

MEETING DATE: **11.12.12**

AGENDA ITEM: PUBLIC HEARING – Adoption of a Resolution Approving a General Plan Text and General Plan Map Amendment (General Plan Text Amendment GPTA-P2012100; and General Plan Map Amendment GPMA-P2012099) Amending The Land Use Element Regarding Public Parking Facilities; and Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code and the Culver City Zoning Map Regarding Alternative Parking Provisions and Establishing A Public Parking Facilities (PPF) Zone (Zoning Code Text Amendment ZCA-P2012101; and Zoning Code Map Amendment ZCMA-P2012102)

ATTACHMENTS

	<u>Pages</u>
1. Draft Resolution No._____ and Exhibit A Proposed General Plan Text Changes; and Exhibit B Proposed General Plan Map Amendments (without Washington Centinela)	1 - 13
2. Proposed Ordinance No._____ and Exhibit A, Proposed Zoning Text Changes; and Exhibit B Proposed Zoning Map Amendments (without Washington Centinela)	13 - 30
3. Public Parking Facilities Map (without Washington Centinela)	31
4. Planning Commission Resolution No. 2012-P009 (without attachments)	32 - 35
5. Planning Commission Staff Report (without attachments)	36 - 43

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING GENERAL PLAN TEXT AMENDMENT GPTA-P2012100 AND GENERAL PLAN MAP GPMA-P2012099 AMENDING THE LAND USE ELEMENT REGARDING PUBLIC PARKING FACILITIES AS SET FORTH IN EXHIBITS "A" AND "B" ATTACHED HERETO.

(GPMA- P2012099 and GPTA-P2012100)

WHEREAS, on October 4, 2012, after conducting a duly noticed public hearing on City-initiated General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) regarding public parking facilities, including the full consideration of all reports, studies, testimony, and environmental information presented, the Planning Commission recommended to the City Council approval of General Plan Text Amendment GPTA-P2012100 and General Plan Map Amendment GPMA-P2012099; and

WHEREAS, on November 12, 2012, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the City Council by a vote of ____ to ____, approved General Plan Text Amendment GPTA-P2012100 and General Plan Map Amendment GPMA-P2012099, as set forth herein below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 17, Section 17.620.030.A, the following findings are hereby made:

- 1. The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with this Title.**

The proposed General Plan designation establishing a Public Parking Facilities (PPF) Zone will create consistency between the General Plan and Zoning Code relative to off-site parking requirements. Currently neither the General Plan nor the Zoning Code contains a land use classification for public parking facilities. The proposed General Plan Amendments will help ensure internal consistency between the General Plan and the Zoning Code relative to the use of off-site parking in municipal parking facilities by identifying and creating the necessary land use classification for such facilities. Further, Policy 1.H of the General Plan calls for "Adequate Parking within each neighborhood to meet parking demands." The proposed amendments will help ensure that parking supply adequately meets parking demand through an improved regulatory process for approving off-site parking, as set forth in amendments to Section 17.320.025 the Zoning Code (processed concurrently herewith) and by identifying public parking resources on the Zoning and General Plan maps.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed General Plan designation establishing a Public Parking Facilities (PPF) land use category will help ensure that project off-site parking is more carefully regulated by identifying and classifying municipal parking facilities for off-site parking purposes pursuant to amendments to Section 17.320.025 of the Zoning Code (processed concurrently herewith), in support of the public interest, health, safety, convenience and welfare of the City.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) regarding Public Parking Facilities (PPF) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 or PEIR 2; therefore, no new environmental analysis is required.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

4. The sites are physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for

the requested zoning designation(s) and anticipated land use development.

All of the sites currently containing municipally owned parking facilities and any future parking facility development are physically suitable for the proposed Public Parking Facilities land use designation in that all necessary access and utilities are currently provided and the existing parking facilities are compatible with adjoining land uses. Further, there are no physical constraints that would limit the suitability of the sites to be developed for parking facilities.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby adopts General Plan Text Amendment (GPTA-P2012100) and General Plan Map Amendment (GPMA-P2012099) as set forth in Exhibits A and B attached hereto and made a part hereof.

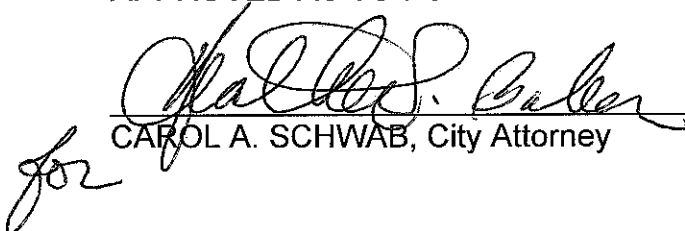
APPROVED and ADOPTED this 12th day of November 12, 2012.

ANDREW WEISSMAN, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk


CAROL A. SCHWAB, City Attorney

A12-00958

Resolution No. _____
Exhibit A
General Plan Text Amendment (GPTA-P2012100)

Changes To The Institutional Land Use Designation In The Land Use Element

LU-23

INSTITUTIONAL. This designation serves two purposes. The first is to identify and protect by land use in the City's inpatient in-patient health centers and emergency service receiving facilities. The second is to identify, for informational purposes only, the location of existing use that serve the public interest such as schools, libraries, fire stations, police stations, government offices, utility stations, public parking facilities, hospitals and large-scale health centers. The Land Use Element Map (Figure LU-7) identifies institutional use by symbols representing ~~four~~ five distinct types of public and quasi-public uses:

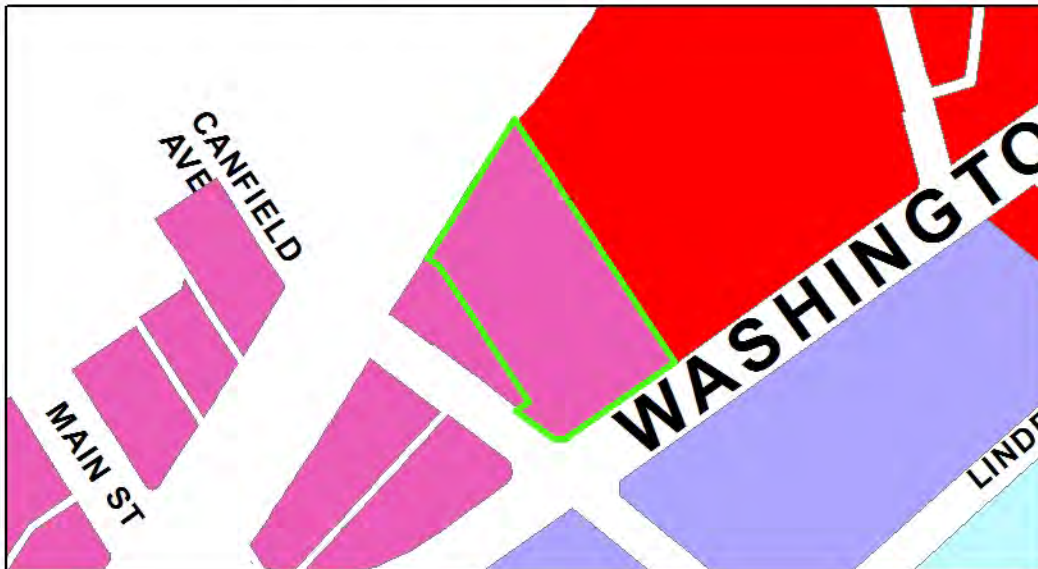
- *Government Facility*
- *School*
- *Utility*
- *Health Center*
- *Public Parking Facility*

EXHIBIT B

ATTACHMENT 1

Resolution No. _____
General Plan Map Amendment
(GPMA P - 2012099)
9099 Washington Boulevard

Existing Designation (Downtown)



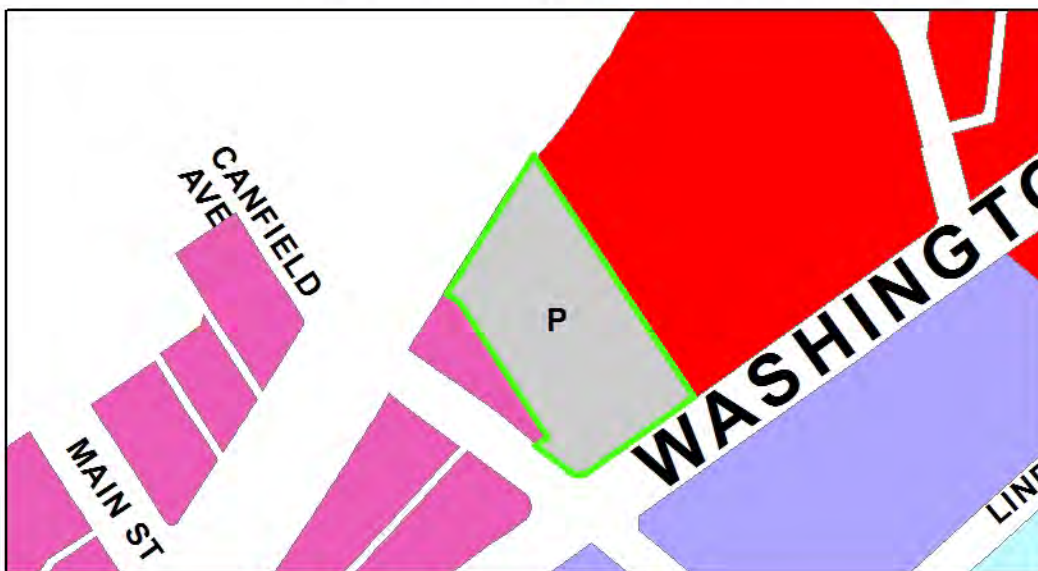
Site

Legend

- Low Density Single Family
- Low Density Two Family
- Low Density Three Family
- Low Density Multiple Family
- Medium Density Multiple Family
- Planned Residential Development
- Neighborhood Serving Corridor
- General Corridor
- Downtown
- Community Serving Center
- Regional Center
- Light Industrial
- Industrial Park
- Industrial
- Studio
- Cemetery
- Open Space
- Institutional
- Ballona Creek
- School
- Focused Special Studies Area

G Government
S School
U Utility
H Health Center

Proposed Designation (Institutional)



Site

Legend

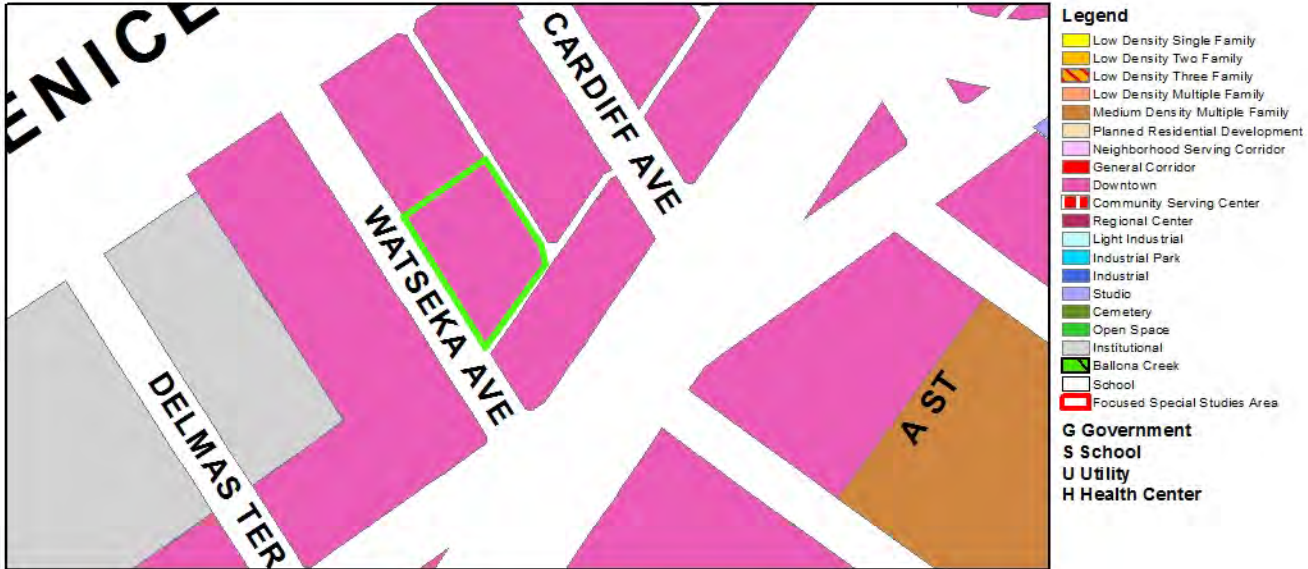
- Low Density Single Family
- Low Density Two Family
- Low Density Three Family
- Low Density Multiple Family
- Medium Density Multiple Family
- Planned Residential Development
- Neighborhood Serving Corridor
- General Corridor
- Downtown
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- Ballona Creek
- School
- Focused Special Studies Area

G Government
S School
U Utility
H Health Center
P Public Parking Facility

EXHIBIT B

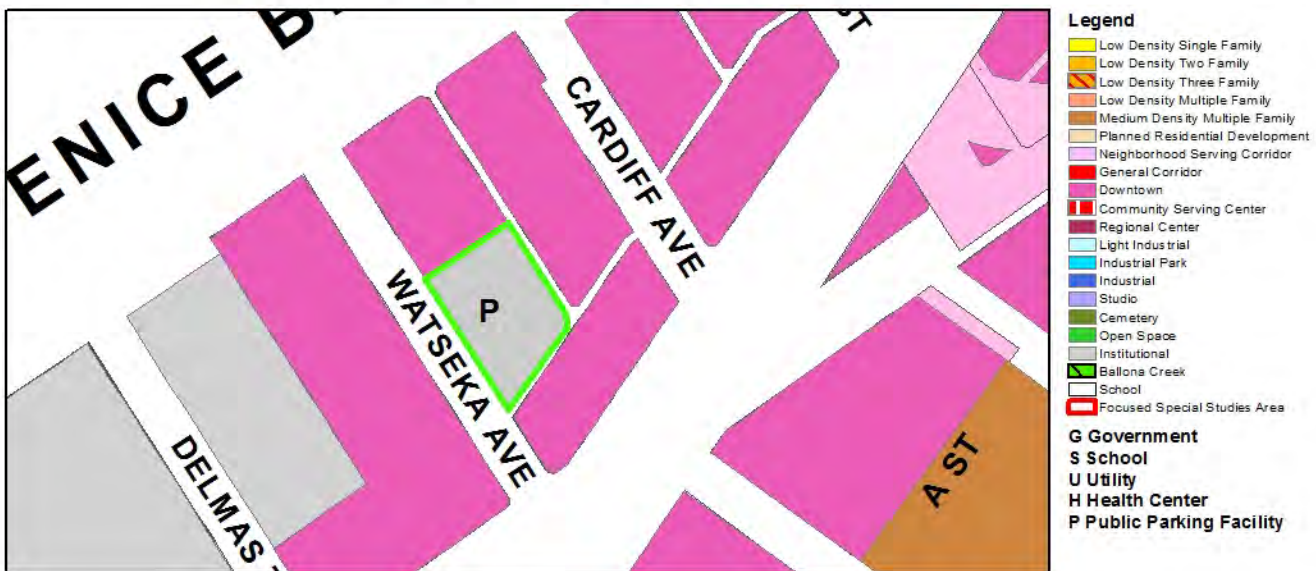
Resolution No. _____
 General Plan Map Amendment
 (GPMA P - 2012099)
 3844-48 Watseka Avenue

