



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, FEBRUARY 22, 2012
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

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AGENDA
Planning Commission
Wednesday, February 22, 2012
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Anthony Pleskow, Chair
Scott Wyant, Vice Chair
Linda Smith Frost, Commissioner
Marcus Tiggs, Commissioner
John Kuechle, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1

Zoning Code Amendment ZCA P-2012006.

Consideration of Zoning Code Text Amendments Affecting Emergency Shelters,
Transitional Housing, Supportive Housing and Definition of Family.

Recommended Action: ***Approve.***

CONSENT CALENDAR. *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Secretary's Report. ***Approve Report.***

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2012

Date	Day	Time	Location
<i>City Council</i>			
<i>February 27</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>N/A</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>March 7</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>March 13</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>March 6</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>March 14</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

City of Culver City, California
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Meeting Date: February 22, 2012		Item Number: PH-1
AGENDA ITEM: Zoning Code Amendment, ZCA P-2012006: Consideration of Zoning Code Text Amendments Affecting Emergency Shelters, Transitional Housing, Supportive Housing, and Definition of Family.		
Contact Person/Dept.: Jose Mendivil, Associate Planner		Phone Number: (310) 253-5757
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: Publication in Culver City News (February 2, 2012). Mailed to the Always List (February 14, 2012), Emailed to the Master Notification List (February 14, 2012).		
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2012-P004 (Attachment No. 1) recommending to the City Council approval of Zoning Code Amendment, ZCA P-2012006.

PROCEDURES:

1. Chair calls on staff for a brief staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the general public the opportunity to speak. Chair seeks a motion to close the public hearing after all testimony has been presented.
3. Commission discusses the matter and arrives at its decision.

BACKGROUND:

California State Legislation, Chapter 633, Statutes of 2007 (established through passage of California Senate Bill 2 or SB 2), effective January 1, 2008, requires that local jurisdictions allow emergency shelters by-right and that transitional and supportive housing be treated as residential uses. The City of Culver City Housing Element for 2008-2014, which was adopted by the City Council on June 10, 2010 and certified by the State of California Department of Housing and Community Development (HCD) in August 11, 2010, includes measures to incorporate the State requirements for emergency shelters, transitional housing and supportive housing (Measure 2L) and definition of family (Measure 2M) into the City of Culver City Zoning Code consistent State Housing Law (Attachment No. 3).

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DISCUSSION:

Proposed text changes are outlined in Exhibit A (Attachment No. 2) in "strikethrough/underline" format and as described below:

Emergency Shelters

Consistent with State Health and Safety Code Section 50801(e), Emergency Shelters are permanent facilities with minimal supportive services for homeless persons and are limited to occupancy of 180 days or less by a homeless person, persons, household, or family and for which no individual or household or family may be denied emergency shelter because of an inability to pay. Further, emergency shelters are characterized as providing temporary shelter and meals for indigents or disaster victims and are operated by a public or non-profit agency. Emergency shelter accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

SB 2 generally requires that unless there are sufficient existing shelter facilities to meet all of the homeless population need, cities must identify at least one zoning district or area where emergency shelters may be established as an allowed use without requiring a conditional or administrative use permit or similar discretionary review of the proposed use. During the Housing Element process, staff evaluated the eastern portion of the City (bounded by Ballona Creek on the west, Fairfax Avenue on the east, the Jefferson Storm Drain on the south, and the northern City Limit line) to potentially accommodate emergency shelters. This area includes parcels zoned Industrial General (IG) and East Washington Overlay (EWO). As required by SB 2, the area where Emergency Shelters are allowed without discretionary review must be well served by bus transit and be located near a variety of services. This area complies with these stipulations. Everywhere else in the City, the current zoning code allowance for Emergency Shelters contingent upon approval of a Conditional Use Permit will remain without revision. Both the Planning Commission and City Council approved this proposed area for Emergency Shelters when they adopted the Housing Element.

As part of this amendment, Emergency Shelters will be listed as allowed uses with a footnote referencing the area described above in Zoning Code Sections 17.230.015.A, Table 2-8 (allowed uses in Industrial Zones) and 17.260.035.C, Table 2-11(allowed uses in the East Washington Overlay Zone). The current definition of Emergency Shelter (Section 17.700.010.E) will be revised to ensure consistency with the amendment.

Parking Standards for Emergency Shelters will be listed in Section 17.320.020.H, Table 3-3 (parking requirements by land use). Currently there is no parking

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requirement for Emergency Shelters; the parking requirement is determined on a case by case basis during the Conditional Use Permit process. Upward Bound House approved with a CUP on October 24, 2007 required one parking space for every three residential units. Upward Bound House is an emergency shelter for homeless women with children and is a converted hotel with each previous hotel room converted to a residential unit. This parking requirement is similar to the parking requirement for Residential Care Facilities (one space for each three patient beds). Review of various Cities by staff did not yield a uniform parking standard with some cities basing parking on total square footage such as one space for every 250 square feet of gross square footage and other cities using a parking to bed ratio varying from 1 space per 3 beds up to 1 space per 6 beds. Staff is recommending a conservative parking requirement of one parking space for every three beds consistent with the current requirement for Residential Care Facilities. Users of the emergency shelters will more than likely not have vehicles. Employees of the shelters will use the parking.

SB 2 does not prohibit cities from imposing written, objective development and operating standards on emergency shelters, such as, limits on the number of beds or persons, length of stay, lighting and security measures, onsite management, or parcel size where such a use is allowed. As part of this amendment, Article 4 of the Zoning Code – Standards for Specific Land Uses – will be revised to include specific development standards for Emergency Shelters. Section 17.400.046 will be added to Article 4 and it will include Map 4.05 which graphically illustrates the area where emergency shelters will be allowed without discretionary review. Everywhere else where currently allowed, Emergency Shelters will continue to require a Conditional Use Permit and will be subject to the proposed development standards. The standards will address:

- Zone Clearance (prior to building permit issuance to ensure compliance with the specific standards)
- Lighting (to ensure adequate external lighting)
- Common Facilities (such as cooking and dining rooms, recreation rooms counseling center, child care facilities)
- Provision for On-site Security
- Provision for Outdoor Activity
- Refuse
- On-Site Waiting and Client Intake Areas
- Proximity to Other Emergency Shelters
- Homeless Shelter Provider requirements (including a written management plan)
- Location and Minimum and Maximum Lot Size for Emergency shelters, and

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- Maximum Number of Beds per Emergency Shelter.

The area where emergency shelters would be allowed without discretion was established during the Housing Element process and is depicted in Map 4.05 contained in Exhibit A (Attachment No. 2). Staff surveyed this area and identified parcel sizes between one-quarter to three-quarters acres as a size that could most effectively accommodate this use and delimit where these shelters can most appropriately occur. If smaller parcels are allowed there is a potential for substandard conditions such as overcrowding within small shelters on small lots. If larger parcels are allowed there is a potential for large shelters that are not in character with Culver City. The lot size limitation will ensure the potential for a proper mix of shelters with adequate accommodations and on-site amenities. Further the lot size limitation ensures that there are enough lots that can be developed with Emergency Shelters without discretionary review as required by SB 2. This rationale was discussed with the Planning Commission and City Council during the adoption hearings for the Housing Element.

Currently there is no maximum bed allowance for emergency shelters because this limit is determined during the Conditional Use Permit process. However, in the proposed area of the City where Emergency Shelters will be allowed without discretionary review, staff is proposing the maximum of 30 beds per shelter. Various cities were surveyed to assist in determining a maximum bed allowance. HCD in their review of SB 2 advises cities to not limit beds to a low number that could be too onerous. At the same time the City is concerned that a high maximum number bed allowance could result in large shelters not in character with the medium scale commercial development characteristic of Culver City. Below is a matrix summarizing the survey results.

