

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 05/12/08		Item Number: <u>PH-1</u>	
AGENDA ITEM: PUBLIC HEARING: Adoption of a Resolution Establishing Community Benefit District Boundaries for the Washington/National Area.			
Contact Person/Dept.: Elaine Gerety Warner; Sol Blumenfeld		Phone Number: (310) 253-5777; (310) 253-5702	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Residents, Property Owners and Business within 1,000 feet of proposed district boundary (approx. 2,000); Master Notification List (05/07/08); Departments - Planning; (05/07/08); News and Events - Exposition Light Rail Transit Project (05/07/08)			
Department Approval: Sol Blumenfeld (05/05/08)		City Attorney Approval: Carol Schwab (by H. Baker) (05/05/08)	
Fiscal Impact Review: Jeff Muir (by N. Kimball) (05/07/08)		City Manager Approval: Jerry B. Fulwood (05/07/08)	

RECOMMENDATION:

Staff recommends the City Council ("the Council") consider and approve the proposed Community Benefit District boundaries related to the Washington/National area.

PROCEDURE:

1. Mayor calls on staff for a brief staff report.
2. Mayor seeks a motion to open the public hearing.
3. Receive comment from public.
4. Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. Council discusses the matter and arrives at its decision.

BACKGROUND:

On March 10, 2008, the Council approved a Resolution (Attachment 1) to establish a Community Benefit Incentive Program in connection with Section 17.400.065 of the Zoning Code – Mixed Use Development Standards. This Section of the Culver City Municipal Code (CCMC) allows mixed use development on certain commercially zoned property at a base residential density of 35 dwelling units per acre, but allows the density to increase provided the project incorporates community benefits as established by the City Council. The Community Benefit concept recognizes that with added development there are potentially added impacts to the community which

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can be mitigated, in whole or in part, through the benefits established for the community. To this end, districts are to be identified throughout the City for application of community benefits related to current/future projects located within a designated commercial neighborhood boundary. A community benefit is defined as a project amenity that achieves a particular community goal. The list of community benefits available includes, but is not limited to, the following:

- A. Streetscape Improvements
- B. Pocket Parks and Public Open Space (minimum 5,000 sq. ft.) in addition to park space otherwise required by the CCMC
- C. Metered Public Parking in Excess of CCMC requirements.
- D. Other Community Benefits as approved by City Council.

The City Council has recommended that only one benefit be approved for each district unless an exception application is granted by Council for an individual project.

DISCUSSION:

The first Community Benefit District is recommended in the Washington/National area in an effort to move the catalytic projects (Attachment 3) forward and because Council has already recognized the district boundaries in the Mixed Use Ordinance. The proposed benefit district boundaries are coterminous with the Transit Oriented Development TOD boundaries (Attachment 2). This district encompasses the commercial areas extending from Robertson Blvd./Higuera Street to the West, Venice Blvd. to the North, Helms Avenue to the East and Lindblade Street to the South. Once the boundaries for the Community Benefit District have been established, a community meeting will be held (scheduled for May 21, 2008) to invite residents, businesses and property owners to offer their comments for an appropriate benefit for the area.

Following the community meeting, a second public hearing is scheduled for June 9, 2008 when the City Council will be asked to consider a resolution confirming the community benefit for the Washington/National area.

FISCAL ANALYSIS:

The community benefit will provide much needed additional parking at little or no cost to the City (related parking enforcement costs may be offset by additional meter revenues), additional public open space with maintenance costs absorbed by the project rather than the City, and streetscape improvements (which may include

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benches, special parking, lighting or landscaping) that will be absorbed by the project for a minimum term determined by City Council.

ATTACHMENTS:

1. Resolution 2008-R015: Community Benefit Incentive Program
2. Proposed Washington National Community Benefit District Boundaries
3. List of Catalytic Projects

MOTION:

That the City Council:

Approve the proposed boundaries (as shown on Attachment 2) for the Washington/National Community Benefit District.