Existing Designation (Downtown)



Site

Proposed Designation (Institutional)

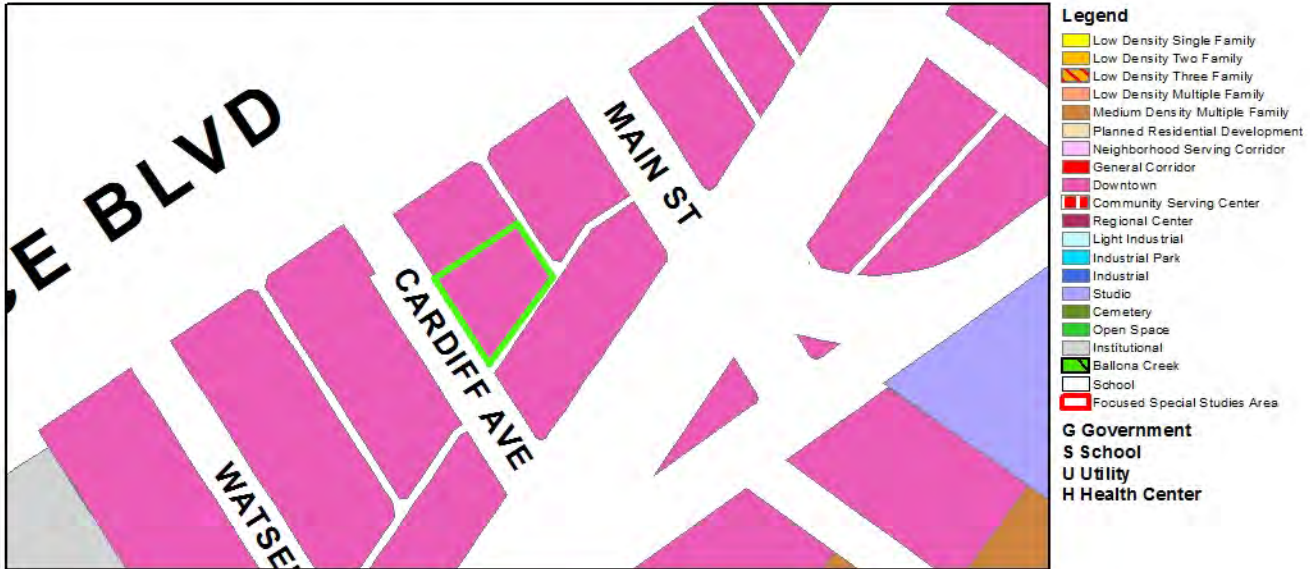


Site

EXHIBIT B

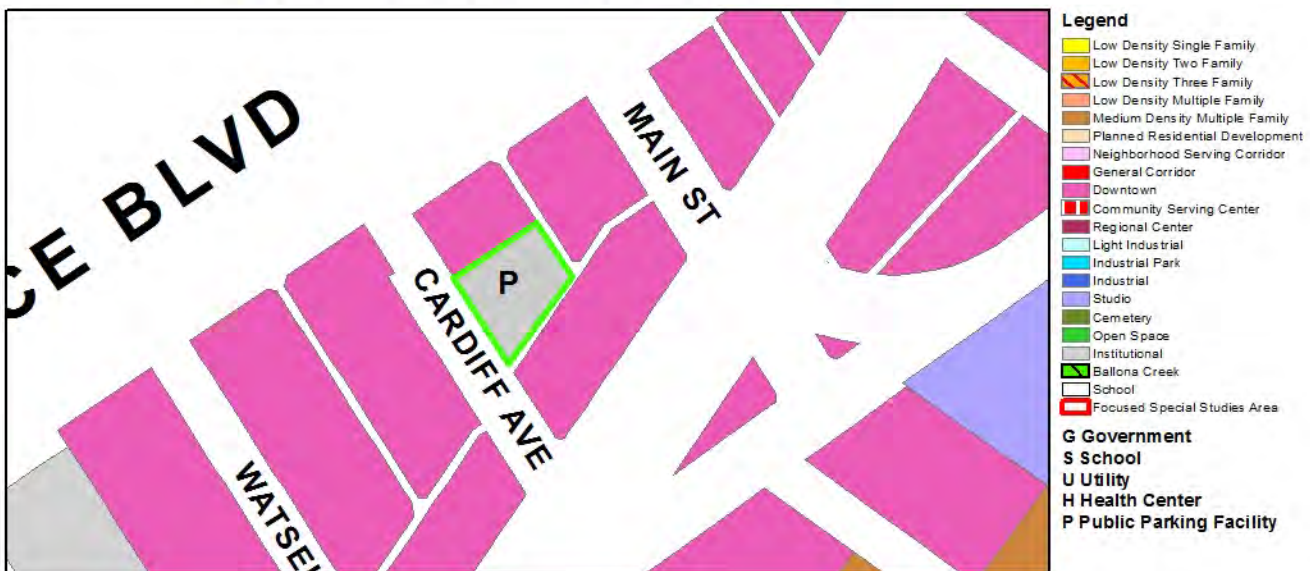
Resolution No. _____
 General Plan Map Amendment
 (GPMA P - 2012099)
 3846 Cardiff Avenue

Existing Designation (Downtown)



Site

Proposed Designation (Institutional)



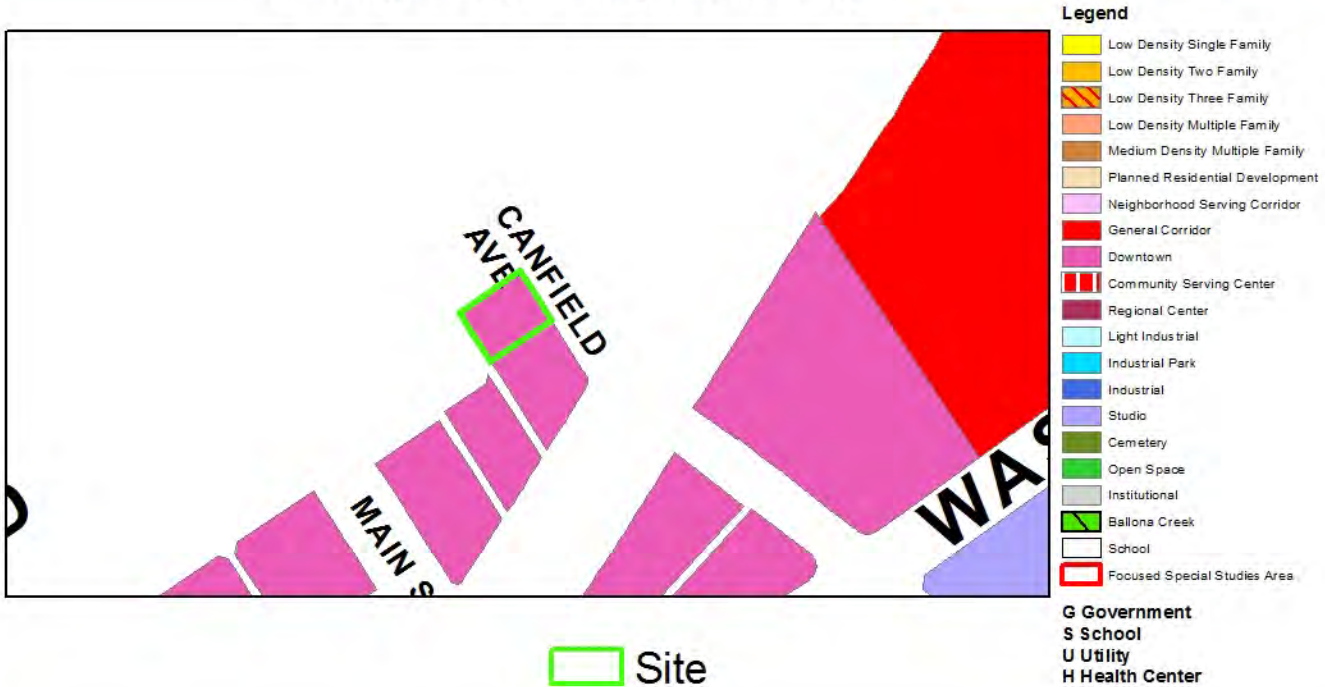
Site

EXHIBIT B

ATTACHMENT 1

Resolution No. _____
General Plan Map Amendment
(GPMA P - 2012099)
3825 Canfield Avenue

Existing Designation (Downtown)



Proposed Designation (Institutional)

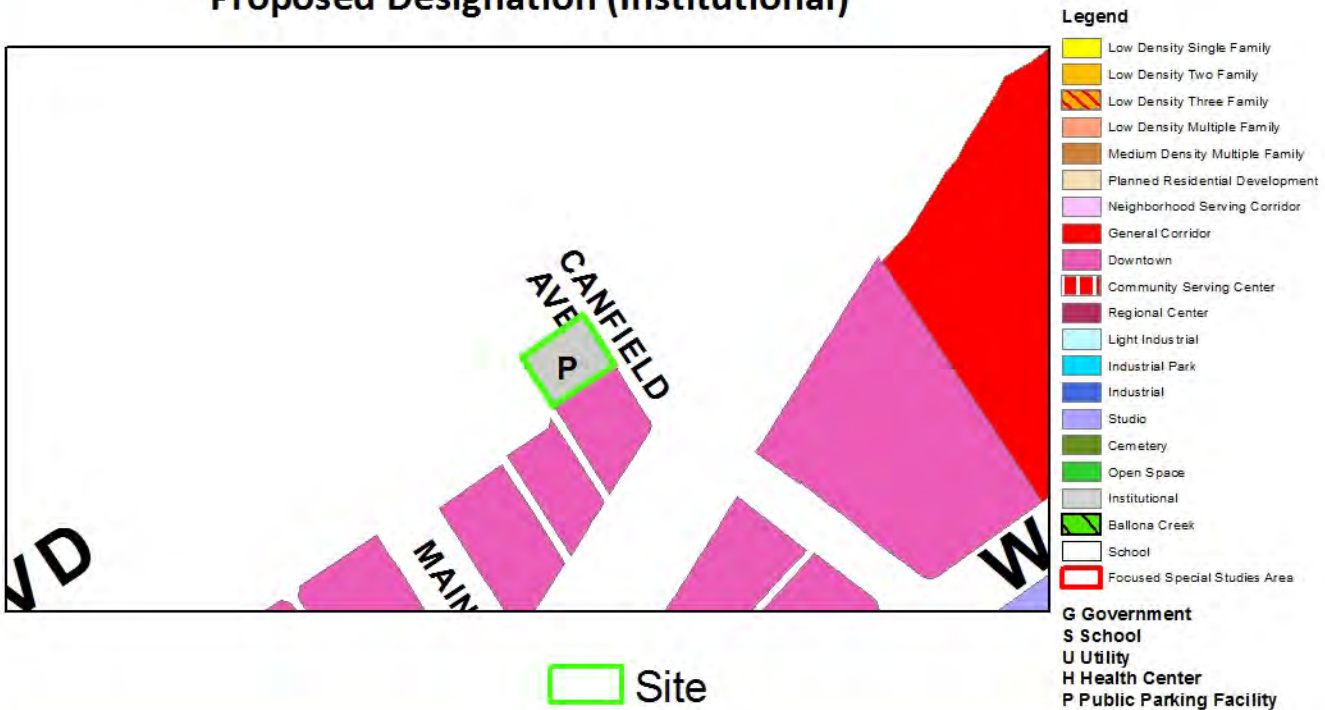
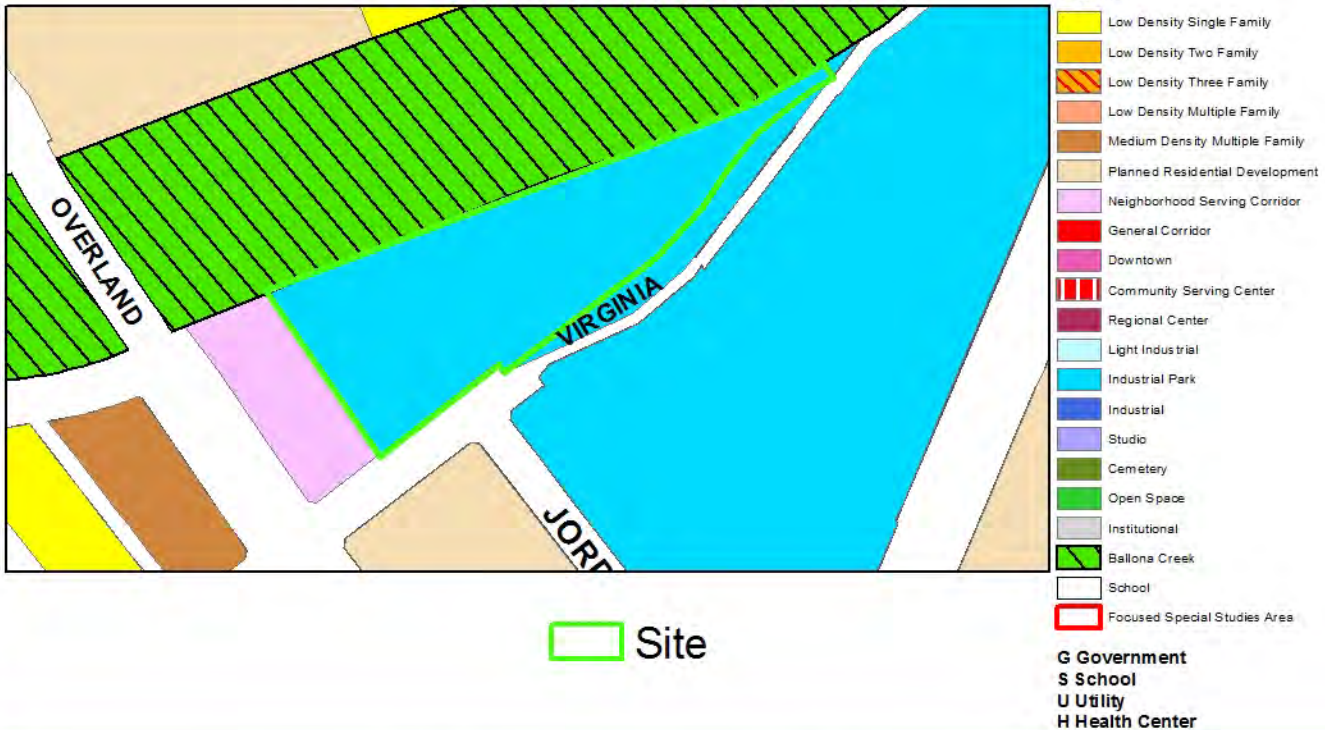