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EMERGENCY SHELTERS	MAXIMUM NUMBER OF BEDS ALLOWED
City of Beverly Hills	No Zone Text Language
City of Compton	No Zone Text Language
City of Hermosa Beach	No Zone Text Language
City of Huntington Park	30 beds/More than 30 beds requires CUP
City of Inglewood	No Zone Text Language
City of Los Angeles	No Limit
City of Mission Viejo	10 beds
City of Montebello	No Zone Text Language
City of Pasadena*	10 beds outside of Commercial Zones No limit within Commercial Zones
City of Santa Monica	40 beds
City of West Covina	No Zone Text Language

* Temporary Shelters operated by places of worship

Several of the cities that currently do not have emergency shelter standards have committed in their housing elements to amend their codes to address emergency shelters. Similar to Culver City, they are most likely in the amendment process. The range of beds for those cities that have codified language range from 10 beds to no limit. A 2006 Short Term Housing Directory of Los Angeles County document published by Shelter Partnership revealed that there is no uniform number of beds. Factors such as length of stay, target population, size of shelter, area devoted to services within the shelter structure, local regulations and codes such as zoning will all affect the maximum bed count on a case by case basis. However, several of the emergency shelters listed in the Shelter Partnership directory serve 30 or around 30 individuals per night. Given the potential for shelter development in the area identified for allowance without discretion, staff believes that a maximum of 30 beds or individuals per night is adequate to serve the local homeless population while not encouraging large shelters that would conflict with the medium scale of commercial development in Culver City. Also, the limit of 30 beds/individuals is not considered to be too onerous (since many shelters in the Los Angeles area are already operating at this limit) and there should be adequate opportunity to potentially locate in this area of the City. For areas of the City where emergency shelters require a CUP, the bed count will be established through the discretionary review process. For comparison purposes, the Upward Bound House through the CUP approval is limited to 55 beds.

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Transitional and Supportive Housing

SB 2 requires that transitional and supportive housing be treated as residential uses that are subject to only to those requirements that apply to other residential uses of the same type in the same zone. The City must develop definitions, standards and permitting procedures for these uses that are no more restrictive than for other residential developments of the same type in the same zone, in conformance with SB 2. For example a single family, duplex, triplex, or multi-family use used as transitional or supportive housing must be treated the same as any other single family, duplex, triplex, or other multi-family use. A key nuance for supportive housing is that once a unit contains seven or more residents then it is considered a residential care facility and can be subject to discretionary review. In this case, the proposed ZCA will require supportive housing containing 7 or more residents to be subject to a Conditional Use Permit consistent with the requirement for residential care facilities with 7 or more clients.

Transitional Housing

Consistent with State Health and Safety Code Section 50675.2(h), Transitional Housing is temporary housing for a homeless individual or family transitioning to permanent housing for stays of at least six (6) months. Housing can take several forms including group housing or multi-family units, and may include supportive services to allow for necessary life skills in support of independent living. Further, Transitional Housing is considered a residential use of the same type as similar residential uses allowed in the same zone the Transitional Housing is located in and no special regulations can be imposed on the use that otherwise would not be imposed on any other residential use.

As part of this amendment, Transitional Housing will be listed as an permitted use with a footnote clarifying the use as residential in Zoning Code Sections 17.210.015.A, Table 2-2 (allowed uses in Residential Zones) and 17.220.015, Table 2-5 (allowed uses in Commercial Zones). Parking Standards for Transitional Housing will be listed in Section 17.320.020.H, Table 3-3 (parking requirements by land use). The current definition of Residential Care Facility (Section 17.700.010.R) will be revised to exclude Transitional Housing and a new definition consistent with State housing law for Transitional Housing will be added in the Definitions section (Section 17.700.010.T).

Supportive Housing

Consistent with State Health and Safety Code Section 50675.14(b), Supportive Housing is housing with no limit on length of stay, that is occupied by the target

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population as defined in State Health and Safety Code subdivision (d) of Section 53260, and that is linked to on or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community. Further, Supportive Housing with 6 or fewer residents is considered a residential use of the same type as similar residential uses allowed in the same zone the supportive housing is located in and no special regulations can be imposed on the use that otherwise would not be imposed on any other residential use.

Consistent with State Health and Safety Code Section 53260(d) a target population is comprised of adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

As part of this amendment, Supportive Housing with 6 or fewer residents will be listed as a permitted use with a footnote clarifying the use as residential; and Supportive Housing with 7 or more residents listed as a conditional use in Zoning Code Sections 17.210.015.A, Table 2-2 (allowed uses in Residential Zones) and 17.220.015, Table 2-5 (allowed uses in Commercial Zones). Parking Standards for Supportive Housing will be listed in Section 17.320.020.H, Table 3-3 (parking requirements by land use). A new definition consistent with State housing law for Supportive Housing and Target Population will be added in the Definitions section (Sections 17.700.010.S and 17.700.010.T).

Definition of Family

State law requires that there be no distinction in the definition of family between related or unrelated people. Ideally, the definition should include one or more persons, related or unrelated, living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within a dwelling unit, including the joint use of common areas of the premises which they occupy. As part of this amendment, a new definition consistent with State law for Family will be added in the Definitions section (Section 17.700.010.F).

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ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), ZCA P-2012006 is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1), the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2), and the Negative Declaration approved on June 7, 2010 for the 2008-2014 Housing Element Update. The circumstances under which PEIR 1, PEIR 2, and Negative Declaration were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1, PEIR 2, and the Negative Declaration and therefore no new environmental analysis is required.

CONCLUSION:

Consistent with State Housing Law and the Culver City Adopted and State certified Housing Element, staff recommends the Commission recommend to the City Council approval of proposed amendments as shown on Exhibit A of Resolution No. Resolution No. 2012-P004 (Attachment 1). Staff believes that direction from the Commission on the final recommended language should not vary much from what is proposed. . Failure to provide a definition for family and provide allowances and development standards for Emergency Shelters, Supportive Housing, and Transitional Housing will place the City in non-compliance with State Housing law and will subject the City to potential civil litigation and greater scrutiny by HCD during the next Housing Element review cycle (set to being in October of 2012 through October of 2013).

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Recommend that the City Council approve the proposed amendments if the required findings for a Zoning Code Amendment can be made.
2. Recommend that the City Council approve the proposed amendments with additional or different amendment language if deemed necessary to meet the required findings for a Zoning Code Amendment.
3. Disapprove the amendment request if it does not meet the required findings.
4. Continue the Agenda Item and request staff to conduct additional analysis prior to arriving at a final recommendation.

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ATTACHMENTS:

1. Resolution No. 2012-P004
2. Exhibit A – Proposed Text Changes in “~~strikethrough~~/underline” format
3. Excerpt From Housing Element - Chapter V, Housing Programs

Attachment No. 1

RESOLUTION NO. 2012-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING CODE AMENDMENT, ZCA P-2012006 AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.210.015, TABLE 2-2 – ALLOWED USES IN RESIDENTIAL ZONES; SECTION 17.220.015, TABLE 2-5 – ALLOWED USES IN COMMERCIAL ZONES; SECTION 17.230.015, TABLE 2-8 – ALLOWED USES IN INDUSTRIAL ZONES; SECTION 17.260.035, TABLE 2-11 – ALLOWED USES IN THE EAST WASHINGTON OVERLAY ZONE; SECTION 17.320.020H, TABLE 3-3 PARKING REQUIREMENTS BY LAND USE; SECTION 17.400.046 – STANDARDS FOR SPECIFIC LAND USES; and SECTION 17.700.010 DEFINITIONS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(Zoning Code Amendment P-2012006)

WHEREAS, on June 10, 2010, the City of Culver City City Council adopted the Culver City Housing Element for 2008-2014 and on August 11, 2010, the State of California Department of Housing and Community Development certified said Housing Element; and,

WHEREAS, said adopted and certified Housing Element includes measures to incorporate State legislative requirements addressing allowances, development standards, and/or definitions for emergency shelters, transitional housing, supportive housing (Measure 2L of said Housing Element) and definition of family (Measure 2M of said Housing Element) into the City of Culver City Zoning Code consistent with State Housing Law; and,

WHEREAS, in order to implement said Housing Element measures, on February 22, 2012, the Planning Commission conducted a duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-2012006 regarding emergency shelters,

1 transitional housing, supportive housing, and definition of family, fully considering all
2 reports, studies, testimony, and environmental information presented; and

3 WHEREAS, following conclusion of the public discussion and thorough
4 deliberation of the subject matter, the Planning Commission determined by a vote of ___ to
5 ___ that Zoning Code Amendment, ZCA P-2012006 should be recommended for approval
6 to the City Council as set forth herein below.
7

8 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
9 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
10

11
12 **SECTION 1.** Pursuant to the foregoing, the following findings are hereby
13 made:

14 1. ZCA P-2012006 ensures and maintains internal consistency with the
15 goals, policies, and strategies of the General Plan and will not create any inconsistencies
16 with the Zoning Code. This Zoning Code Amendment will implement General Plan
17 Housing Element Measure 2L addressing Emergency Shelters and Transitional and
18 Supportive Housing and Measure 2M addressing the definition of family. Further
19 implementation of these measures through this zoning code amendment will compliment
20 and implement General Plan Land Use Element Objective 3 by encouraging the provision
21 of housing opportunities for varied members of the community.
22

23 2. ZCA P-2012006 is not detrimental to the public interest, health,
24 safety, convenience and welfare of the City. The amendments to Zoning Code Sections
25 17.210.015 – Table 2-2 and 17.220.015 - Table 2-5, regarding allowed uses in residential
26 and commercial zones will establish transitional housing and supportive housing as
27
28
29

1 residential uses similar to other residential uses of the same type in the same zone
2 thereby confirming those uses as housing allowed within the fabric of the community.

