

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 06/09/08		Item Number: <u>PH-1</u>	
AGENDA ITEM: PUBLIC HEARING: Adoption of a Resolution Establishing Community Benefits for the Washington/National Area.			
Contact Person/Dept.: Elaine Gerety Warner; Sol Blumenfeld		Phone Number: (310) 253-5777; (310) 253-5702	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Residents, Property Owners and Business within 1,000 feet of proposed district boundary (approx. 2,000); Master E-Mail Notification List (06/04/08); Departments - Planning; (06/04/08); News and Events - Exposition Light Rail Transit Project (06/04/08)			
Department Approval: Sol Blumenfeld		City Attorney Approval: Carol Schwab (by H. Baker) (06/02/08)	
Fiscal Impact Review: Jeff Muir		City Manager Approval: Jerry B. Fulwood	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt the Resolution establishing the proposed Community Benefits related to the Washington/National area. <u>PROCEDURE:</u> 1. Mayor calls on staff for a brief staff report. 2. Mayor seeks a motion to open the public hearing. 3. Receive comment from public. 4. Mayor seeks a motion to close the public hearing after all testimony has been presented. 5. Council discusses the matter and arrives at its decision. <u>BACKGROUND:</u> On March 10, 2008, the Council approved a Resolution (Attachment 1) to establish a Community Benefit Incentive Program in connection with Section 17.400.065 of the Zoning Code – Mixed Use Development Standards. This Section of the Culver City Municipal Code (CCMC) allows mixed use development on certain commercially zoned property at a base residential density of 35 dwelling units per acre, but allows the density to increase provided the project incorporates community benefits as established by the City Council. The Community Benefit concept recognizes that with added development there are potentially added impacts to the community which can be mitigated, in whole or in part, through the benefits established for the			
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community. To this end, districts are to be identified throughout the City for application of community benefits related to current/future projects located within a designated commercial neighborhood boundary. A community benefit is defined as a project amenity that achieves a particular community goal. The list of community benefits available includes, but is not limited to, the following:

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

On May 12, 2008, the Council established the boundaries for the Washington National Community Benefit District. This district encompasses the commercial areas extending from Robertson Blvd./Higuera Street to the West, Venice Blvd. to the North, Helms Avenue to the East and Lindblade Street to the South.

DISCUSSION:

On May 21, 2008, a community meeting was held to discuss the Community Benefit Incentive Program and garner informal recommendations from residents, business and property owners as to what benefits may be beneficial to the area. The meeting notice was mailed to more than 2,000 individuals and a large ad was placed in the Culver City Observer per Council direction. The meeting was attended by approximately ten people, including the two developer teams for the catalytic projects within the district boundary. There were only three individuals at the meeting who were not affiliated with one of the catalytic development projects. The program was described in detail and individuals were asked to either indicate their preference for one community benefit or to rate the order of their preference if they picked more than one. This input has been weighted to determine an accurate rating. (Attachment 3). The following benefits (which vary from the benefits identified in the Ordinance) were recommended by the attendees:

1. Open Space
2. Streetscape
3. Other (I.e. green building – Gold, Silver or Platinum LEED certification)
4. Parking

Of the three members of the community that were not associated with the catalytic projects, two rated Open Space as their highest priority and one rated Parking. Staff believes that the low turn out for the meeting does not provide a clear indication of the neighborhood's position on the desired Community Benefit for the area.

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Ultimately, the determination of the Community Benefit rests with the City Council which may decide to move this item forward with a decision to adopt the attached resolution. Alternatively, the Council may choose to direct staff to try to convene another public meeting perhaps during the day and/or on a weekend to get a better turn out and better representation from the residents and property owners within the district.

Number of Community Benefits per District

On March 10, 2008, the City Council adopted Resolution 2008-R015 which established a community benefit program. On May 12, 2008, during discussion of the formation of the Washington/National Community Benefits District, the City Council inquired as to whether more than one Community Benefit could be assigned to each District. Section 6 of Resolution 2008-R015 provides the following:

...The City Council shall establish commercial neighborhood districts for consideration of community Benefits through a City Council hearing. The City Council hearing shall identify Community Benefits which could be applied to any project located within the commercial neighborhood district boundary..."

Therefore, the authority exists for the City Council to establish more than one Benefit in each district. Since the catalytic projects are relatively large the Council may want to exercise the option to provide more than one Benefit. This offers some flexibility for larger projects which may be excessively burdened with additional, costly subterranean parking levels as part of the Community Benefit contribution.

FISCAL ANALYSIS:

The selected community benefits will provide much needed additional parking and open space at little or no capital cost to the City (related parking enforcement costs may be offset by additional meter revenues) and additional public open space with maintenance costs absorbed by the project rather than the City. As these benefits would be incorporated within development projects to allow for additional density, the improvements as well as the related maintenance of the community benefit would be paid for directly by the developer/development in perpetuity.

ATTACHMENTS:

1. Resolution 2008-R015: Community Benefit Incentive Program

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2. Washington National Community Benefit District Boundaries
3. Community Benefit Rating
4. Proposed Resolution

MOTION:

That the City Council:

1.A Adopt a Resolution establishing the benefit(s) for the Washington/National Community Benefit District;

or

1.B Direct staff to convene another public meeting to receive community input on benefits for the Washington National area.