EXHIBIT B

ATTACHMENT 1

Resolution No. _____
General Plan Map Amendment
(GPMA P - 2012099)
10401-10601 Virginia Avenue

Existing Designation (Industrial Park)



Proposed Designation (Institutional)

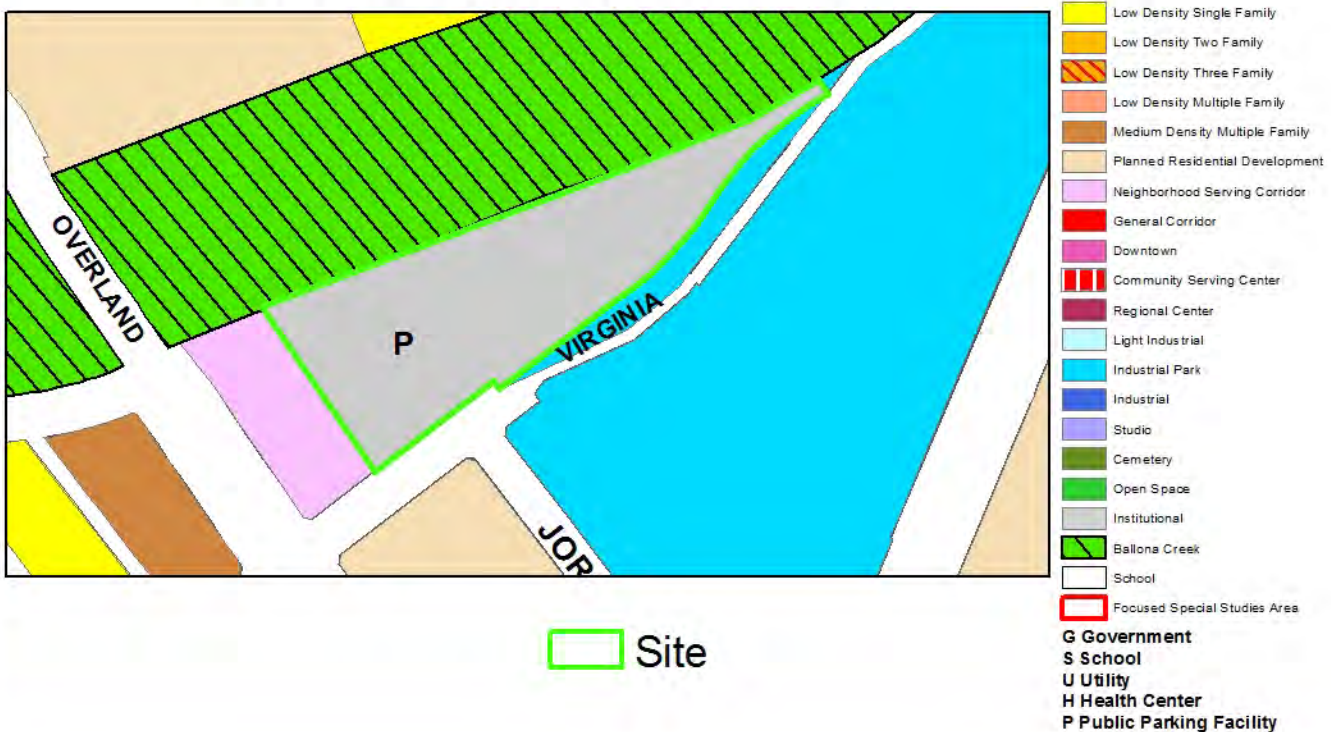
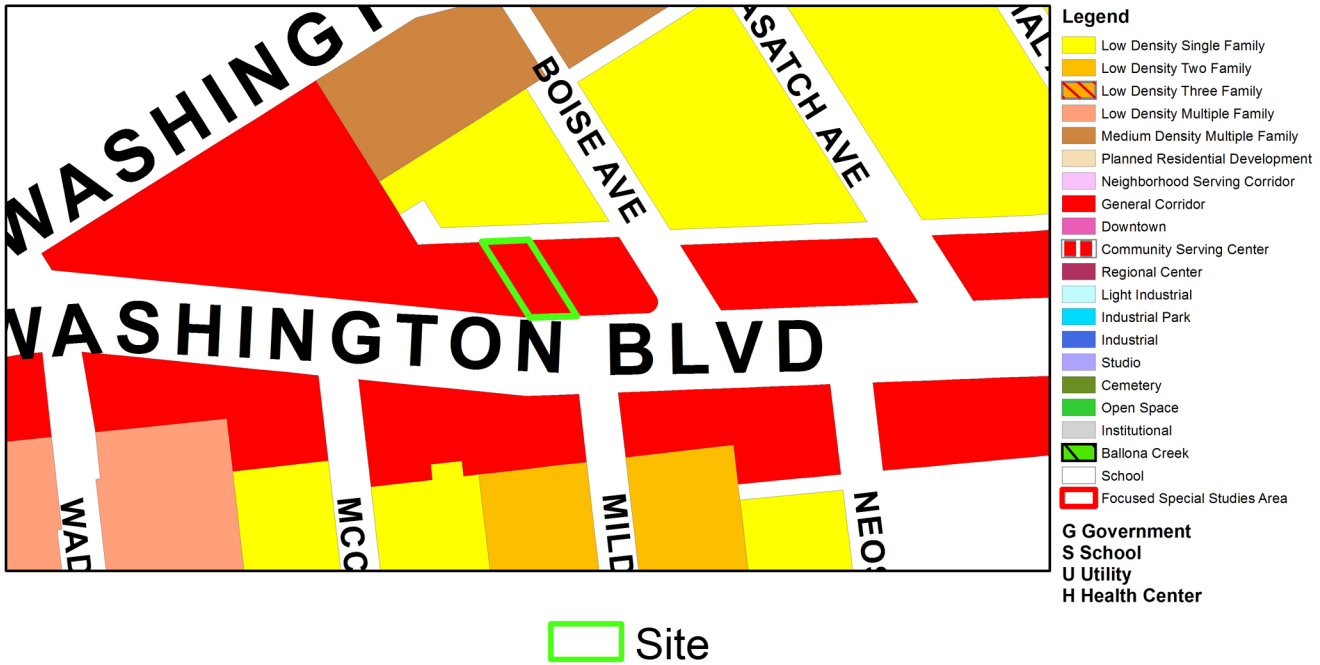


EXHIBIT B B

ATTACHMENT 1

Resolution No. 2012-P009
General Plan Map Amendment
(GPMA P - 2012099)
12601 Washington Boulevard

Existing Designation (General Corridor)



Proposed Designation (Institutional)

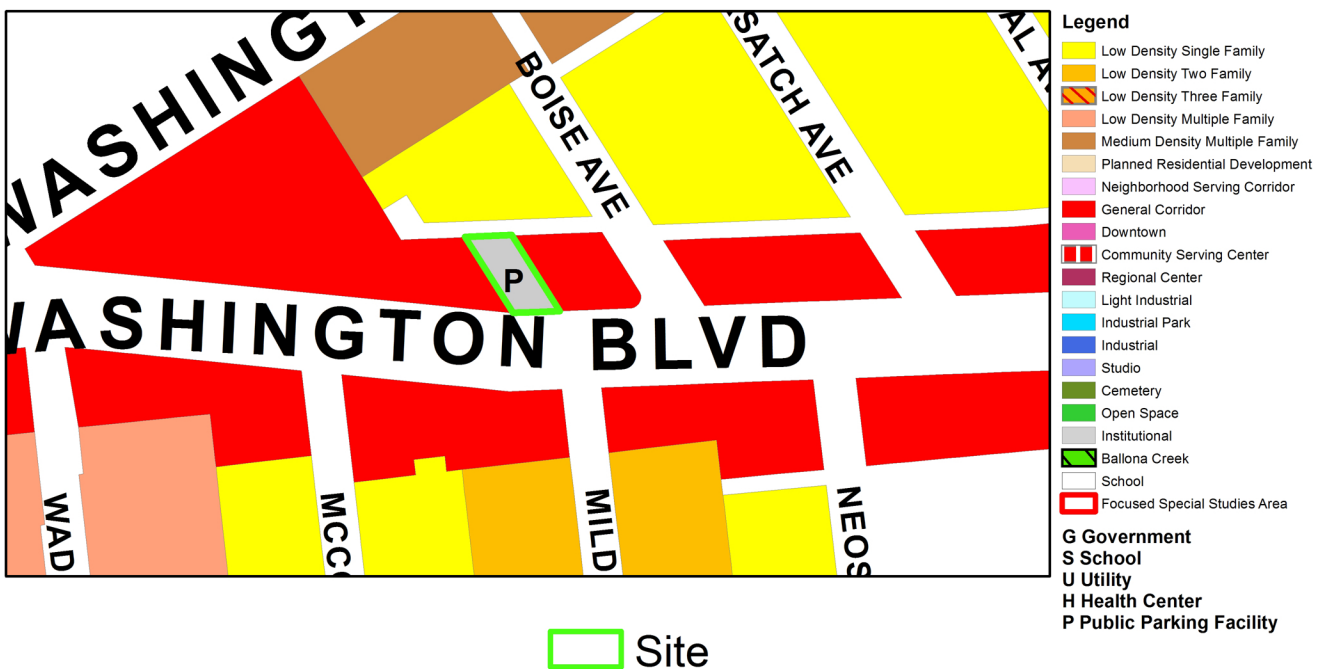
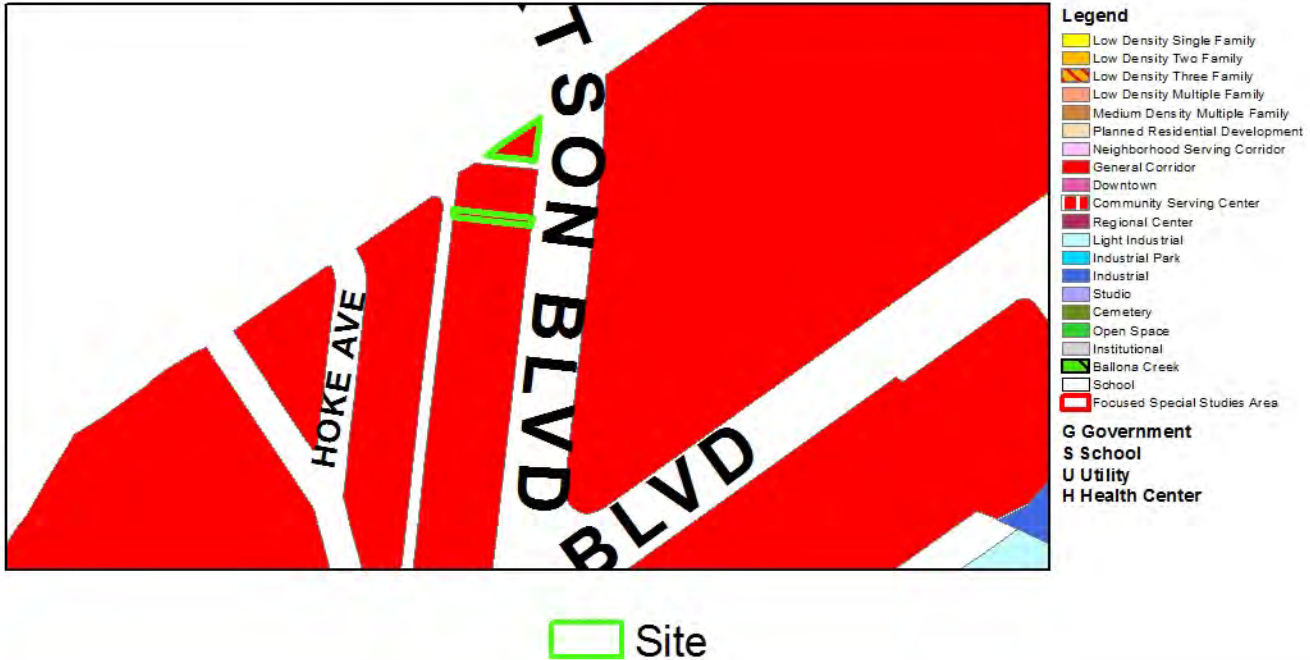


EXHIBIT B

ATTACHMENT 1

Resolution No. _____
General Plan Map Amendment
(GPMA P - 2012099)
3715-13, 3726 Robertson Boulevard

Existing Designation (General Corridor)



Proposed Designation (Institutional)

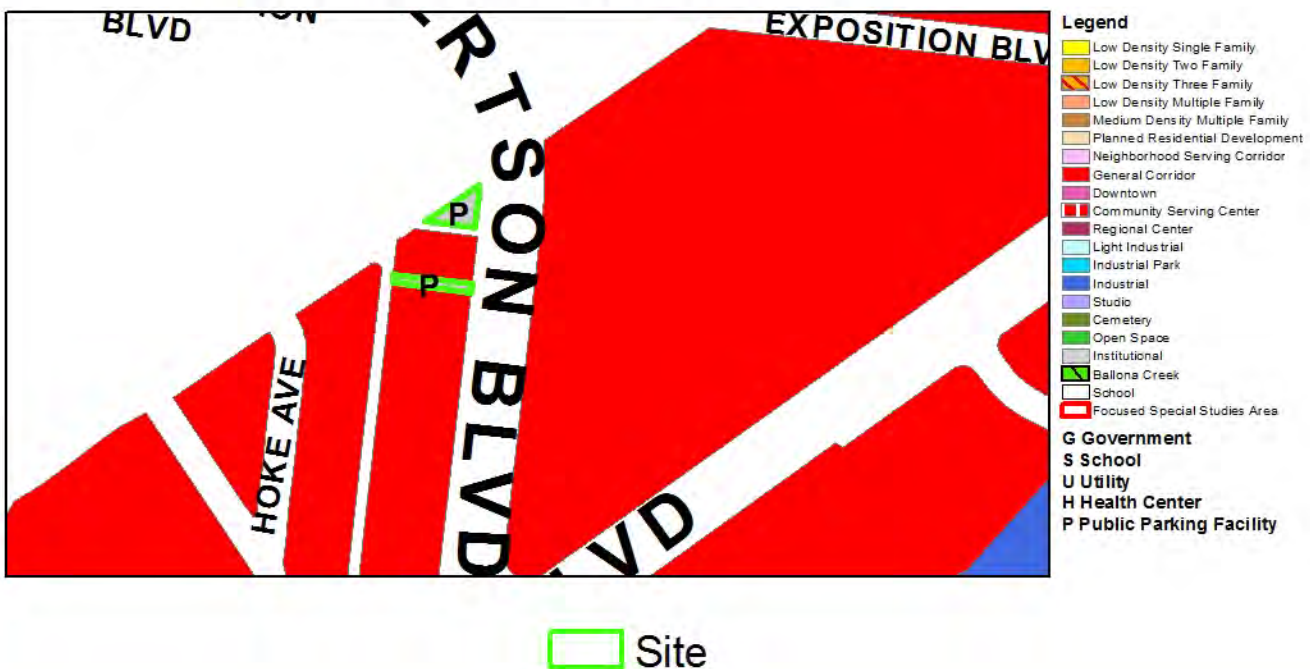


EXHIBIT B

ATTACHMENT 1

Resolution No. _____
General Plan Map Amendment
(GPMA P - 2012099)
3757 Robertson Boulevard