3 The amendments to Zoning Code Sections 17.230.015 - Table 2-8
4 and 17.260.035 - Table 2-11, regarding allowed uses in the industrial zones and the East
5 Washington Overlay Zone will establish a specific area within the City where emergency
6 shelters will be permitted without a conditional use permit. Establishment of this area will
7 ensure that adequate provisions exist for the ministerial establishment of emergency
8 shelters without impacting residential and commercial uses.

9 The amendments to Zoning Code Section 17.320.020H, Table 3-3,
10 regarding parking requirements by land use will clarify the residential parking
11 requirements for Transitional and Supportive Housing thereby ensuring the continued
12 provisions for on-site parking in residential neighborhoods. It will further establish parking
13 requirements for Emergency Shelters thereby ensuring that adequate parking is provided
14 for this type of land use.

15 The amendments to Zoning Code Sections 17.400.046, regarding
16 Standards for Specific Land Uses will establish specific standards for Emergency Shelters
17 which will ensure compatibility with adjacent land uses.

18 The amendments to Zoning Code Section 17.700.010, regarding
19 definitions will help to clarify the distinction between emergency shelters, transitional
20 housing, and supportive housing. Further the definition of family under this specific
21 amendment will be consistent with State Law thereby diminishing any potential scrutiny in
22 dwelling units that may or may not have related people leaving as a family unit.

3. Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), ZCA P-2012006 is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1), the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2), and the Negative Declaration approved on June 7, 2010 for the 2008-2014 Housing Element Update. The circumstances under which PEIR 1, PEIR 2, and Negative Declaration were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1, PEIR 2, and the Negative Declaration and therefore no new environmental analysis is required.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends approval of Zoning Code Amendment (ZCA P-2012006) to the City Council as set forth in Exhibit A attached hereto and made a part thereof.

APPROVED and ADOPTED this 22nd day of February, 2012.

ANTHONY PLESKOW, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

Exhibit A
Zoning Code Amendment ZCA P-2012006

Attachment No. 2

TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed						
LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
	R1	R2	R3	RLD	RMD	RHD	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Public recreational and cultural facilities	P	P	P	P	P	P	
Private residential recreational facilities	-	-	-	P	P	P	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Public Schools - Kindergarten to 12th grade (2)	P	P	P	P	P	P	
Private Schools - Kindergarten to 12th grade (2)	CUP(3)	CUP(3)	CUP(3)	CUP	CUP	CUP	

RESIDENTIAL

Accessory dwelling units	AUP	AUP	AUP	-	-	-	17.400.095
Accessory residential structures and uses	P	P	P	P	P	P	17.400.100
Duplex	-	P	P	P	P	P	
Home occupations	P	P	P	P	P	P	17.400.055
Multiple-family dwellings	-	-	-	P	P	P	17.400.105
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	
Residential care facility, 7 or more clients	CUP(4)	CUP(4)	CUP(4)	CUP	CUP	CUP	
Senior citizen congregate care housing	-	-	-	CUP	CUP	CUP	
Single-family dwellings	P	P	P	P	P	P	
Supportive Housing, 6 or fewer residents (6)	P	P	P	P	P	P	
Supportive Housing, 7 or more residents	CUP(4)	CUP(4)	CUP(4)	CUP	CUP	CUP	
Transitional Housing (6)	P	P	P	P	P	P	
Triplex	-	-	P	P	P	P	

SERVICE

Adult day care facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Child day care centers	-	-	-	CUP	CUP	CUP	17.400.035
Child day care, Large family day care homes	AUP	AUP	AUP	AUP	AUP	AUP	17.400.035
Child day care, Small family day care homes	P	P	P	P	P	P	17.400.035
Public utility or safety facilities	CUP	CUP	CUP	CUP	CUP	CUP	

TRANSPORTATION & COMMUNICATIONS

Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular (5)	CUP	CUP	CUP	CUP	CUP	CUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Use only allowed on a site designated for such use by the General Plan.
- (3) Use only allowed on a site declared surplus by the Culver City Unified School District.
- (4) Use only allowed on a site of 5 acres or more.
- (5) Use only allowed on a site owned and controlled by the City or other governmental agency.
- (6) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Exhibit A
Zoning Code Amendment ZCA P-2012006

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing	-	-	-	-	-	P	
Electronics and equipment manufacturing	-	-	-	-	-	P	
Fabric products manufacturing	-	-	-	-	-	P	
Handcraft industries	-	-	-	-	-	P	
Media production - Indoor support facilities	-	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	
Printing and publishing	-	P	P	-	P	P	
Recycling facility - Incidental small collection	-	P	P	-	-	P	17.400.090
Recycling facility - Small collection	-	AUP	AUP	-	-	AUP	17.400.090
Research and development (R&D)	-	-	-	-	-	P	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade	-	AUP	AUP	P(3)	AUP	-	
Clubs, lodges, and private meeting halls	-	P	P	P(4)	-	P	
Health/fitness facilities	-	P	P	P(4)	P	P	
Indoor amusement/entertainment facilities	-	P	P	P	P	-	
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools (5)	CUP	CUP	CUP	CUP	-	CUP	
Religious places of worship	CUP	P	P	-	-	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Emergency shelters	CUP	CUP	CUP	-	-	-	
Home occupations	P	P	P	P	-	-	17.400.055
Live/work units	P	P	P	P	-	-	17.400.060
Mixed use projects	P	P	P	P	-	-	17.400.065
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	
Supportive Housing, 6 or fewer residents (7)(8)	P	P	P	P	-	-	
Supportive Housing, 7 or more residents (8)	CUP	CUP	CUP	CUP	-	-	
Transitional Housing (7)(8)	P	P	P	P	-	-	

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (6)	-	P	P	-	-	-	
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (5) AUP required for schools up to 1,500 square feet in area.
- (6) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).
- (7) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
- (8) Use only allowed as part of a mixed use project

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TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE(1)	CN	CG	CC	CD	CRR	CRB	

RETAIL TRADE(cont.)

Auto and vehicle sales/rental (2)	-	P	P	-	AUP	-	
Auto parts sales, retail	P	P	P	-	P	P	
Bars, night clubs (3)	-	CUP	CUP	CUP	CUP	CUP	
Building material stores	-	P	P	-	P	-	
Convenience stores (3)	P	P	P	-	P	P	
Firearms sales	-	CUP	CUP	-	CUP	CUP	
General retail stores (3)	P	P	P	P	P	P	
Internet Cafe	AUP	P	P	P	P	P	
Mobile home and RV sales	-	CUP	-	-	-	CUP	
Outdoor retail sales and display (4)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.075
Pawnshops	-	CUP	-	-	-	-	17.400.085
Pet Shop	P	P	P	P	P(5)	P	
Plant nurseries, retail	P	P	P	P	P	P	17.400.080
Restaurants, counter service (3)	AUP	P	P	P	P	P	
Restaurants, table service (3)	P	P	P	P	P	P	
Restaurants, outdoor dining (3)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.070
Second hand stores	P	P	-	-	-	-	
Shopping center	P	P	P	-	P	-	
Warehouse retail stores	-	-	-	-	CUP	-	

SERVICE

Adult day care facilities	CUP	CUP	CUP	-	-	CUP	
Automated teller machines (ATMs)	P	P	P	P	P	P	17.400.025
Banks and financial services	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P(6)	P	P	
Catering services	P	P	P	P(6)	P	P	
Check cashing businesses	-	CUP	CUP	-	CUP	CUP	17.400.030
Child day care centers	CUP	CUP	CUP	CUP	-	CUP	
Child day care, Large family day care homes	AUP	AUP	-	-	-	-	17.400.035
Child day care, Small family day care homes	P	P	-	-	-	-	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Auto sales establishments selling used vehicles exclusively are subject to approval of a Conditional Use Permit (see Chapter 17.530).
- (3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (4) Ancillary to a primary retail use.
- (5) Only one pet shop shall be permitted within any one shopping center. The tenant space shall be located so as to share no more than one common wall with any other tenant.
- (6) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements)

Continues on next page.

