Resolution No. 2005-007 dated October 24, 2005

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City of Culver City
Notes from the City Council Meeting of July 2, 2007
Item A-1: Consideration of Density and the Mixed Use Development Ordinance

The following is an excerpt and summary of the City Council's discussion of the noted item. The following summarizes comments made by the City Councilmembers.

Councilmember Malsin

- Reversion to underlying zoning prior to adoption of the Mixed Use Ordinance (29 units/acre)
- Creation of Public Benefit Areas to allow densities above 35 units/acre with a maximum of 50 units/acre
  - Need for compatibility with surrounding zoning and cities (such as Los Angeles)
  - Access to convenient shopping and public transit and parking
  - Limit these districts generally to major intersections
- Need to set a minimum commercial floor area
- Live/work should not count toward commercial space
- How would the Public Benefit Area interact with State density bonus?
- Considers east Washington and Downtown as models

Councilmember Rose

- Need to look at more than density but also unit make up (such as the number of bedrooms)
- Minimum level of commercial space
- Review of parking standards
  - Concerns with tandem parking in commercial zone
  - Are parking standards the same for single family residences as for condominiums?
  - Should off-site parking be allowed?
- Keep in mind the need to comply with the State-mandated Regional Housing Needs Assessment (RHNA)
- Economics of service deliveries
- Need to keep in mind the impact on City finances

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Vice-Mayor Gross

- Perhaps the discussion is more than "density;" perhaps "size" or "height"
- Need for fiscal analysis on proposed developments
- Need for a community to grow/change/develop
- Importance of environment/sustainability often equates to higher densities
- Reminder – No mixed use has been built in Culver City since the mixed use ordinance was adopted
- How do we define what is "feasible?"

Councilmember Silbiger

- Need to look at whole City instead of project by project
- Need to look at what is needed in the City
- Suggested the need for more community workshops
- Suggested more public participation
- Questions whether this item should return to the Planning Commission

Mayor Corlin

- There is a need to change direction
- There has been misinformation/misunderstanding about density and mass
- When having examples of developments, use examples from Culver City
- Important to have economic studies
- Need to make changes (in City rules) before other projects vest
- Perhaps a moratorium (on development) is needed
- Need to send a clear message to the community on development