Existing Designation (General Corridor)

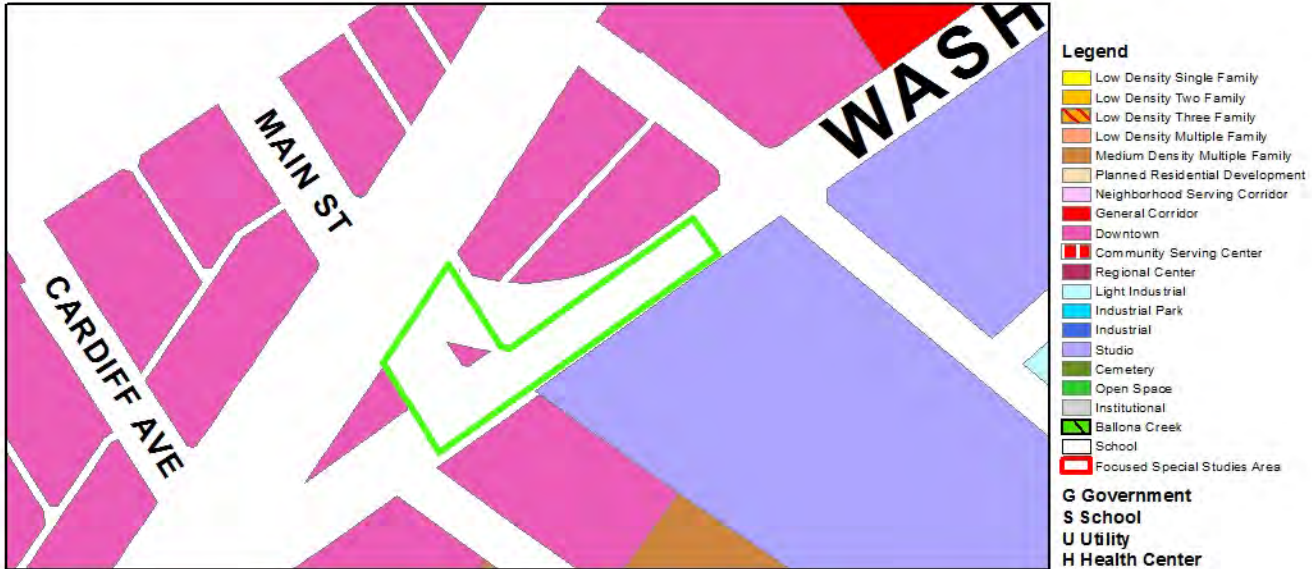


Proposed Designation (Institutional)

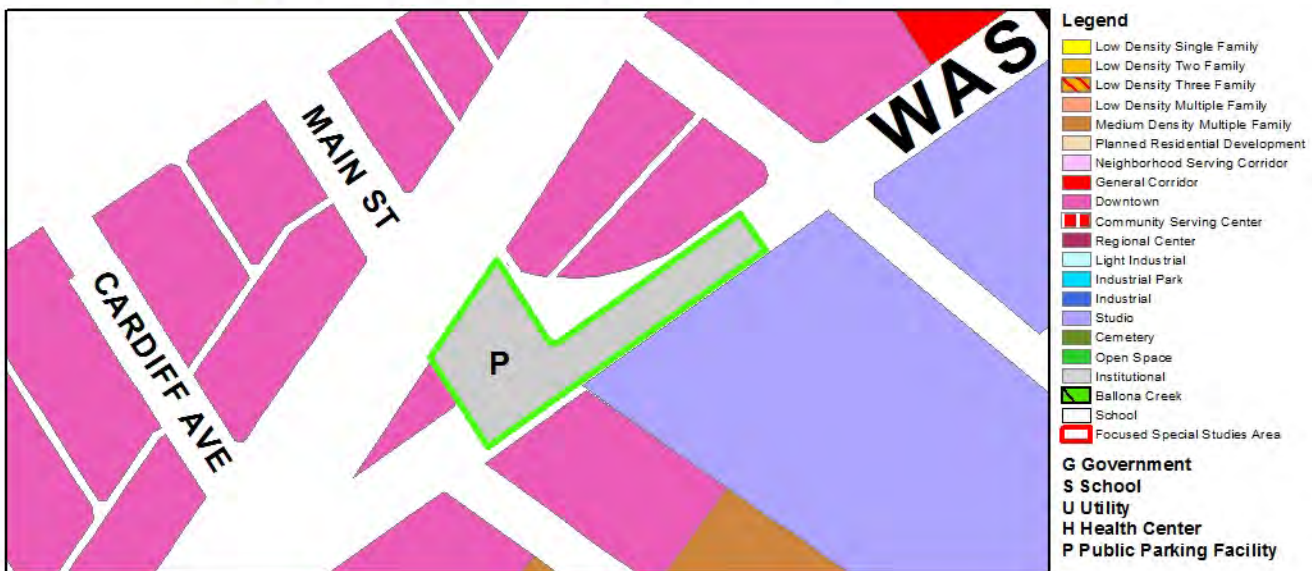


EXHIBIT B

Resolution No. _____
 General Plan Map Amendment
 (GPMA P - 2012099)
 9300 Culver Blvd

Existing Designation (Neighborhood Serving Corridor, Downtown)

Site

Proposed Designation (Institutional)

Site

ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE AND THE CULVER CITY ZONING MAP REGARDING ALTERNATIVE PARKING PROVISIONS AND ESTABLISHING A PUBLIC PARKING FACILITIES (PPF) ZONE (ZONING CODE TEXT AMENDMENT ZCA-P2012101 AND ZONING CODE MAP AMENDMENT ZCMA-P2012102) AS SET FORTH IN EXHIBITS "A", AND "B" ATTACHED HERETO.

(ZCA-P2012101 and ZCMA-P2012102)

WHEREAS, on October 4, 2012, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment ZCA-P2012101, amending Section 17.320.025, of Title 17, Zoning, of the Culver City Municipal Code ("Zoning Code") regarding alternative parking provisions, and Zoning Code Map Amendment ZCMA-P2012102 establishing a Public Parking Facilities (PPF) Zone, including full consideration of all reports, studies, testimony, and environmental information presented, the Planning Commission recommended to the City Council approval of Zoning Code Text Amendment ZCA-P2012101 and Zoning Code Map Amendment ZCMA-P2012102.

WHEREAS, on November 12, 2012, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the City Council by a vote of ____ to ____, approved Zoning Code Text Amendment ZCA-P2012101 and Zoning Code Map Amendment ZCMA-P2012102 as set forth herein below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations the provisions of CCMC Title 17, Section 17.620.030.A, the following findings are hereby made:

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan and will not create any inconsistencies with this Title.**

Proposed amendments ZCA-P2012101 and ZCMA-P2012102, amending the alternative parking provisions and establishing a Public Parking Facilities (PPF) Zone, will create consistency between the General Plan and Zoning Code relative to off-site parking requirements. Currently neither the General Plan nor the Zoning Code contains a land use classification for public parking facilities. The proposed amendment to the Zoning Map will help ensure internal consistency between the General Plan and the Zoning Code relative to the use of off-site parking in municipal parking facilities by identifying and creating the necessary land use classification for such facilities. Further, Policy 1.H of the General Plan calls for "Adequate Parking within each neighborhood to meet parking demands." The proposed amendments will help ensure that parking supply adequately meets parking demand through an improved regulatory process for approving off-site parking (amendment to Section 17.320.025 of the Zoning Code) and by identifying public parking resources on the Zoning and General Plan maps.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

Proposed amendments ZCA-P2012101 and ZCMA-P2012102, amending the alternative parking provisions and establishing a Public Parking Facilities (PPF) Zone, will help ensure that project off-site parking is more carefully regulated by identifying and classifying municipal parking facilities for off-site parking purposes, in support of the public interest, health, safety, convenience and welfare of the City.

3. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), Zoning Code Text Amendment ZCA-P2012101 and Zoning Code Map Amendment ZCMA-P2012102, amending the alternative parking provisions and establishing a Public Parking Facilities (PPF) Zone, is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 or PEIR 2; therefore, no new environmental analysis is required.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

- 1 **4. The sites are physically suitable (including access, provision of utilities,**
 2 **compatibility with adjoining land uses and absence of physical constraints) for**
 3 **the requested zoning designation(s) and anticipated land use development.**

4 All of the sites currently containing municipally owned parking facilities and any
 5 future parking facility development are physically suitable for the proposed Public
 6 Parking Facilities land use designation in that all necessary access and utilities are
 7 currently provided and the existing parking facilities are compatible with adjoining
 8 land uses. Further, there are no physical constraints that would limit the suitability
 9 of the sites to be developed for parking facilities.

10 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
 11 Council of the City of Culver City, California, hereby adopts Zoning Code Text
 12 Amendment ZCA-P2012101 and Zoning Code Map Amendment ZCMA-P2012102 as
 13 set forth in Exhibits A and B attached hereto and made a part hereof.

14
 15 APPROVED and ADOPTED this _____ day of _____ 12, 2012.

16
 17
 18 _____
 19 ANDREW WEISSMAN, Mayor
 20 City of Culver City, California

21 ATTEST:

22 APPROVED AS TO FORM:

23 _____
 24 MARTIN R. COLE, City Clerk

25 A12-00957

26 _____
 27 CAROL A. SCHWAB, City Attorney

Ordinance No. _____
Exhibit A
Zoning Code Text Amendment (ZCA-P2012101)

Chapter 17.250 - SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.250.005 - Purpose
- 17.250.010 - Purposes of Special Purpose Zoning Districts
- 17.250.015 - Studio (S) District Requirements
- 17.250.020 - Cemetery (E) District Requirements
- 17.250.025 - Transportation (T) District Requirements
- 17.250.030 - Open Space (OS) District Requirements
- 17.250.035 - Public Parking Facility (PPF) District Requirements

17.250.005 - Purpose

This Chapter provides special purpose development and use regulations in the special purpose zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.250.010 - Purposes of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. S (Studio) District.** The S zoning district is applied to areas appropriate for motion picture and television studio facilities and related media support facilities, and is intended to support the continuation of those businesses, while ensuring that future expansion will minimize potential impacts on adjacent residential uses. The S zoning district is consistent with the Studio land use designation of the General Plan.
- B. E (Cemetery) District.** The E zoning district is applied to cemeteries. The E district is intended to protect existing cemeteries and provide for expansion within their existing boundaries. The E zoning district is consistent with the Cemetery land use designation of the General Plan.
- C. T (Transportation) District.** The T zoning district is applied to the existing METRO right of way located on National Boulevard.
- D. OS (Open Space) District.** The OS zoning district is applied to open space resources. The Open Space zone is intended to regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing. The OS zoning district is consistent with the Open Space land use designation of the General Plan.
- E. PPF (Public Parking Facility) District.** The PPF zoning district is applied to parking garages, structures, or lots used for public parking purposes.

Ordinance No. _____
Exhibit A
Zoning Code Text Amendment (ZCA-P2012101)

17.250.035 - Public Parking Facilities (PPF) District Requirements

A. Uses Permitted. The following uses are permitted in the PPF Zone:

1. The operation and maintenance of vehicle parking areas for storing operative cars, trucks, motorcycles, bicycles, and other motor vehicles in a parking garage, structure or lot for both day use and long-term public parking; and for commercial parking pursuant to Section 17.320.025 – Alternative Parking Provisions.
2. Telecommunication facilities may be permitted with an Administrative Use Permit or a Conditional Use Permit as provided for in Section 17.400.110 (Telecommunication Facilities).

17.320.025 - Alternative Parking Provisions

Where conditions preclude the provision of the number of required parking spaces on the lot for which the parking is required, the following procedures for alternative parking are available, subject to City approval:

A. In Lieu Fees. Subject to City Council approval, The the number of parking spaces required by Section 17.320.020 (Number of Parking Spaces Required) may be reduced if the Council authorizes through the use of an in-lieu fee to be paid by the applicant towards the development of public parking facilities. The in-lieu fee shall be deposited in a fund administered by the City Treasurer for the purpose of acquiring and developing future public parking facilities within the same district or area. The amount of the fee and time of payment shall be established by Council resolution.

B. ~~Government Owned~~Public Parking Facilities (PPF) Zoned Property. Off-site parking in public parking facilities in the PPF Zone may be used to satisfy the requirements of Table 3-3 (Parking Requirements by Land Use), subject to the following: A long-term lease with the City, Culver City Redevelopment Agency, County, State, or Federal Government or an agency thereof, may be undertaken to satisfy a parking requirement through use of government owned parking facilities, provided all of the following are met:

1. Off-Site Parking Plan required. A City-approved Off-Site Parking Plan shall be required for use of a public parking facility to satisfy a parking requirement including the following:The lease shall be for no less than 10 years;
 - a. Public parking facility location.** The proposed off-site public parking facility location shall be identified in the off-site parking plan and shall be within 750 feet legal walking distance measured from the primary entrance of the land use to the public parking facility site, or other distance as determined by the City to be appropriate.
 - b. Project description.** The proposed land use(s), tenant(s) and hours of operation of the project shall be identified in the Off-Site Parking Plan.
2. Long-term lease required. A City-approved long term parking lease of no less than 20 years shall be required for use of the public parking facility.The lease shall be renewed at the end of

Ordinance No. _____
Exhibit A
Zoning Code Text Amendment (ZCA-P2012101)

~~the 10-year period if alternative parking has not been provided, or the use for which the parking is required shall be terminated;~~

3. **Lease renewal and termination.** ~~The long-term parking lease must be renewed at the end of the 20-year term if alternative parking has not been provided; or the long-term parking lease shall be terminated if:~~Leased parking shall be located within 750 feet legal walking distance measured from the primary entrance of the use to which it is covenanted, or other distance determined by the Director to be appropriate; and
 - a. The use for which the parking is required has ceased operations;
 - b. There is any change in use or ownership of the property from the originally approved project;
 - c. The City Council determines in its sole discretion that such use is inconsistent with the original terms and conditions of the lease or entitlement; and/or
 - d. The lessor and/or lessee of the off-site parking opt to terminate the parking lease.

4. **Covenant required.** A City-approved covenant shall be recorded that includes a description of the proposed use, location of the off-site public parking facility, approval dates of the Off-Site Parking Plan and long term parking lease, and a provision for liquidated damages for violations of the long term parking lease and/or conditions of approval. The lessee enters into an agreement with the City to comply with all required conditions.