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TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
LAND USE(1)	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P	-	-	P	
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	17.400.045
Emergency shelters	CUP	CUP	CUP	-	-	-	17.400.046
Hotels and motels	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs	-	P	P	P(2)	P	P	
Medical services - Hospitals	-	P	P	P	-	P	
Mortuaries	-	P	P		-	P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care	-	AUP	AUP	-	AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP	-	AUP	AUP	17.400.080
Vehicle services - Accessories installation	-	P	-	-	P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP	-	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	17.400.125
Vehicle services - Towing, no storage	-	P	P	-	-	P	17.400.125
Veterinary clinics and animal hospitals	-	AUP	AUP	-	AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	-	P	P	P	-	P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

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TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE (1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	

INDUSTRY, MANUFACTURING & PROCESSING

Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17.400.090
Recycling facility - Large collection	-	P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	

RECREATION, EDUCATION, PUBLIC ASSEMBLY

Arcade	P	P	
Health/fitness facilities	P	P	
Indoor amusement/entertainment facilities	CUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Private Schools	CUP	-	
Public recreational and cultural facilities	CUP	CUP	
Public Schools	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theaters	P	P	

RESIDENTIAL

Caretaker and employee housing	CUP	CUP	
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Notes: (1) See Article 7 for definitions of the land uses listed.

Continues on next page.

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TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE(1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
RETAIL TRADE			
Accessory retail uses	P	P	
Adult entertainment businesses	P(2)	P(2)	
Artisan Shops	P	P	
Auto and vehicle sales/rental	CUP	CUP	
Building material stores	P	P	
Construction equipment sales	P	P	
Convenience stores (3)	P	P	
General retail stores (3)	P	P	
Mobile home and RV sales	CUP	CUP	
Outdoor retail sales and display	AUP	AUP	17.400.075
Plant nurseries	P	P	
Restaurants, counter service (3)	P	P	
Restaurants, table service (3)	P	P	
Warehouse retail stores	P	P	
SERVICE			
Animal boarding and kennels	P(4)	P	17.400.020
Business and consumer support services	P	P	
Catering Services	P	P	
Child day care centers (4)	CUP	CUP	
Contractor's storage yard	P(5)	P	
Drive-thru facilities or services	CUP	CUP	17.400.045
Emergency shelters	-	P(7)	17.400.046
Offices	P	P	
Public safety facilities	P	P	
Public utility facilities	P	P	
Storage facilities, personal storage	CUP (6)	CUP (6)	
Storage, outdoor	P	P	17.400.080
Vehicle services-Accessories installation	P	P	17.400.125
Vehicle services-Fueling stations	P	P	17.400.120
Vehicle services-Fueling, incidental repair	CUP	CUP	17.400.125
Vehicle services-Impounding/storage	CUP	CUP	17.400.125
Vehicle services-Maintenance/repair	CUP	CUP	17.400.125
Vehicle services-Paint/body	P (5)	P (5)	17.400.125
Vehicle services-Towing, no storage	P	P	17.400.125
Veterinary clinics and animal hospitals	P	P	17.400.020
TRANSPORTATION & COMMUNICATIONS			
Broadcast studios	P	P	
Heliports	CUP	CUP	
Parking facilities	P	P	17.320.
Pipelines and utility lines	P	P	
Telecommunications facilities, cellular	AUP	AUP	17.400.110
Telecommunications facilities, dish antenna	See Section 17.400.110 for permit requirements		

Notes: (1) See Article 7 for definitions of land uses listed.

(2) Use only allowed subject to approval of an Adult Use Development Permit (see CCMC Chapter 11.13).

(3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015

(4) Ancillary to a primary use only.

(5) Use only allowed indoors.

(6) Modifications and/or expansion of existing facilities only

(7) Use only allowed in portions of the IG Zone identified in Section 17.400.046, Map 4.05

Exhibit A

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TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P CUP AUP -	Permitted Use Conditional Use Permit required Administrative Use Permit Required Use not allowed
LAND USE (1)	Permit Requirement	See Specific Use Regulations:

INDUSTRY, MANUFACTURING, & PROCESSING

Fabric products manufacturing, 5,000 sq.ft. or less	AUP	
Fabric products manufacturing, 5,001 to 10,000 sq.ft.	CUP	
Food and beverage manufacturing, 5,000 sq.ft. or less (2)	AUP	
Food and beverage manufacturing, 5,001 to 10,000 sq.ft (2)	CUP	
Furniture/fixtures manufacturing, 5,000 sq.ft. or less (3)	AUP	
Furniture/fixtures manufacturing, 5,001 to 10,000 sq.ft. (3)	CUP	
Handcraft industries, 5,000 sq.ft. or less (3)	AUP	
Printing and publishing, 10 employees maximum	P	
Recycling facility - Incidental small collection	AUP	17.400.090
Recycling facility - Large collection (4)	CUP	17.400.090
Recycling facility - Small collection	CUP	17.400.090
Second hand stores	AUP	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Clubs, lodges, and private meeting halls	AUP	
Health/fitness facilities	P	
Indoor amusement/entertainment facilities	AUP	
Religious places of worship	P	
Private Schools (5)	CUP	
Public Schools	P	
Studios – Art, dance, music, photography, etc.	P	
Theaters	P	

RESIDENTIAL

Live/work units	CUP	17.400.060
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RETAIL TRADE

Auto and vehicle sales/rental (6)(7)	P	
Auto parts sales, retail	P	
Convenience stores (8)	P	
General retail stores (8)	P	
Internet café	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Includes packaging, processing, and wholesaling.
- (3) Includes assembly, restoration, and wholesaling.
- (4) Use only allowed on a site located a minimum of 300 ft from any residential zone.
- (5) AUP required for schools up to 1,500 sq.ft. in area.
- (6) All business activities with no outdoor display, storage or repair areas permitted shall be conducted wholly within completely enclosed buildings.
- (7) Used vehicles sales and service shall only be allowed incidental to new vehicle sales.
- (8) For permit requirements related to the sale of Alcoholic Beverages, see Section 17.400.015.

Table continues on next page

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TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed		
LAND USE(1)	<table border="1"> <tr> <th data-bbox="950 310 1230 411">Permit Requirement</th><th data-bbox="1230 310 1513 411">See Specific Use Regulations:</th></tr> </table>	Permit Requirement	See Specific Use Regulations:
Permit Requirement	See Specific Use Regulations:		

RETAIL TRADE(continued)

Outdoor retail sales and display	P	17.400.075
Pet shops	P	
Plant nurseries, retail	P	
Restaurants, counter service (2)	P(3)	
Restaurants, outdoor dining (2)	AUP	
Restaurants, table service (2)	P	
Second hand stores	P	

SERVICE

Adult day care facilities	CUP	
Automated teller machines (ATMs)	P	17.400.025
Banks and financial services	P	
Business and consumer support services	P	
Child day care centers	CUP	17.400.035
<u>Emergency shelters</u>	<u>P(7)</u>	<u>17.400.046</u>
Hotels and motels	CUP	
Medical services - Office/clinics (4)	P	
Medical services - Labs (4)	P	
Medical services - Hospitals	CUP	
Mortuaries	P	
Offices	P	
Personal services, except psychic readers	P	
Vehicle services - Fueling station	P	17.400.120
Vehicle services - Fueling, incidental repair	CUP	17.400.120
Vehicle services - Impounding/storage	AUP	17.400.125
Vehicle services - Maintenance/repair (5)	CUP	17.400.125
Veterinary clinics and animal hospitals (6)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	P	
Parking facilities	AUP	
Pipelines and utility lines	P	
Telecommunications facilities, cellular	AUP	17.400.110
Telecommunications facilities, wireless antenna	See Section 17.400.110 for permit requirements	

Notes:

- (1) See Article 7 for definitions of the land uses listed
- (2) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (3) If counter service restaurant is stand-alone, then a CUP is required.
- (4) Excluding animal experimentation.
- (5) Use only allowed indoors.
- (6) Use only allowed on a site located a minimum of 200 feet from any residential zone.

(7) Use only allowed in portions of the -EW Zone identified in Section 17.400.046, Map 4.05

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H. Table 3-3. Parking Requirements by Land Use.

