

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

Meeting Date: 11/03/08		Item Number: <u>A-1</u>	
AGENDA ITEM: Consideration of Approval of Proposed Development at 11167 Washington Place as Consistent With the Redevelopment Plan.			
Contact Person/Dept.: Glenn Heald/Redevelopment		Phone Number: 310-253-5752	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Project owner notified 10/06/08, and 10/28/08; Master E-Mail Notification List (10/29/08).			
Department Approval: Sol Blumenfeld (10/22/08)		Executive Director Approval: Jerry B. Fulwood (10/29/08)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (10/29/08)			

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency (the "Agency") determine that the project proposed for 11167 Washington Place is consistent with the Redevelopment Plan for Component Area No. 4 of the Culver City Redevelopment Plan.

BACKGROUND/DISCUSSION:

This item is presented to the Agency for consideration because any private new construction within a Culver City Redevelopment Project which requires Planning Commission or City Council approval must also be reviewed by the Agency for conformity to the Redevelopment Plan and any other applicable development controls adopted by the Agency.

The property at 11167 Washington Place (the "Site") is located in Component Area No. 4 of the Culver City Redevelopment Project Area. The project site is situated between a gas station to the west and a cocktail bar to the east. To the north of the site is an alley and beyond the alley are multi-family buildings with garages. To the south, across Washington Place, is a three-story motel with a diner on the ground floor.

The site is currently vacant and was previously occupied by a vehicle repair business. The property has a *General Corridor* General Plan designation and a Commercial General (CG) zoning designation, which is consistent with this

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General Plan designation. The zoning code requires a Conditional Use Permit (“CUP”) for vehicle repair shops in the CG zone.

The Redevelopment Plan for this location calls for Light Industrial uses. A vehicle repair shop is a permissible use within the Light Industrial designation. The project is consistent with applicable development standards of the CG zoning district and as designed and conditioned will be compatible with the surrounding uses.

The project will be required to comply with CCMC Section 17.400.125 – Vehicle Repair Shops (Refer to Attachment 1, Staff Report from September 24, 2008 Planning Commission Meeting, Attachment No. 8) which include operational and development standards, and site maintenance requirements intended to reduce and mitigate any potential adverse impacts from the use.

The Redevelopment Plan as amended September 12, 2005 contains the following project objectives that relate to the proposed development:

Section II, Objective A, states:

The Component Area includes a number of conditions that are specified in the California Health and Safety Code as characteristic of blight. The overriding objective of this Plan is to provide for the elimination or alleviation of blighting conditions by providing needed public improvements, and mitigating the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, stagnant property values, and economic maladjustment in the Component Area. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the General Plan of the City of Culver City.

Objective A is achieved by the project because it will eliminate blighting at the currently under-utilized site with through the development of a new auto repair facility serving the local public. The development is a complementary use for the area, which is comprised of commercial establishments with no directly-adjacent residential uses.

The building architecture as modified and approved by the Planning Commission will complement the area with an attractive street face incorporating articulated features and significant landscaping elements.

Section II, Objective A(6), states:

Encourage investment in the Component Area by the private sector.

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Objective 6 is achieved by the project because it is a privately funded development that will redevelop an under-utilized site with a new business that will provide jobs and generate taxes for the Project Area.

Section II, Objective A(9) , states:

Provide a mechanism for ensuring the long term viability of commercial portions of the Component Area by encouraging commercial rehabilitation and new planned commercial developments.

Objective A(9) is achieved because the project will provide a new stable commercial development that will serve the surrounding commercial and residential neighborhoods.

Section II, Objective A (10), states:

Provide for the reconstruction, replacement and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in the Component Area.

Objective 10 is achieved because the project includes off-site improvements with new curb, gutter, sidewalk and drainage improvements. In addition, Objective E(4) calls for curb, gutter, and sidewalk replacement throughout the Amendment Area. The project achieves these goals.

Section II, Objective B, states:

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be consistent with the City's General Plan as it now exists or may be hereafter amended.

Objective B is realized because the project is fully consistent with the General Plan and General Plan Map designation.

Section II, Objective D, states:

In addition to illustrating the location of the Component Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Component Area.

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Objective D is realized because the project is fully consistent with the General Plan Map.

Section II, Objective F(5), states:

All Real Property in the Component Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except with the approval of the Agency and in conformance with the provisions of the City of Culver City General Plan, of the Culver City Municipal Code, and of this Plan and all applicable provisions of state law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

Objective F(5) is realized because the project is fully consistent with these requirements.

Section II, Objective F(6), states:

All construction in the Component Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and the Planning and Zoning Ordinance of the City.

Objective F(6) is realized because the project is fully consistent with these requirements.

On September 24, 2008, the Planning Commission approved a CUP by a 5-0 vote. The staff report and attachments presented to the Planning Commission have been attached to provide the City Council with detailed information about the project (Attachment 1). Additionally, draft minutes of the Planning Commission meeting of September 24, 2008 are attached (Attachment 2.)

FISCAL ANALYSIS:

There is no significant fiscal impact related to the Agency finding a project in conformance with the redevelopment plan. Presently, the Site generates minimal tax increment to the Agency owing to its vacant condition.

The proposed project will increase the Agency's tax increment share as the development will trigger a re-assessment based upon the value of the

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improvements. The City will receive minimal revenue primarily through business license fees and utility user tax.

ATTACHMENTS:

1. Planning Commission Staff Report dated September 24, 2008.
2. Draft Minutes from the Planning Commission meeting of September 24, 2008.
3. Draft Resolution No. 2008-P011

MOTION:

That the Redevelopment Agency:

Approve the development proposed for 11167 Washington Place by finding that the proposed development conforms to the Redevelopment Plan.