5. **City Council Approval.** The Off-Site Parking Plan and long-term parking lease may be approved by the City Council only after first making all of the following findings:
 - a. The Off-Site Parking Plan is consistent with the General Plan and any applicable specific plan.
 - b. The use of the off-site public parking facility to satisfy a parking requirement for the project is not detrimental to property or improvements in the vicinity of the project.
 - c. The use of the off-site public parking facility to satisfy the parking requirement for the project provides an economic benefit to the City.

Ordinance No. _____

Exhibit A

Zoning Code Text Amendment (ZCA-P2012101)

- C. **Pooled Parking in the CD District-Outdoor Dining Use.** This Section shall only apply to satisfy a parking requirement imposed for outdoor dining use in the CD zoning district, as required by Section 17.400.070. Parking in the CD zoning district may be provided through a “pooled parking” arrangement in conjunction with applicable outdoor dining use approvals. Pooled parking shall allow utilization of both on- and off- street public parking spaces to satisfy parking requirements for outdoor dining use. In the event the downtown parking demand exceeds the pooled parking supply, as determined by the Director, a new or proposed intensification of an outdoor dining use in the CD zoning district shall be required to provide parking on-site or as otherwise allowed in this Chapter. ~~Parking in the CD zoning district may be provided through a “pooled parking” arrangement in conjunction with applicable entitlement approvals. Pooled parking shall allow utilization of both on- and off- street public parking spaces to satisfy parking requirements. In the event the downtown parking demand exceeds the pooled parking supply, as determined by the Director, all new buildings or proposed intensification of uses in the CD zoning district shall be required to provide parking on-site or as otherwise allowed in this Chapter.~~
- D. **Off-Site Parking.** The use of privately owned off-site parking to satisfy the requirements of Table 3-3 (Parking Requirements by Land Use) shall be provided in compliance with the following standards.
1. **Location.** All off-site parking spaces except valet-serviced spaces shall be located within 750 feet legal walking distance measured from the primary entrance to the site, or other distance determined by the Director to be appropriate.
 2. **Design and improvement standards.** All newly-constructed off-site parking spaces shall conform to the same standards of access, configuration, landscaping, lighting, layout, location, noise attenuation, and size as are required by this Chapter for on-site parking spaces.
 3. **Identification of facility.** The review authority may require the parking lot to be clearly marked and conspicuously identified as the exclusive or shared parking for the sites it serves, unless the parking can only be accessed by a valet.
 4. **Terms of off-site parking.** A City-approved covenant shall be recorded that includes a description of the off-site parking, a requirement that the owner of the separated lot maintain the required parking for the life of the use to which it is covenanted, and a provision for liquidated damages for violations of the conditions of approval.
 5. **Execution of a long-term off-site parking lease**
 - a. **Long-term lease required.** A City approved long-term parking lease on no less than 20 years shall be required for use of the off-site parking.
 - b. **Lease renewal and termination.** The long-term parking lease must be renewed at the end of the 20-year term if alternative parking has not been provided; or the land use for which the parking has been provided shall be terminated or modified pursuant to Section 6 below.

Ordinance No. _____
Exhibit A
Zoning Code Text Amendment (ZCA-P2012101)

56. Loss of off-site spaces.

- a. Notification to the City.** The owner or operator of a business that uses approved off-site space to satisfy the parking requirements of this Chapter shall immediately notify the Director of any change of ownership or use of the property for which the spaces are required, and of any termination or default of the ~~agreement~~ long-term parking lease between the parties.
- b. Effect of termination of agreement.** Upon notification that ~~a~~ the long-term parking lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - i.** Substitute parking is provided that is acceptable to the Director; or
 - ii.** The size or capacity of the use is reduced in proportion to the parking spaces lost.

E. Shared Parking Facilities. Two or more non-residential uses shall be allowed to meet the parking requirements of this Chapter by sharing the same off-street parking facilities, subject to approval of an Administrative Use Permit and the following conditions.

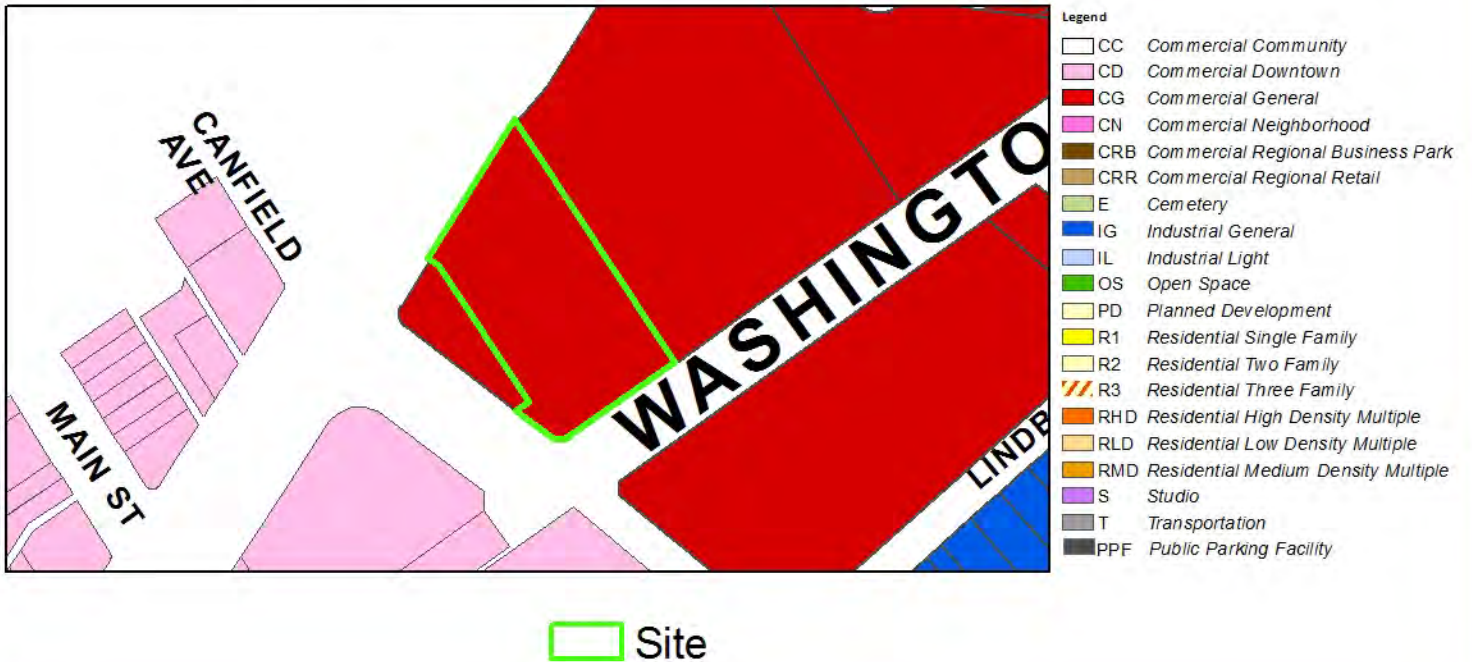
- 1. Parking study required.** A parking demand study shall be prepared by the City at the applicant's expense that verifies that the sharing uses have acceptable different peak hour parking demands.
- 2. Distance to parking.** The shared parking spaces shall fall within 750 feet legal walking distance measured from the primary entrance to the site, or other distance determined by the Director to be appropriate.
- 3. Covenant required.** A City-approved covenant shall be recorded that includes a description of the shared parking arrangement, a requirement that all current and future tenants are notified of and shall adhere to the same hours of operation and conditions of the shared parking approval, and a provision for liquidated damages for violations of the conditions of approval.

EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
9099 Washington Boulevard

Existing Zoning (Commercial General)



Proposed Zoning (Public Parking Facility)

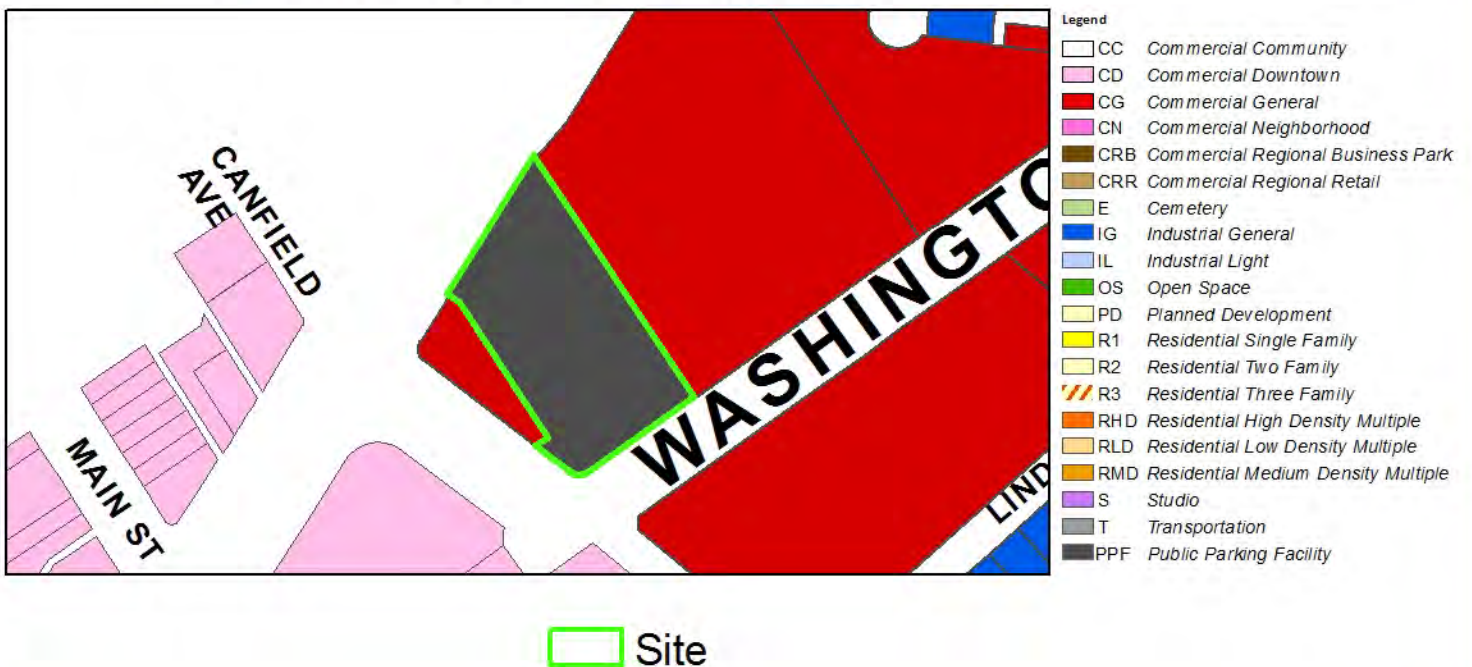
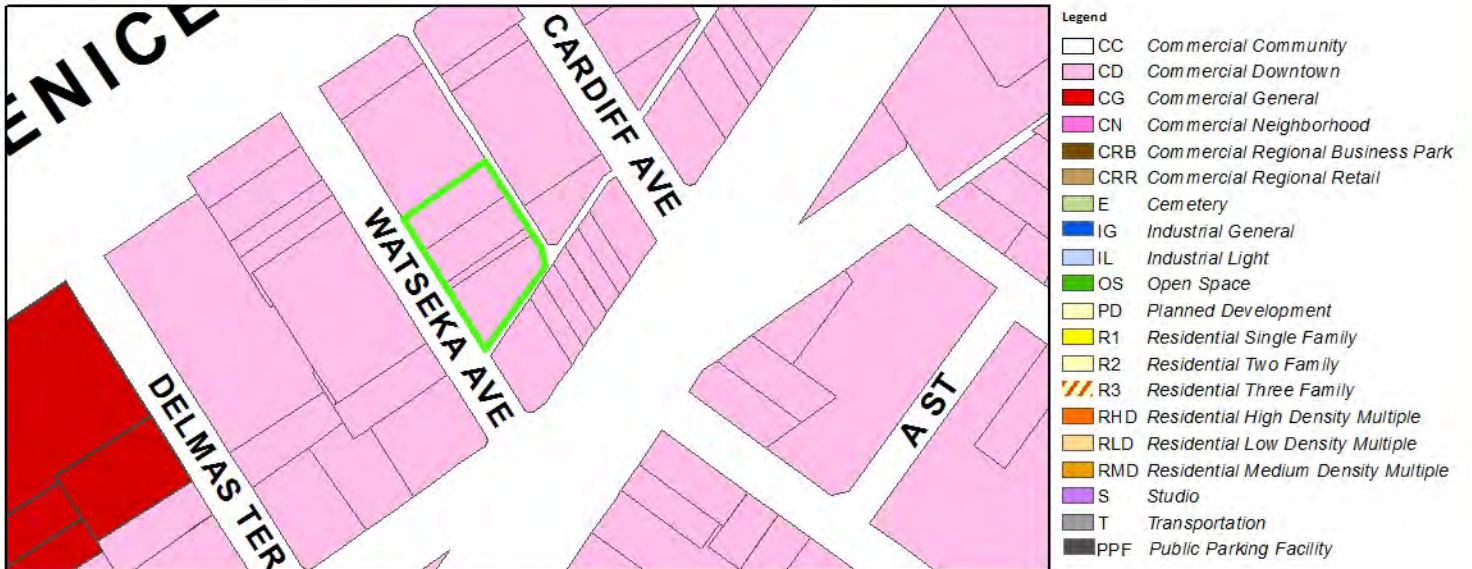


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
3844-48 Watseka Avenue

Existing Zoning (Commercial Downtown)



Site

Proposed Zoning (Public Parking Facility)



Site

EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
3846 Cardiff Avenue

Existing Zoning (Commercial Downtown)



Proposed Zoning (Public Parking Facility)