1. Residential uses.

Table 3-3A

Land Use Type: Residential	Vehicle Spaces Required
Accessory dwelling units	1 uncovered space in addition to that required for the primary dwelling unit(s).
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking located as approved by the City.
Live / Work unit	Up to 900 sf - 2 spaces.
	Greater than 900 up to 1500 sf - 3 spaces.
	Greater than 1500 sf - 4 spaces.
Multi-family dwellings and residential component of Mixed-use development, <u>includes supportive housing and transitional housing units</u> (1)	Studio and 1 bedroom, less than 900 sf - 1 space.
	Studio and 1 bedroom, greater than 900 sf - 2 spaces.
	2-3 bedroom units - 2 spaces.
	4 bedroom units - 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking - 1 space for every 4 residential units.
Residential Care Facilities	1 space for each 3 patient beds.
Senior citizen congregate care housing	1 space per each 2 residential units, plus one space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus one guest parking space for each 10 units.
Single family, duplex and triplex units, <u>includes supportive housing and transitional housing units</u> (1)	2 spaces per dwelling unit.

Notes:

(1) See Section 17.320.035.M.(Special Requirements for Residential Uses)

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2. Commercial uses.

Table 3-3B

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Accessory Food Service	Same as primary use.
Accessory Retail Use	Same as primary use.
Animal boarding and kennels	1 space per 350 sf. of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Auto and Vehicle Sales	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Banks and financial services	1 space per 250 sf.
Bars and nightclubs	1 space per 100 sf, plus one space for every 30 sf of dance floor.
Convenience stores	1 space per 225 sf, with a minimum of 8 spaces.
Day care facilities	
Child or Adult Day Care Centers	1 space per 300 sf of floor area.
Large family day care home	1 space per employee, in addition to required residential spaces.
Small family day care home	As required for the single-family dwelling (see parking requirement for residential uses).
Emergency shelters	1 space for each 3 beds.
Hotels and Motels	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.
Medical services	
Hospitals	1 space for each 1.5 patient beds, plus required spaces for accessory uses as determined by the Director.
Medical/dental offices, clinics and labs	1 space per 350 sf.
Offices, administrative, corporate, professional	1 space per 350 sf.
Plant Nurseries	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Restaurants	
General (Table Service) 1,500 sf or less.	1 space per 350 sf. with a minimum of 3 spaces.
Greater than 1,500 sf.	1 space per 100 sf.
Takeout (Counter Service), with customer tables	1 space per 75 sf, with a minimum of 8 spaces.
Takeout (Counter Service - 750 sf or less), no tables	1 space per 250 sf, with a minimum of 3 spaces.
Located in shopping centers: Less than 25% of floor area of center for all restaurants.	Parking requirement covered under the general requirement for shopping center.
25% or greater of floor area of center for all restaurants.	Portion of restaurant(s) exceeding 25% of shopping center's floor area shall use the same parking requirement for general restaurants, above.

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Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Outdoor dining:	No parking required for first 250 sf of outdoor dining area. Any outdoor dining area exceeding 250 sf shall be included as restaurant floor area in determining the parking requirement.
Retail and service uses, general	1 space per 350 sf.
Shopping centers – general (2)(3)	
Less than 5 acres in net parcel area	1 space per 250 sf (Also see restaurant requirements).
5 acres and greater of net parcel area	1 space per 200 sf (Also see restaurant requirements).
Storage, personal storage facilities	1 space per 50 storage units or 5,000 sf of storage area, whichever is greater. Plus 2 additional spaces for the manager's office, with a minimum of 5 spaces per facility.
Vehicle Services	
Carwash – self service	2 spaces for each washing stall.
Carwash – full service	10 spaces; plus 10 space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane.
Carwash – automated, accessory to fueling station	4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station).
Fueling stations	1 space per 225 sf (includes convenience store) with a minimum of 3 spaces. For parking required above the minimum of 3, half of the parking provided at pump islands may be credited towards meeting parking requirements.
Maintenance, repair, installation, and detailing	3 spaces per service bay (work station), plus 1 space for each 350 sf of additional retail sales and service.
Veterinary clinics	1 space per 350 sf.

Notes:

- (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.
- (2) Parking requirements for bars, nightclubs, health/fitness facilities and theaters shall be calculated separately in all cases.
- (3) A multi-tenant regional shopping center of 600,000 sf floor area or more with one or more traditional department stores, excluding those common areas as described in Subsection 17.320.020.C. of this Chapter, may provide a parking ratio as recommended in a parking demand study approved by the City; provided, that the parking demand study (i) is prepared, at the sole cost and expense of the applicant, by an independent traffic engineer licensed by the State of California who is reasonably approved by the Director prior to the commencement of that study, and (ii) presents reasonable justification for modification to the parking ratio(s) otherwise required under Table 3-3 (Parking Requirements by Land Use) of this Chapter. If, as reasonably determined by the Director, the parking demand study supports requiring a parking ratio greater than that otherwise required in this Title, then the higher parking ratio shall apply.

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Chapter 17.400 - Standards for Specific Land Uses	4-1
17.400.005 - Purpose.....	4-2
17.400.010 - Applicability.....	4-2
17.400.015 - Alcoholic Beverage Sales	4-2
17.400.020 - Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospitals.....	4-3
17.400.025 - Automatic Teller Machines (ATMs).....	4-4
17.400.030 - Check Cashing Businesses.....	4-6
17.400.035 - Child Day Care Facilities	4-6
17.400.040 - Condominium Conversions.....	4-8
17.400.045 - Drive-In and Drive-Through Facilities	4-11
17.400.046 - Emergency Shelters.....	4-12
17.400.050 - Firearms Sales	4-12
17.400.055 - Home Occupations	4-12
17.400.060 - Live/Work Development Standards	4-15
17.400.065 - Mixed Use Development Standards.....	4-20
17.400.070 - Outdoor Dining	4-32
17.400.075 - Outdoor Retail Sales and Displays.....	4-35
17.400.080 - Outdoor Storage	4-35
17.400.085 - Pawnshops.....	4-36
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17.400.095 - Residential Uses - Accessory Dwelling Units.....	4-42
17.400.100 - Residential Uses - Accessory Residential Structures	4-43
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17.400.110 - Telecommunications Facilities.....	4-46
17.400.115 - Temporary Storage Containers	4-54
17.400.120 - Vehicle Fueling Stations	4-54
17.400.125 - Vehicle Repair Shops.....	4-56

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17.400.046 - Emergency Shelters

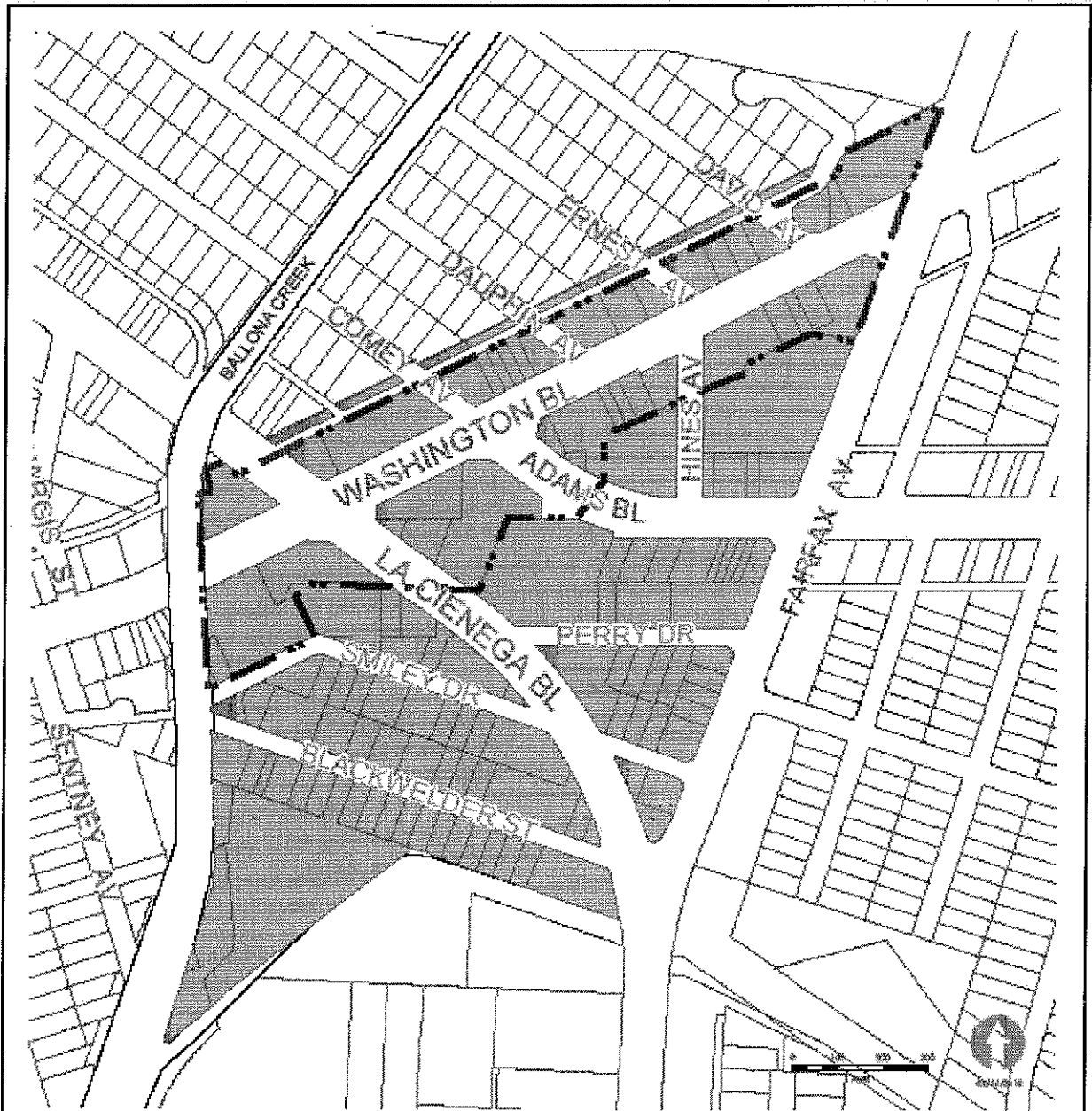
This Section provides location, development, and operating standards for emergency shelters in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards):

