

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

Meeting Date: 12/10/12		Item Number: PH-3	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING – (1) Adoption of a Resolution Approving a General Plan Text and General Plan Map Amendment (General Plan Text Amendment GPTA-P2012100 and General Plan Map Amendment GPMA-P2012099) Amending the Land Use Element Regarding Public Parking Facilities; and (2) Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map Regarding Alternative Parking Provisions and Establishing a Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102)			
Contact Person/Dept.: Thomas Gorham Sol Blumenfeld		Phone Number: (310) 253-5727 (310) 253-5700	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: 10/4/12	
Planning Commission			
Public Notification: <u>Original Notice</u> - October 22, 2012, a notice was mailed to all property owners and occupants within a 500-foot radius of the properties subject to rezoning and emailed to the Master Notification List; and a Notice was Published in Culver City News on October 25, 2012 and November 1, 2012. <u>Re-Notice</u> – November 20, 2012, a notice was mailed to all the property owners and occupants within a 500-foot radius of the Washington/Centinela Property (12601 Washington Boulevard) and emailed to the Master Notification List; and a Notice was Published in Culver City News on November 22, 2012; Meetings and Agendas – City Council (12/07/12).			
Department Approval: Sol Blumenfeld (11/20/12)		City Attorney Approval: Carol Schwab (by H. Baker) (12/06/12)	
Chief Financial Officer Approval: Jeff Muir (12/06/12)		City Manager Approval: John M. Nachbar (12/07/12)	
<u>RECOMMENDATION:</u> Staff recommends the City Council: 1. Adopt a Resolution (Attachment No. 1) approving General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) amending the Land Use Element regarding Public Parking Facilities; and 2. Introduce an Ordinance (Attachment No. 2) amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map regarding			

City of Culver City, California
Agenda Item Report

Alternative Parking Provisions and establishing a Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102).

PROCEDURE:

1. Mayor seeks motion to receive and file the affidavit of mailing and posting of public notice.
2. Mayor seeks a motion to declare the public hearing open and calls on staff for a brief staff report and City Council poses questions to staff as desired. (As the City is the applicant in this case, the staff report will also serve as the applicant's presentation and shall be made after the public hearing has been opened.)
3. City Council receives comments from the general public.
4. Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. City Council discusses the matter and arrives at its decision.

BACKGROUND:

The recent dissolution of redevelopment has created the need to ensure City parking assets are used for their intended purpose. Under AB 26 and 27 and follow up legislation AB 1484, former Redevelopment Agency parking facilities and properties that are to be developed with public parking facilities may be subject to seizure by the State for sale and use. In order to address the potential problems that such action by the State would create, the City is rezoning its parking assets to ensure that they remain public parking facilities subject to the City's control through its Zoning Code.

The proposed Zoning Code Amendment (ZCA) establishes a new Public Parking Facilities (PPF) Zoning District in Chapter 17.250 – "Special Purpose Zoning Districts". The PPF zoning designation will be applied to all existing and future municipal owned parking garages, structures or lots used for public parking purposes (See attachment No. 3 – Public Parking Facilities Map). A Zoning Map Amendment, General Plan Text Amendment, and General Plan Map Amendment are being processed concurrently with the ZCA to implement the new PPF zone. The new zoning district will identify and classify all municipal parking facilities in the City PPF, in order to clarify the regulations governing the use of public parking facilities to address public or private development parking requirements.

The ability to use PPF zoned property to satisfy off-site parking requirements for all new development projects and changes in use will be subject to City Council approval pursuant to Section 17.320.025, Alternative Parking Provision

City of Culver City, California
Agenda Item Report

recommended in the proposed ZTA. Alternative Parking Provisions in Section 17.320.025 of the Zoning Code provide for required parking to be located off-site subject to specific terms and conditions. Such parking may be provided through in lieu fees, in municipal parking facilities, in pooled parking in the Commercial Downtown Zone, off site in privately owned parking facilities, and through shared parking facilities. Staff believes it is necessary to modify the Alternative Parking Provisions in Section 17.320.025 in order to ensure the orderly administration of off-site parking requirements.

On October 4, 2012, at a duly noticed public hearing, the Planning Commission unanimously adopted a resolution (Attachment No. 4) recommending the City Council approve Zoning Code Text Amendment (ZCA-P2012101); Zoning Code Map Amendment (ZCMA-P2012102); General Plan Text Amendment (GPTA-P2012100); and General Plan Map Amendment (GPMA-P2012099) Regarding Alternative Parking Provisions and Establishing a Public Parking Facilities (PPF) Zone.

On November 12, 2012, the City Council opened the public hearing on this item and pursuant to Staff's request continued the item to December 10, 2012 in order for staff to make revisions to the Zoning Map and General Plan Map for the Washington Centinela property. The General Plan Map in Attachment No. 1 - Exhibit B and the Zoning Map in Attachment No. 2 – Exhibit B reflect the proposed changes for the Washington Centinela property.

Please see Attachment No. 5 (Planning Commission Staff Report) for a detailed review of the proposed Zoning Code and General Plan amendments.

FISCAL IMPACT:

The proposed rezoning will have no fiscal impact upon the City.

ATTACHMENTS:

1. Draft Resolution No. _____ and Exhibit A Proposed General Plan Text Changes; and Exhibit B Proposed General Plan Map Amendments.
2. Proposed Ordinance No. _____ and Exhibit A, Proposed Zoning Text Changes; and Exhibit B Proposed Zoning Map Amendments.
3. Public Parking Facilities Map
4. Planning Commission Resolution No. 2012-P009 (without attachments).
5. Planning Commission Staff Report (without attachments).

City of Culver City, California
Agenda Item Report

MOTION:

That the City Council:

1. Determine that no additional environmental information is needed based on the Planning Commission's adoption of the finding no new environmental analysis is required for the subject amendments pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA); and,
2. Adopt Resolution No. _____ approving General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) amending the Land Use Element regarding Public Parking Facilities; and,
3. Introduce Ordinance No. _____ amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map regarding Alternative Parking Provisions and establishing a Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102).