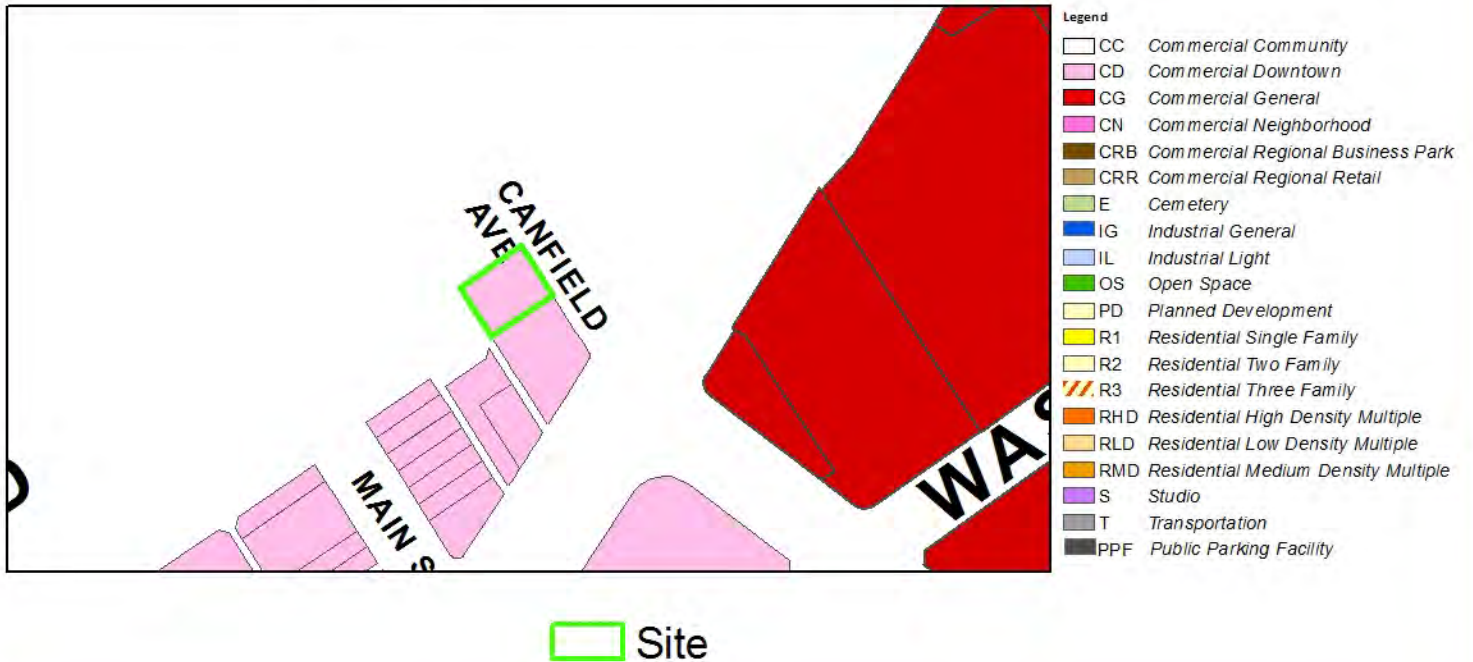


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
3825 Canfield Avenue

Existing Zoning (Commercial Downtown)



Proposed Zoning (Public Parking Facility)

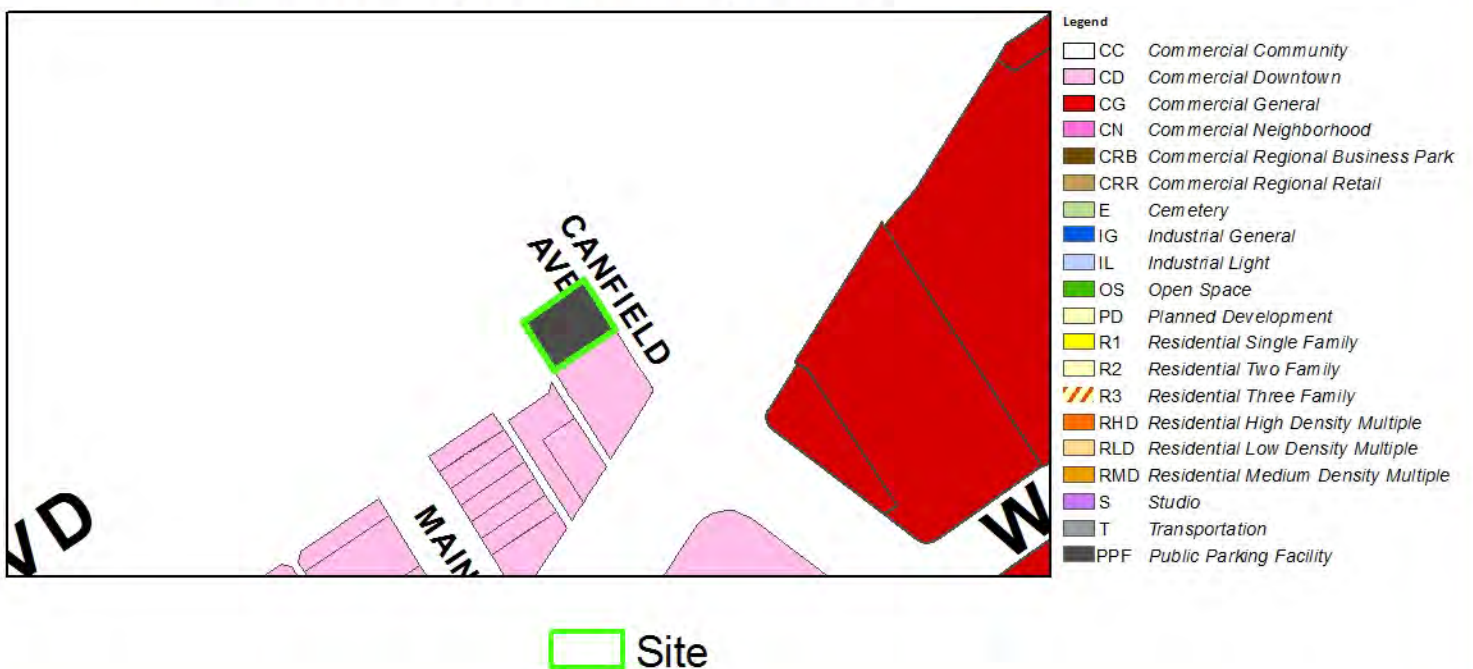
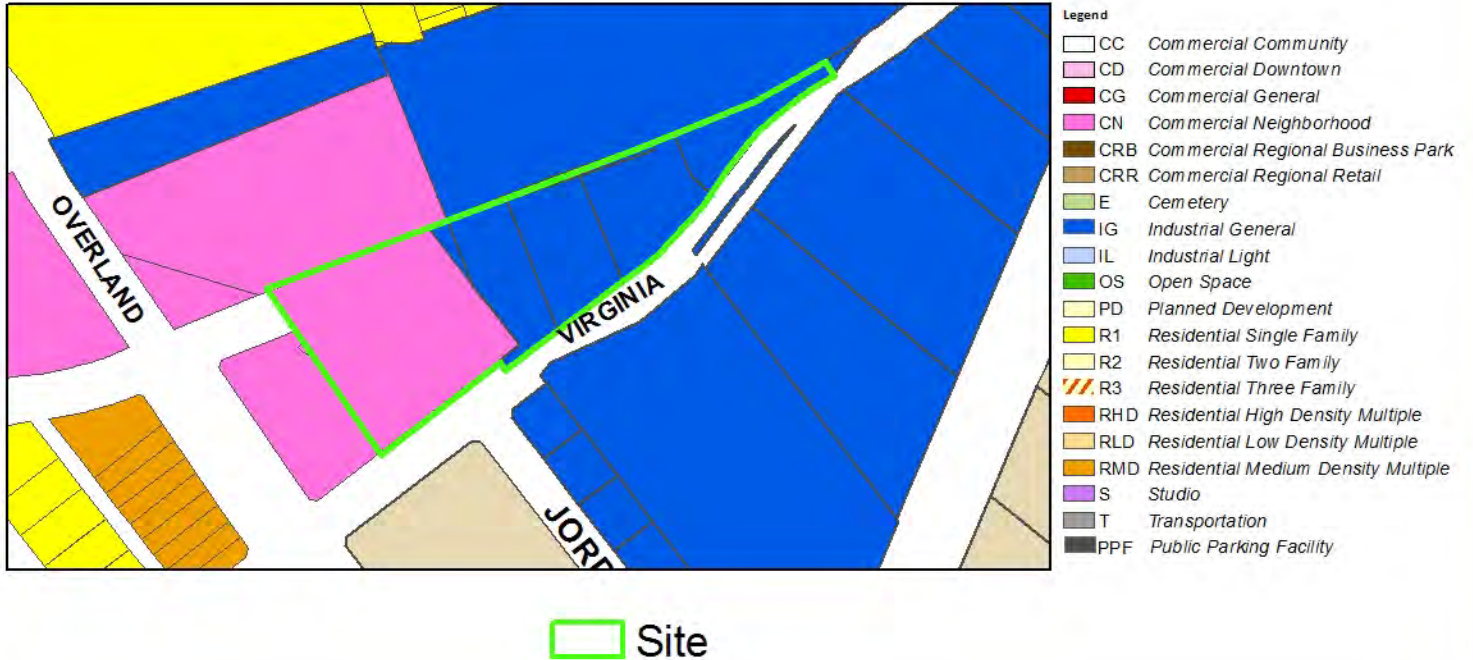


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
10401-10601 Virginia Avenue

Existing Zoning (Commercial Neighborhood and Industrial General)



Proposed Zoning (Public Parking Facility)

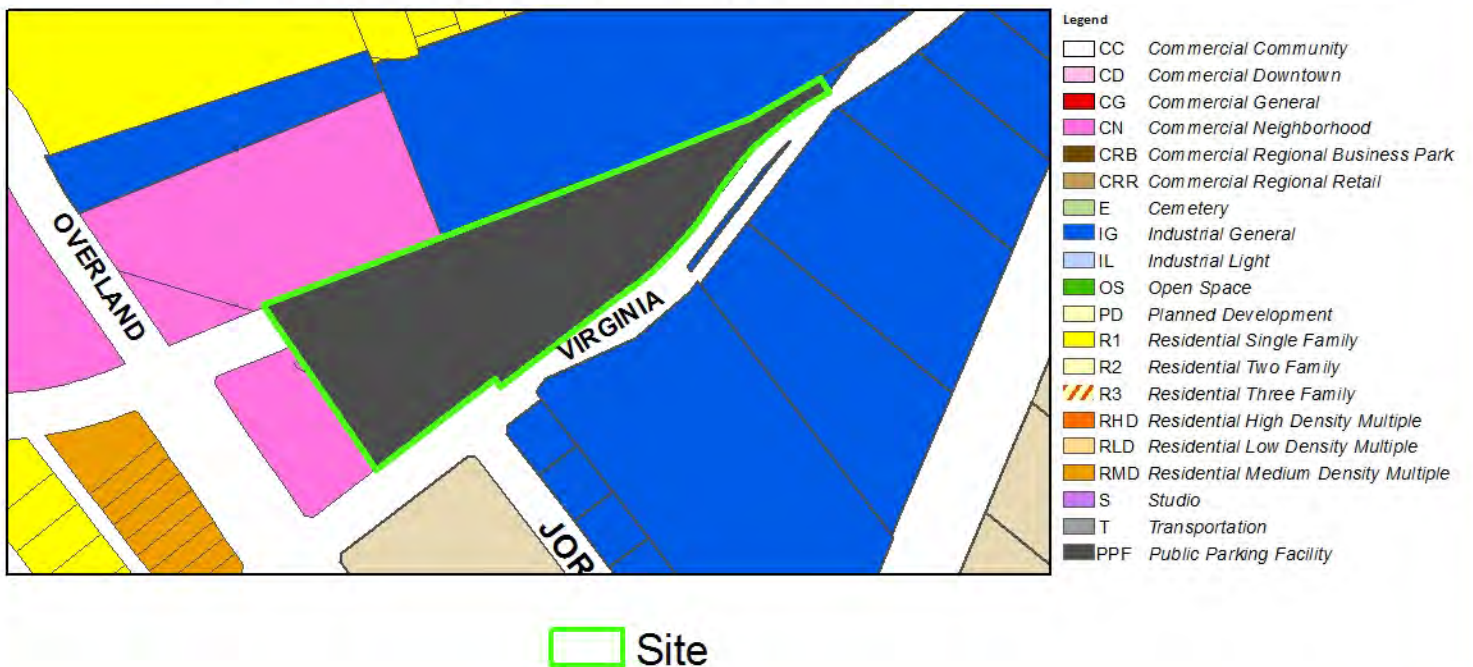
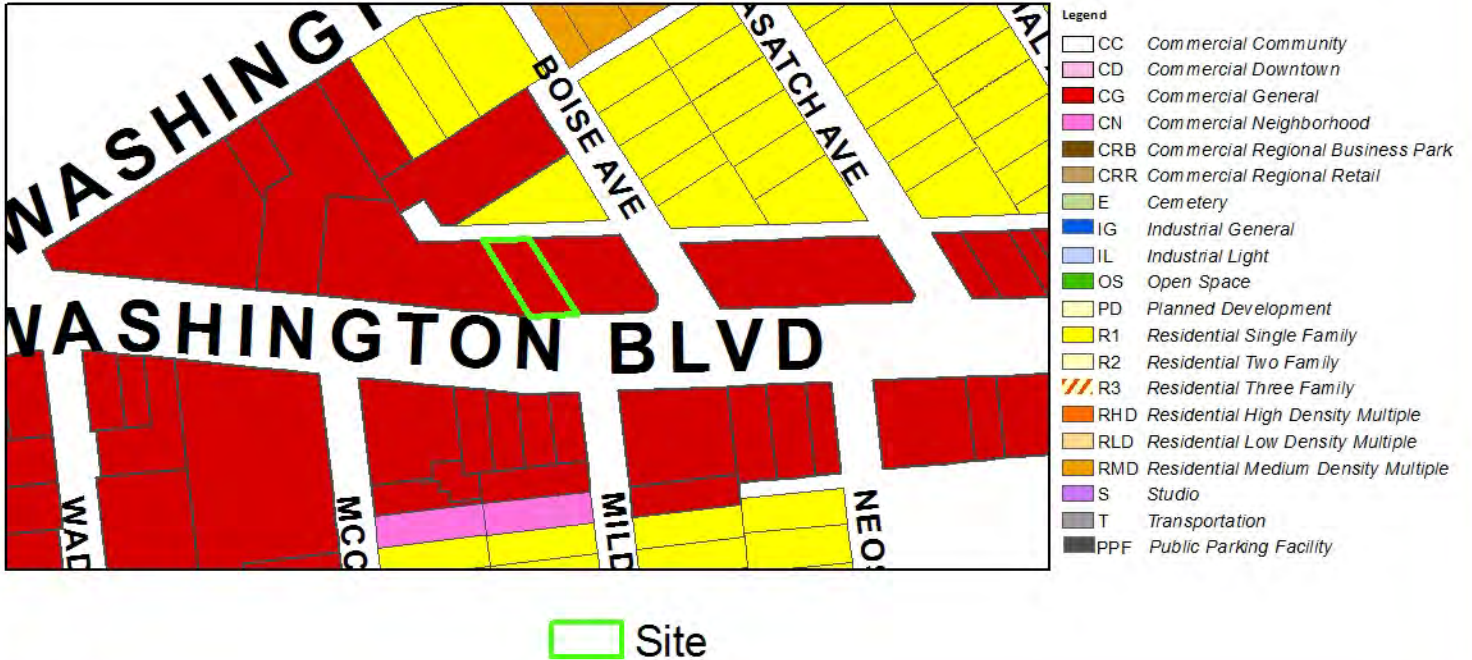


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
12601 Washington Boulevard

Existing Zoning (Commercial General)



Proposed Zoning (Public Parking Facility)