- A. Location and Permit Requirements.** Emergency shelters located within the area identified in Map 4.05 shall be permitted after approval of a Zoning Clearance in compliance with Chapter 17.510 (Zoning Clearances). Emergency Shelters located in the CN (Commercial Neighborhood), CG (Commercial General) and CC (Commercial Community) zoning districts shall be permitted subject to approval of a Conditional Use Permit in compliance with Chapter 17.530 (Administrative Use Permits and Conditional Use Permits).
- B. Lot Size.** Emergency shelters located within the area identified in Map 4.05 shall be limited to lots that have a minimum lot area of ¼ acre (10,890 square feet) and a maximum lot area of ¾ acre (32,670 square feet).
- C. Number of Beds.** Emergency shelters located within the area identified in Map 4.05 shall have no more than 30 beds. Maximum number of beds for emergency shelters located outside of the area identified in Map 4.05 shall be established as part of the Conditional Use Permit.
- D. Length of Stay.** Emergency shelters shall be available to residents for no more than 180 days in any 12 month period.
- E. Hours of Operation.** Emergency shelters shall establish and maintain set hours for the client intake/discharge, which shall be prominently posted on-site.
- F. Proximity to Other Emergency Shelters.** An emergency shelter shall not be located within 300 feet of another Emergency Shelter.
- G. On-Site Waiting and Client Intake Area.** All on-site waiting and client intake areas shall be located indoors and shall have a minimum area of 100 square feet.
- H. Lighting.** Adequate external lighting shall be provided for security purposes as determined by the Director. Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).
- I. Laundry Facilities.** On-site laundry facilities or services adequate for the number of residents shall be provided.
- J. Personal Property.** Secured areas for personal property shall be provided.
- K. Common Facilities.** The development may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - 1. Kitchen and dining room(s).
 - 2. Recreation room.
 - 3. Counseling center.
 - 4. Child care facilities.
 - 5. Other support services as necessary.

Exhibit A
Zoning Code Amendment ZCA P-2012006

- L. Outdoor Activity.** Outdoor activities may only be conducted between the hours of 8 AM and 10 PM.
- M. Refuse.** A refuse storage area, completely enclosed with a masonry wall not less than 5 feet high with a solid gated opening, and large enough to accommodate standard sized commercial trash bins shall be provided.
- N. Emergency Shelter Provider.** All Emergency shelters shall be shall comply with the following requirements:
1. At-least one facility manager shall be on-site at all hours the facility is open. Additional staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.
 2. Staff and services shall be provided to assist residents in obtaining permanent shelter.
 3. The provider shall submit to the Planning Division for review and approval as part of the Zoning Clearance or Conditional Use Permit process a written operational plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided, noise and loitering control, and for training, counseling, and treatment programs for residents.

Exhibit A
Zoning Code Amendment ZCA P-2012006



EMERGENCY SHELTER MAP

MAP 4.05

LEGEND

-  Portion of East Washington Overlay
-  Emergency Shelter Area

Exhibit A
Zoning Code Amendment ZCA P-2012006

17.700.010 Definitions

Definitions, “E”.

Emergency Shelter. Facilities providing temporary shelter with minimal supportive services for homeless persons that are limited to occupancy of 180 days or less by a homeless person, persons, household, or family for the emergency or temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

Definitions, “F”.

Family. One or more persons, related or unrelated, living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within a dwelling unit, including the joint use of common areas of the premises which they occupy.

Definitions, “R”.

Residential Care Facility. Facilities providing 24 hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes: board and care homes; children’s homes; transitional houses; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes Emergency Shelters, Transitional Housing, Supportive Housing, and facilities for persons requiring surgical or other primary medical treatment.

Definitions, “S”.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community. Supportive Housing with 6 or fewer residents per unit shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

Definitions, “T”.

Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Transitional Housing. Temporary housing for at least six (6) months for a homeless individual or family transitioning to permanent housing. Housing can take several forms including group housing or multi-family units, and may include supportive services to allow for necessary life skills in support of independent living. Transitional housing shall be considered a residential use of the same type as other residential uses of the same type in the same zone.

**Table V-1
Quantified Objectives (2008-2014) –
Culver City**

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New Construction*	0	129	80	85	211	504
Rehabilitation	0	13	12	15	0	40
Conservation	100**	1	7	4	0	112

* Quantified objective for new construction is for the period 1/1/2006 - 6/30/2014 per the RHNA

**Through the use of Redevelopment Agency Housing Set Aside funds, tenant based rental assistance will be made available to extremely-low-income households through the Rental Assistance Program (RAP). Funding supports up to 100 households annually.

B. Housing Programs

Government Code §65583(b) requires that the Housing Element set forth a six-year schedule of actions for the 2008 to 2014¹⁵ planning period that the city intends to undertake to implement its stated policies and objectives. The following section describes the measures that the city plans to implement consistent with its identified policies and objectives described above. Table V-2, Program Implementation Summary – 2008-2014 (page V-14), identifies the time-frame, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

Several of the Housing Element measures identified below are based on the Comprehensive Housing Strategy (CHS). On March 17, 2008, the Redevelopment Agency reviewed the CHS in its entirety and authorized implementation of years 1 and 2 of a 7-1/2 year program and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS.

Some of the implementation measures described below call for amendments to the Municipal Code or other policy documents. All such actions will require a public review process that includes public notice, hearings and exercise of legislative discretion by the Planning Commission and City Council.

Measure 1. Continue Current Housing Programs. The Housing Division currently implements a variety of programs that assist city residents with the purchase or rental of housing, promote building maintenance and rehabilitation, and support fair housing practices. Programs currently provided by the city include:

- A. Section 8 Program. Help very-low- and extremely-low-income households secure decent, safe and sanitary affordable housing through the provision of rental subsidies through the Section 8 program and conduct outreach to attract new property owners.
- B. Rental Assistance Program. Assist extremely-low- up to and including moderate-income households to pay for housing through the Rental

¹⁵ For new construction, the planning timeframe is 2006 – 2014 to coincide with the RHNA.

Assistance Program (RAP) and conduct outreach to attract new property owners.