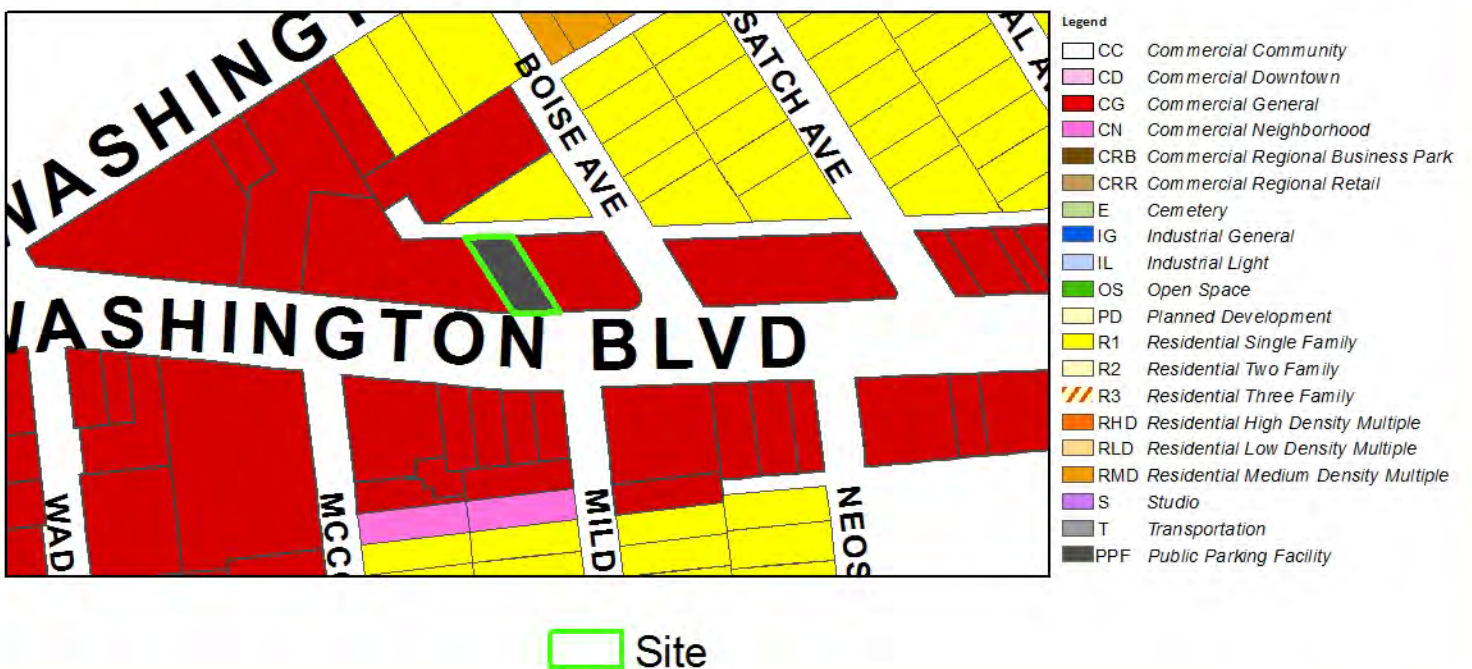
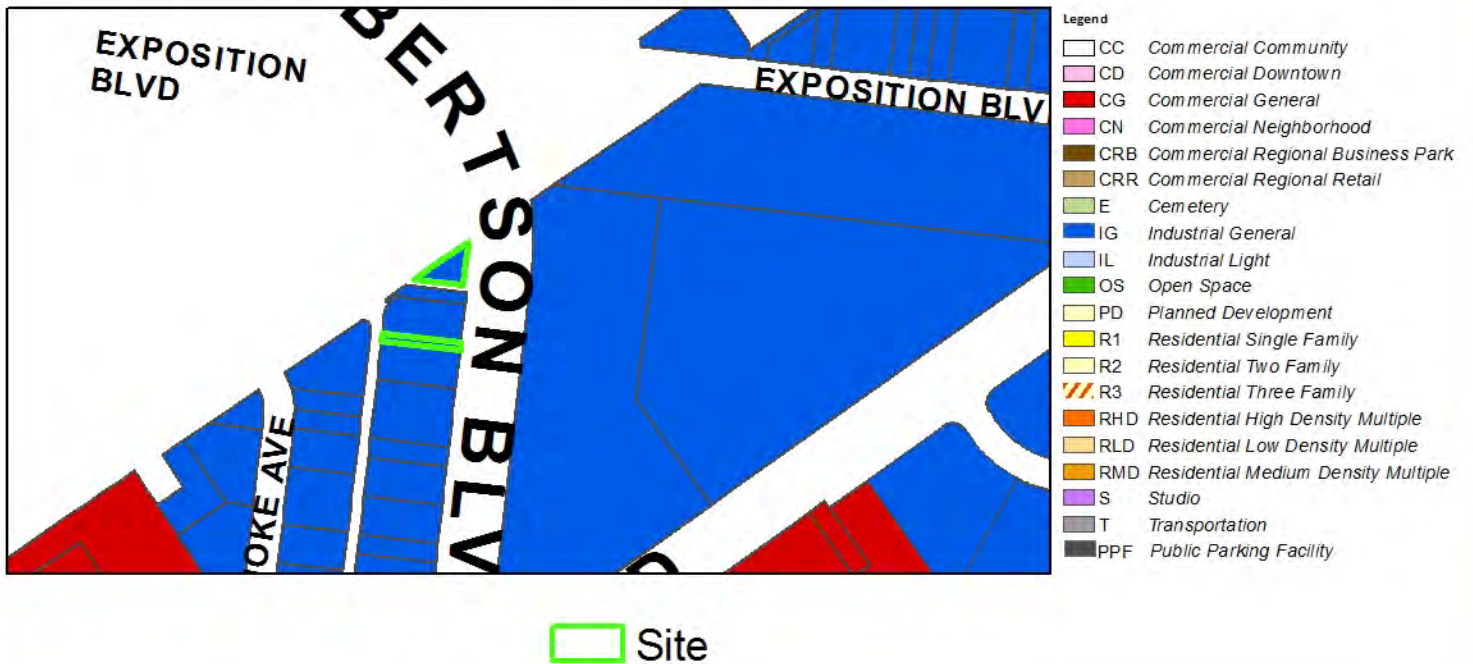


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
3715-13, 3726 Robertson Boulevard

Existing Zoning (Industrial General)



Proposed Zoning (Public Parking Facility)

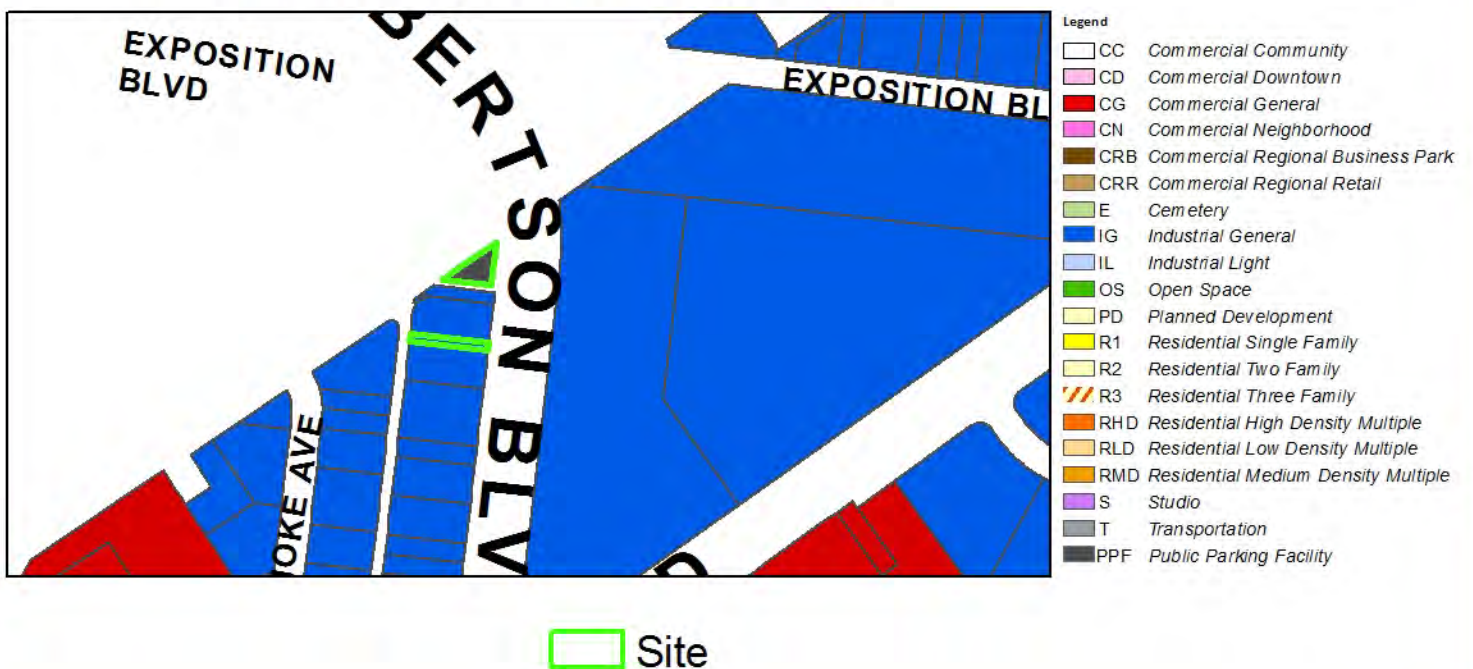
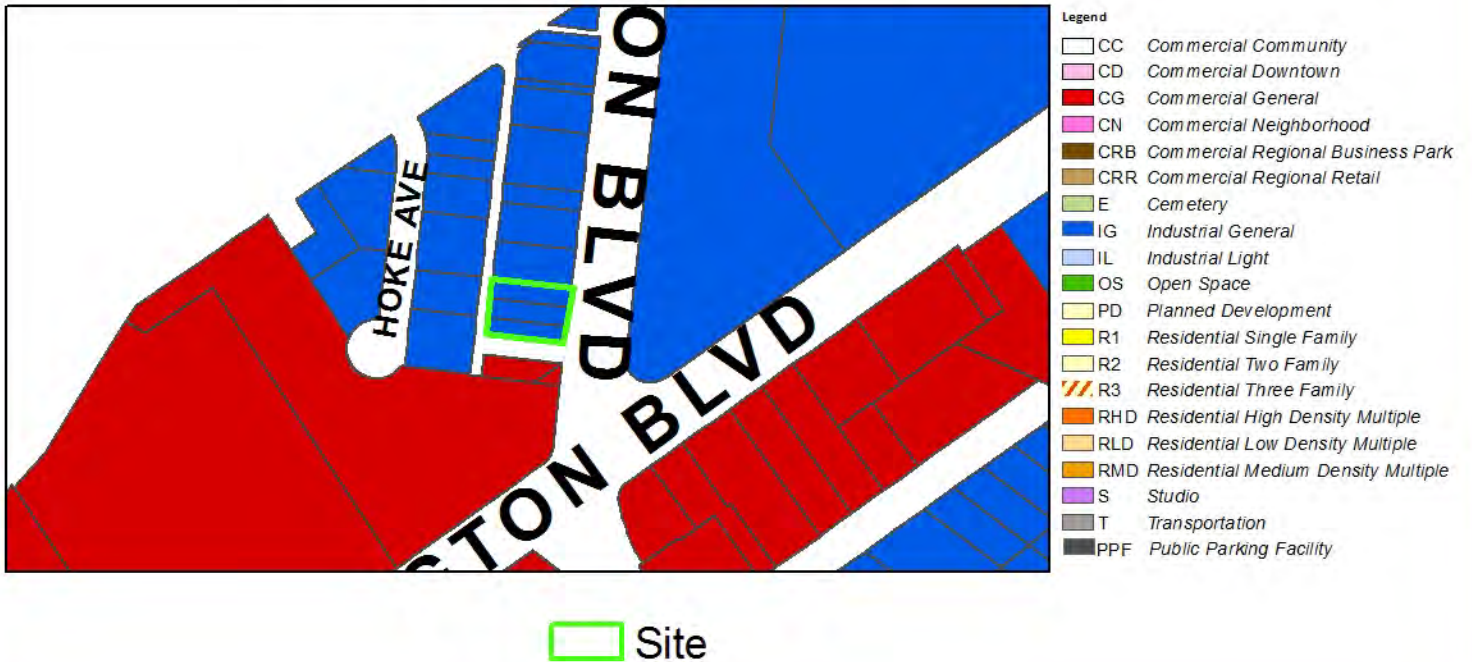


EXHIBIT B

ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
3757 Robertson Boulevard

Existing Zoning (Industrial General)



Proposed Zoning (Public Parking Facility)