- C. Shared Housing. Contract with Alternative Living for the Aging (ALA) to facilitate roommate matching for up-to-moderate income residents searching for alternative independent-living situations.
- D. Existing Covenanted Buildings. Monitor existing covenanted buildings for compliance with affordability restrictions, and with occupancy and maintenance covenants in order to upgrade and maintain the character and condition of the neighborhoods while preserving affordability to residents.
- E. Homeless Service Referrals. Assist homeless persons and families through referral to temporary shelter facilities and services in the Westside area, providing hotel/motel vouchers as needed, and referrals to the Rental Assistance Program.
- F. Emergency Shelters. Support the use of the Armory (10808 Culver Boulevard) as an emergency cold weather shelter for homeless persons and families, for so long as the National Guard continues to lease the property. Support efforts by Upward Bound House to complete the conversion of its motel property on Washington Boulevard to a Family Emergency Shelter. (see also Measure 2L)
- G. Emergency Food Vouchers. Refer needy clients for one-time food vouchers on an emergency basis to the Culver City Area Interfaith Alliance and the SAVES program of St. Augustine Catholic Church.
- H. Group Homes. Monitor group homes and housing for persons with special needs which are supported by Redevelopment Agency Housing Set Aside Funds to ensure compliance with the Federal Housing Quality Standards (HQS), and City Health and Safety Codes. One of the properties within the TOD district that is proposed by the Exceptional Children's Foundation (ECF) will provide 50 units of low- and very-low-income housing for persons with developmental disabilities. This site is currently owned by ECF.
- I. Neighborhood Preservation Program. Implement the Neighborhood Preservation Program (NPP) that provides grants, rebates, emergency grants, and deferred loans to qualified low- and moderate-income households, and to owners of multi-family housing with qualified low-income tenants. The purpose of these NPP grants, rebates, and loans is to rehabilitate and maintain sound housing conditions, to make modifications to accommodate persons with disabilities, and to install energy-saving features.

The Housing Division's Neighborhood Preservation Program has been very successful over the years. Since 1992, the NPP has averaged 100 units a year. Through this program, 784 single family homes have been preserved, and 771 multiple-family units have been preserved since 1992. The Housing Division will continue to provide this program and work with a cost estimator to determine the per-square-foot cost of new construction and rehabilitation. This information is used to update the grant amounts offered under NPP and ensure that the grants available are realistic with the current market.

The Neighborhood Preservation Program is marketed on the Culver City website and bi-annually in local newspapers. The main method of advertising is through the placement of door tags specially designed for the NPP. As part of the city's routine monitoring for blight, when Housing Division Inspectors identify a property suffering from deferred maintenance, a door tag is placed on the home and followed up with a letter to the property owner informing them about the NPP and how it can assist in addressing the outstanding issues with their property.

Additionally, in an effort to "put a new face" on affordable housing and help educate the public on the City's efforts to address the affordable housing needs of residents, in 2007 the Housing Division retained a local public relations firm to help develop public outreach and public relations materials. These materials include a property owner outreach tool, an outreach tool to the development community informing them of the benefits of developing affordable housing and how the city can provide financial assistance, and a fact sheet providing an overview of city programs and projects.

- J. Graffiti Removal. Work with property owners to remove graffiti through the Public Works Department and encouraging local monitoring by owners. Continue to help community groups to organize volunteer graffiti removal activities.
- K. Fair Housing Counseling. Contract with the Housing Rights Center (HRC) to provide information and assistance regarding tenant/landlord rights and issues and to address discrimination claims.

The Housing Division has contracted with the HRC for over 10 years. For fiscal year 2008-2009 the HRC contract is approved for \$21,000, while the amount increases to \$21,630 for fiscal year 2009-2010. Since, fiscal year 2000-2001, more than 2,600 clients have contacted HRC for housing information or to file a complaint. When the Housing Division is contacted regarding a fair housing complaint, the client is referred to HRC to obtain information pertaining to their rights and how to file a complaint.

All participants in the Housing Division rental assistance programs are provided the HUD fair housing information booklet during their initial briefing session and annually during the annual recertification process. The Housing Division also has fair housing posters and outreach material posted in the Housing Division lobby. The HRC, through its contract with the Housing Division, is responsible for disseminating information to the general public through the local library and senior center.

Additionally, Housing Division staff attends fair housing training and co-sponsors a fair housing workshop with HRC annually. The most recent workshop was held in September 2008.

- L. Landlord-Tenant Mediation Board. Fund mediations of rent increase issues between landlords and tenants through the Landlord Tenant Mediation Board.

- M. Temporary Emergency Rental and Relocation Assistance Program. Provide funds for security deposit for individuals forced to relocate due to change of use or code enforcement, or for up-to-moderate income tenants involuntarily displaced due to government action such as code enforcement actions or change in land use.
- N. Property Acquisition and Rehabilitation Program. Provide opportunities to create affordable housing through the Property Acquisition and Rehabilitation program by providing assistance for management and preservation of affordable housing to specified problem buildings.
- O. Home Secure. Contract with Jewish Family Services to provide and install security and safety devices and offer education and community resource information.
- P. Affordable Housing Development Assistance. Offer assistance to developers to fund affordable housing projects for property acquisition and rehabilitation.

The Redevelopment Agency's Comprehensive Housing Strategy (CHS) investigated 80 sites throughout the city for their suitability for affordable housing development. Of these, 10 sites were prioritized and placed in four tiers: Redevelopment Agency-Owned Sites, Small Lots, Medium Lots, and TOD. The Redevelopment Agency launched its Outreach/Public Relations Campaign in June 2009, with one of the focuses being the development community. Potential developers were provided information on the 10 priority sites highlighted in the CHS. Two of the sites are owned by the Redevelopment Agency and planning and development will begin during years 1-2 of the 7-1/2-year program. Where financially feasible, the Redevelopment Agency will offer assistance to affordable housing projects.

- Q. Redevelopment Agency Housing Replacement. Use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Redevelopment Agency actions.

Measure 2. Programs to Facilitate Additional Housing. To support the policies of the Housing Element, the Housing and Planning Divisions will implement the following programs.

- A. Density Bonus Program. Provide information on the Density Bonus Ordinance to affordable housing applicants.
- B. West Culver City Residential Rehabilitation Program. Offer rehabilitation grants to eligible property owners in West Culver City and provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low-income rental housing.

The West Washington Residential Rehabilitation program is approved in the Redevelopment Agency's 2009-2010 Budget for \$300,000. This program had previously been suspended to reallocate funding to other programs and housing production. The guidelines governing this program will be completed

by December 2009. Advertisement of the program to developers and property owners will begin immediately thereafter.

- C. Accessory Dwelling Ordinance. Implement the Accessory Dwelling Ordinance, which allows the construction of accessory dwelling units subject to an Administrative Use Permit.
- D. Design Guidelines. Develop design guidelines for residential zones to ensure that new multiple-family developments will be consistent with the existing low-density character of the neighborhood. The City will ensure that the effect of the Guidelines will not cause an undue burden on housing supply and affordability.
- E. Nine Units per Lot Restriction. Analyze the impact of the nine units-per-lot restriction in the RMD Zone and consider eliminating the restriction.
- F. Comprehensive Housing Strategy (CHS)/Redevelopment Site Study. As part of the CHS, a study of Redevelopment Agency-owned sites will be undertaken to analyze opportunities for housing or mixed-use developments with affordable housing components. This will include a review of sites located along commercial corridors that are currently used only for parking to determine if small-scale parking garages combined with housing would be feasible. The Redevelopment Agency will review implementation programming on a project by project basis. Additionally, where financially feasible, the Housing Division will include extremely-low-income units in the mix of potential projects identified in the CHS beyond years 1 and 2.

Preliminary analysis of Redevelopment Agency-owned sites was conducted from early 2007 to early 2008. This information was incorporated in the CHS, which was reviewed by the Redevelopment Agency. The Redevelopment Agency authorized implementation of years 1 and 2 and instructed staff to return to the Redevelopment Agency with further discussion of the other projects identified in the CHS. Community Development staff from the Building Safety, Housing, Planning and Redevelopment Divisions collaborated in evaluating the Redevelopment Agency-owned sites using six criteria:

- Financial Feasibility – The project is cost effective and makes sound financial sense.
- Implementation – The project is suitable for the area without rezoning, can quickly move through the entitlement process, and has limited construction constraints.
- Timing – The project can be accomplished in a reasonable timeframe.
- Neighborhood Impact – The project make sense for the neighborhood and is compatible in terms of density, housing type, parking, mix of incomes, and impact on traffic. The project addresses blight and nuisance and improves the appearance of the neighborhood.
- Economic Benefit – The project increases the tax base and solves other fiscal needs of the city.

- Community Impact – The project site is near transit, creates open space, promotes sustainability goals, removes blight and nuisance, and substantially improves the appearance of the community.

In addition to these criteria, prototype affordable projects were identified and preliminary site plans were prepared. These prototype projects were then priced using industry standard construction cost estimating techniques. The CHS details the financial feasibility, site analysis and timeframe for each Redevelopment Agency-owned site.

- G. Comprehensive Housing Strategy and Infill Development Programs. Monitor applications for mixed-use developments along commercial corridors and for residential developments in the RMD zone and encourage developers to apply for DOBI applications in order to include affordable units within development projects. If proposed developments are part of the CHS, work with the developer to ensure an affordable housing component. Maintain the city's site inventory of underutilized or vacant residential and commercial lots which are appropriate for infill or mixed-use development, to be used as an informational tool for the city's CHS.
- H. Comprehensive Housing Strategy/Housing Priority List. As part of the CHS, acquire sites identified in the city's housing priority list and build affordable housing commensurate with the quantified objectives. The Redevelopment Agency has acquired two sites for implementation in years 1 and 2. To the extent possible, based upon market conditions, economic forces and property availability, the Redevelopment Agency may initiate the process to acquire additional sites identified in the CHS.

The CHS identifies strategies and timeframes for development of both for-sale and rental affordable housing over the 7-1/2 year program by using Redevelopment Agency-owned sites, small-lot development (4-6 units), medium-lot development (20-30 units) and transit-oriented development.

The funding strategy to develop these units is threefold. First, when financially feasible, Housing Set Aside Funds will be directly utilized. Second, the Redevelopment Agency will discount or donate Redevelopment Agency-owned land to a developer for the production of affordable housing. To date, the Redevelopment Agency has committed use of housing set aside funds as available to produce affordable housing units.

- I. Washington/Venice Land Use. Washington Place and Venice Blvd. are two sites identified for potential development of multi-family affordable housing in the CHS. A full analysis of these sites will be conducted to determine project feasibility.
- J. Work Force Housing. The City of Culver City staff collaborated with staff from other jurisdictions in the Westside Council of Governments (COG) to complete a Workforce Housing Study. The target households for workforce housing are those that are above the eligible income levels for traditional affordable housing programs (typically 120% of median income) but still cannot afford

housing. The study provides suggestions on how to create workforce housing using various private sector/government ventures and creative financing. Money and programs set aside for traditional affordable housing cannot be used due to income restrictions on these programs. To bring awareness to the local Culver City community regarding the need for Workforce Housing, a presentation will be given to the Culver City City Council in Spring 2009. Additionally, staff will review the CHS to incorporate Workforce Housing into proposed projects where feasible. This review will be after years 1 and 2 of the CHS. Because funding for Workforce Housing cannot come from redevelopment set-aside funds and requires private sector collaboration and/or creative financing, implementation of workforce housing measures is difficult and cannot easily be included in housing programs or strategies that normally can be expected to rely on Redevelopment Agency set-aside funds.

- K. Single Room Occupancy (SRO) Housing. The Municipal Code will be amended to include a specific reference to and development standards and permit procedures for SROs with the purpose of encouraging and facilitating SRO housing; additionally a definition of SRO Housing will be included in the amendment.
- L. Zoning for Emergency Shelters and Transitional/Supportive Housing. The city will amend the Municipal Code within one year of the 2008-2014 Housing Element adoption in compliance with SB 2, including development standards that will apply to emergency shelters. At this time, the city is evaluating the creation of an overlay zone in the eastern portion of the city generally bounded by Ballona Creek on the west, Jefferson Storm Drain on the south, Fairfax Avenue on the east and Washington Boulevard on the north to accommodate emergency shelters by right. This area includes parcels zoned IG (General Industrial) and CG (General Commercial) and encompasses approximately 30 acres. The area is well-served by bus transit and is located near a variety of services. However, as part of the evaluation process the City Council may determine that another area is better suited for this purpose. Any alternate location that may be determined to be better suited for emergency shelters shall comply with the requirements of SB 2. As part of the Municipal Code amendment, appropriate findings and development standards will be adopted in compliance with SB 2.

In addition, within one year of Housing Element adoption the Code will be amended to include a specific reference to and development standards and permit procedures for transitional and supportive housing that are no different than for other residential uses of the same type in the same zone. This will include a revision to the definition of Residential Care Facilities.

- M. Definition of "Family". The Municipal Code will be amended to include a definition of "family" consistent with state law.
- N. Reasonable Accommodation Procedures. Consistent with state law (Government Code §65583.c.3), the Municipal Code will be amended to include reasonable accommodation procedures for persons with disabilities.

- O. Reduced Parking For Affordable Units. The city will amend its parking standards such that, upon a developer's request and when a required percentage of units are reserved for very-low- (including extremely-low-) and lower-income households, only one parking space will be required for studio and 1-bedroom units.
- P. Surcharge Fee for New Construction. The city will offset the New Construction Surcharge fee for affordable units assisted by the Redevelopment Agency with housing set-aside funds.

Measure 3. Housing Division Administrative Activities. To assist affordable housing developers and preserve affordable housing opportunities, the city's Housing Division will provide the following administrative services.

- A. Financial Support and Technical Assistance. Provide financial support and technical assistance to organizations that develop housing for populations with special needs.

To encourage the inclusion of affordable housing units in new housing development, the Housing Division will work in partnership with Planning and Redevelopment to offer density bonuses and financial assistance where appropriate to developers. The city will continue to inform developers when they first contact Redevelopment or Planning that the Redevelopment Agency may be able to provide some financial assistance to their project in exchange for affordability commitments. Additionally, Planning will continue to inform developers about the benefits of density bonus when projects are submitted for review.

- B. Financing Negotiations for Affordable Housing Development. Work with local banks and lending agencies, on behalf of public and private developers, to assist developers with the acquisition of financing for low-income and moderate-income rental housing.
- C. Facilitate Financing Negotiations for Home Purchases. Work with private lenders to provide mortgage financing to facilitate home ownership.

Due to market conditions, the Redevelopment Agency no longer offers the Mortgage Assistance Program (MAP). The MAP program was introduced in 1993 and 124 up-to-moderate-income households were able to achieve homeownership through this program. However, Culver City is a high-cost area and the second trust deed of \$60,000 provided through the MAP program became inadequate as home prices escalated. A combination of rental and ownership housing is a key to success for any community. Because ownership for up-to-moderate households is very difficult in Culver City, the CHS addresses this issue through the production of ownership units through the Redevelopment Agency. Years 1 and 2 of the CHS proposes to create 18 ownership housing units from very-low-income to market rate income households over the next planning period. Where appropriate, these households will be assisted with a second trust deed to keep their mortgage payments affordable.

- D. Preserve At-Risk Affordable Housing Units. There are a total of 101 affordable units at risk during the next planning period. The first covenants will start to expire in 2009. The Housing Division is contacting property owners one year before the covenant expiration date to inquire about their interest in extending their covenants. In exchange for extending covenants the city offers property owners funding assistance for rehabilitation to address deferred maintenance through the Neighborhood Preservation Program (NPP) and rental assistance to qualified households through the Rental Assistance Program. Coupling funds for rehabilitation with funds for rent subsidy enhances the financial feasibility of maintaining affordability covenants. In addition, non-profit organizations that assist in preserving at-risk units may include the following: Menorah Housing Foundation of the Jewish Federation Council of Greater Los Angeles, Upward Bound, Alternative Living for the Aging, Mercy Housing, and Home Ownership Made Easy (H.O.M.E.).

Measure 4. Regulatory Incentives. To foster the development of affordable housing, the city will make available the following regulatory incentives.

- A. Development Incentives. The city will work with developers who wish to process a Density or Other Bonus Incentive (DOB) application which makes available appropriate incentives in exchange for dedicating a percentage of dwelling units to low-income and/or moderate-income households.
- B. Streamline Permit Approval Process. While adhering to public review periods, the city will give priority processing to applications that provide extremely-low-, very-low-, low-, and moderate-income housing in order to reduce development costs associated with time delays.
- C. Consultant Priority Processing Program. The city will make available the "Fee for Service" Program that allows applicants the option to utilize planning consultants to process project applications.

Measure 5. Distribute Public Information. The preparation and distribution of public information material is an effective measure for informing residents and developers about housing programs and activities of benefit to themselves and the community. Providing this information to the public effectively fosters the policies and objectives adopted by the city.

- A. Promotion of Housing Programs. Market the availability of housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.
- B. Distribution of Anti-Graffiti Design Information. Provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.
- C. Distribution of Noise Abatement Information. Distribute information about noise abatement practices, and materials including landscape elements such as walls or berms that may reduce noise impacts to the community.

- D. Database of Housing Opportunities. As a tool for the city's Comprehensive Housing Strategy, maintain a database of housing development opportunities on commercial lots which are appropriate for mixed-use and affordable housing development.