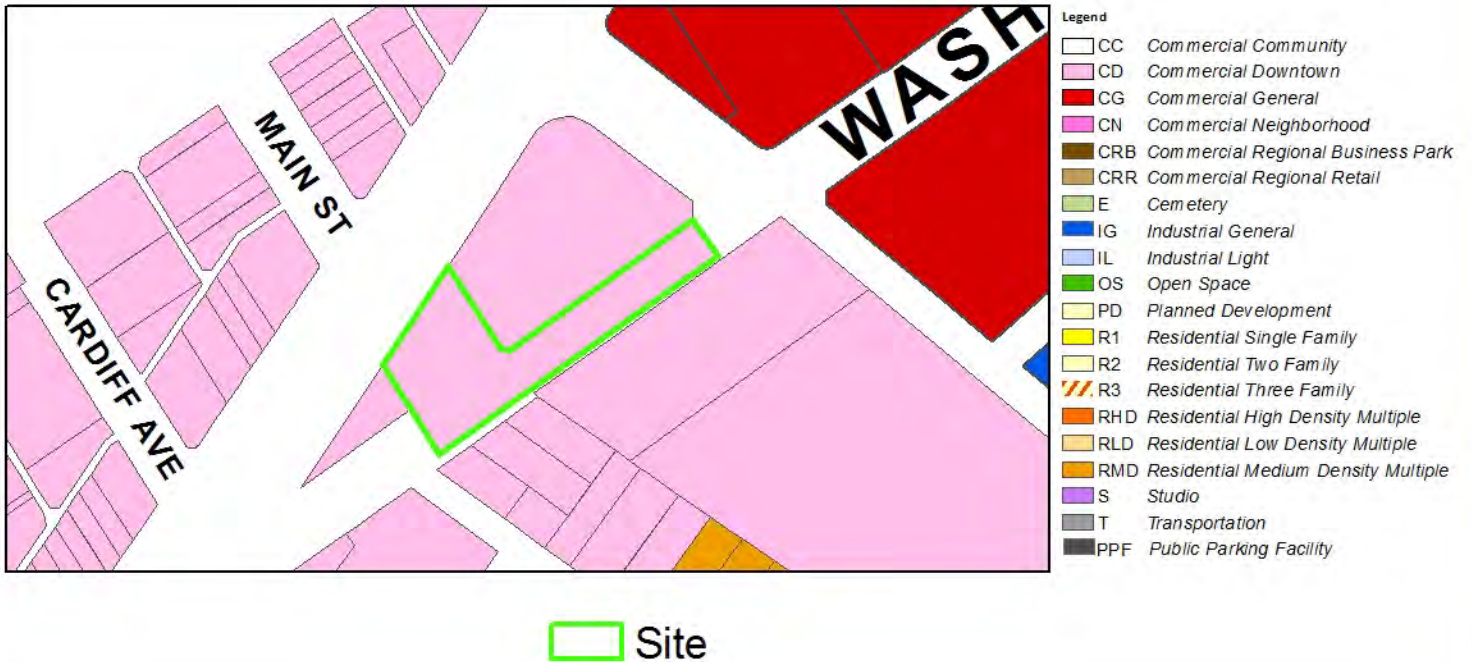


EXHIBIT B

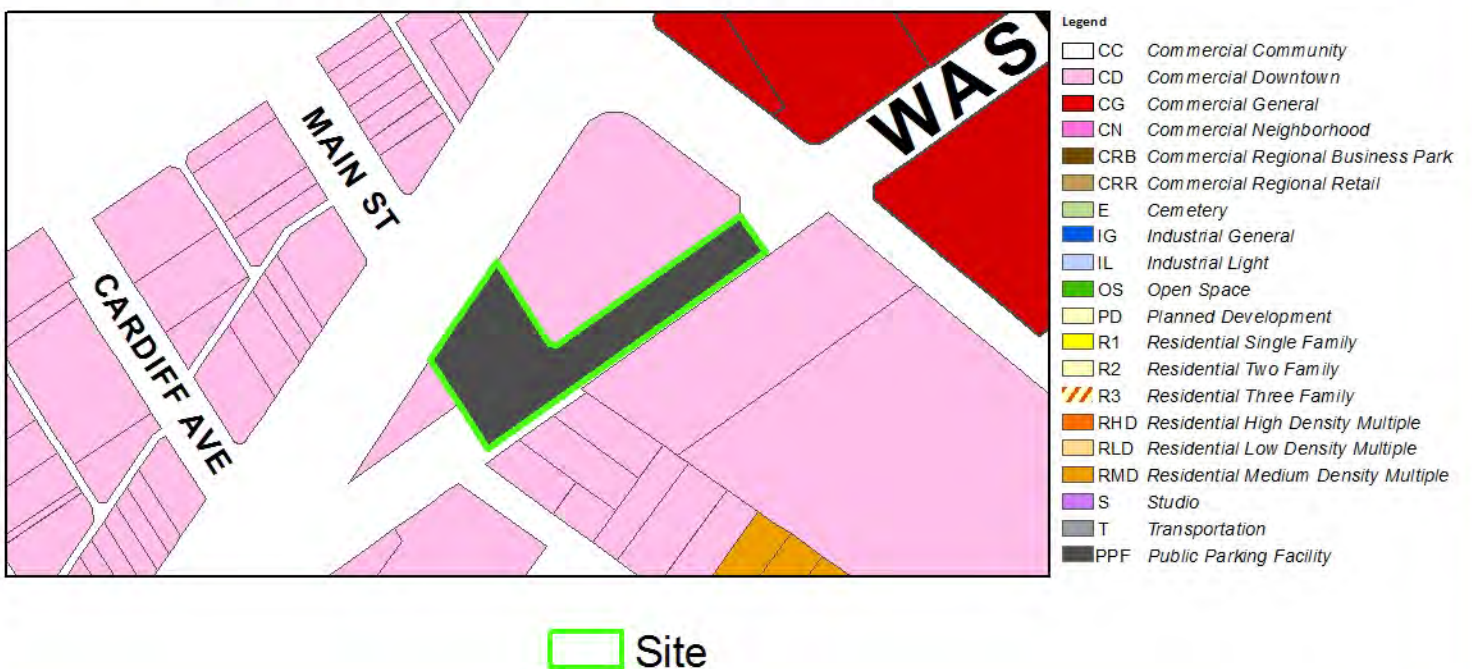
ATTACHMENT 2

Ordinance No. _____
Zoning Code Map Amendment
(ZCMA P - 2012102)
9300 Culver Blvd

Existing Zoning (Commercial Downtown)



Proposed Zoning (Public Parking Facility)



PUBLIC PARKING FACILITIES

1. *Ince Parking Structure* 9099 Washington boulevard
2. *Watseka Parking Structure* 3844-48 Watseka Ave.
3. *Cardiff Lot* 3846 Cardiff Ave.
4. *Canfield Lot* 3825 Canfield Ave
5. *Virginia Lot* 10401-10601 Virginia Ave.
6. *West Washington Lot* 12601 Washington Blvd
7. 3726 Robertson Blvd Lot
8. 3757 Robertson Blvd Lot
9. 9300 Culver Blvd Structure

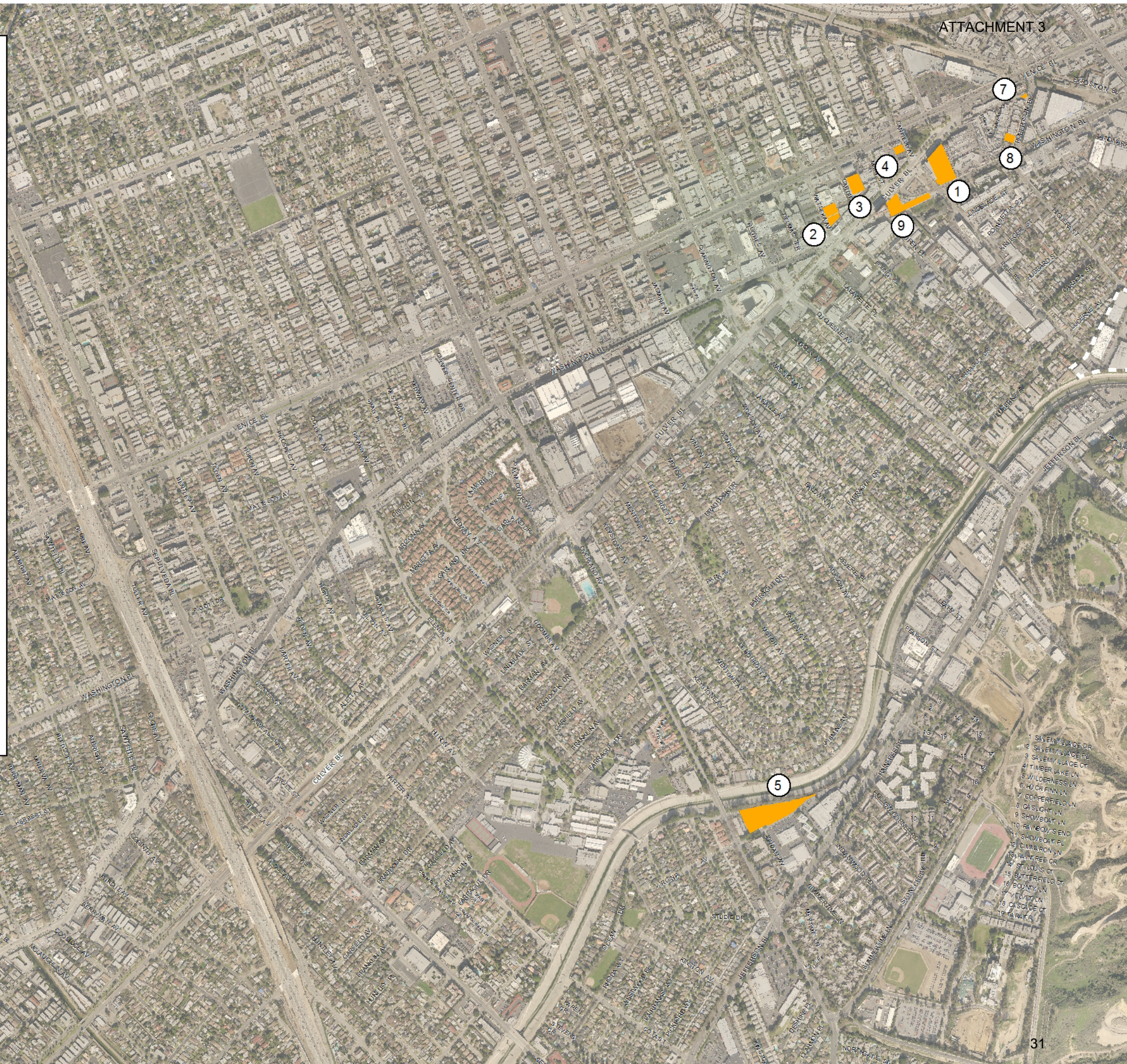
CulverCITY

11/06/2012 | CULVER CITY GIS



0 0.0475 0.095 0.19 0.285 0.38 Miles

1 inch = 997 feet



RESOLUTION NO. 2012-P009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN, ZONING MAP AND ZONING CODE AMENDMENTS (GPMA- P2012099; GPTA-P2012100; ZCA-P2012101; AND ZCMA-P2012102) REGARDING ALTERNATIVE PARKING PROVISIONS AND ESTABLISHING A PUBLIC PARKING FACILITIES (PPF) ZONE AND AS SET FORTH IN EXHIBITS "A", "B", "C", AND "D" ATTACHED HERETO.

(GPMA- P2012099; GPTA-P2012100; ZCA-P2012101; and ZCMA-P2012102)

WHEREAS, on January 25, 2012 the Planning Commission conducted a duly noticed public hearing on City-initiated General Plan, Zoning Map and Zoning Code Amendments (GPMA-P2012099; GPTA-P2012100; ZCA-P2012101; and ZCMA-P2012102) regarding Alternative Parking Provision and establishing a Public Parking Facilities (PPF) Zone fully considering all reports, studies, testimony, and environmental information presented; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of 5 to 0 that General Plan Map, General Plan Text, Zoning Code Text, and Zoning Map Amendments (GPMA-P2012099; GPTA-P2012100; ZCA-P2012101; and ZCMA-P2012102) should be recommended for approval to the City Council as set forth herein below.

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

SECTION 1. Pursuant to the foregoing, the following findings are hereby made:

1. The proposed text amendment, zoning district and General Plan designation establishing Public Parking Facilities (PPF) will create consistency between the

1 General Plan and Zoning Code relative off-site parking requirements. Currently
2 neither the General Plan nor the Zoning Code contains a land use classification for
3 public parking facilities. The proposed amendments will help ensure internal
4 consistency between the General Plan and the Zoning Code relative to the use of
5 off-site parking in municipal parking facilities by identifying and creating the
6 necessary land use classification for such facilities.
7

8 Further, Policy 1.H of the General Plan calls for "Adequate Parking within each
9 neighborhood to meet parking demands". The proposed amendments will help
10 ensure that parking supply adequately meets parking demand through an improved
11 regulatory process for approving off-site parking proposed in concurrent
12 amendments to Section 17.320.025 the Zoning Code and by identifying public
13 parking resources on the Zoning and General Plan maps.
14

- 15 2. The proposed text amendment, zoning district and General Plan designation
16 establishing a Public Parking Facilities (PPF) will help ensure that project off-site
17 parking is more carefully regulated by identifying and classifying municipal parking
18 facilities for off-site parking purposes pursuant to concurrent amendments to
19 Section 17.320.025 of the Zoning Code, in support of the public interest, health,
20 safety, convenience and welfare of the City.
21
- 22 3. Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
23 (CEQA), Zoning Code Text Amendment (ZCA-P2012101); Zoning Code Map
24 Amendment (ZCMA-P2012102); General Plan Text Amendment (GPTA-
25 P2012100); and General Plan Map Amendment (GPMA-P2012099) regarding
26 Alternative Parking Provisions and establishing A Public Parking Facilities (PPF) is
27 within the scope of the Culver City General Plan Update Program EIR approved on
28
29

1 September 24, 1996 (PEIR 1), the Culver City Redevelopment Plan Amendment
2 and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2).
3 The circumstances under which PEIR 1, and PEIR 2 were prepared have not
4 significantly changed and no new significant information has been found that would
5 impact either PEIR 1, and PEIR 2 and therefore no new environmental analysis is
6 required.

- 7
8 4. All of the sites currently containing municipally owned parking facilities and any
9 future parking facility development are physically suitable for the proposed PPF
10 zoning designation in that all necessary access and utilities are currently provided
11 and the existing parking facilities are compatible with adjoining land uses. Further,
12 there are no physical constraints that would limit the suitability of the sites to be
13 developed for parking facilities.
14

15 **SECTION 2.** Pursuant to the foregoing recitations and findings, the
16 Planning Commission of the City of Culver City, California, hereby recommends
17 approval of General Plan Map, General Plan Text, Zoning Code Text, and Zoning
18 Map Amendments (GPMA-P2012099; GPTA-P2012100; ZCA-P2012101; and ZCMA-
19 P2012102) to the City Council as set forth in Exhibits A, B, C, and D attached hereto
20 and made a part thereof.
21

22 #

23 #

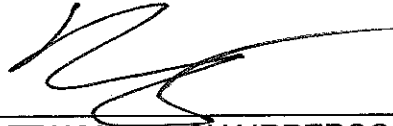
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APPROVED and ADOPTED this 4th day of October, 2012.



SCOTT WYANT, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by: 
Yvonne Hunt, Administrative Secretary

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: October 4, 2012	Item Number: PH-4
AGENDA ITEM: Consideration of a Zoning Code Text Amendment (ZCA-P2012101); Zoning Code Map Amendment (ZCMA-P2012102); General Plan Text Amendment (GPTA-P2012100); and General Plan Map Amendment (GPMA-P2012099) Regarding Alternative Parking Provisions and Establishing A Public Parking Facilities (PPF) Zone.	
Contact Person/Dept.: Thomas Gorham Sol Blumenfeld	Phone Number: (310) 253-5727
Public Hearing: [X]	Action Item: ☐ Attachments: [X]
Public Notification: Publication in Culver City News September 20, 2012. Mailed to the Always List September 25, 2012. Emailed to the Master Notification List September 25, 2012.	
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2012-P009 (Attachment No. 1) recommending City Council approval of Zoning Code Text Amendment (ZCA-P2012101); Zoning Code Map Amendment (ZCMA-P2012102); General Plan Text Amendment (GPTA-P2012100); and General Plan Map Amendment (GPMA-P2012099) regarding Alternative Parking Provisions and establishing A Public Parking Facilities (PPF).

PROCEDURES:

1. Chair opens the public hearing and calls for a staff report and Commission poses questions to staff as desired. (As the City is the applicant in this case, the staff report will also serve as the applicant's presentation.)
2. Commission receives comments from the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

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

DISCUSSION:**Proposed Zoning Text Amendment**

The proposed Zoning Text Amendment (ZTA) establishes a new Public Parking Facilities (PPF) Zoning District in Chapter 17.250 – “Special Purpose Zoning Districts”. The PPF zoning designation will be applied to all existing and future municipal owned parking garages, structures or lots used for public parking purposes. A Zoning Map Amendment and General Plan Map Amendment are being processed concurrently with the ZTA to implement the new PPF zone. The new zoning district will identify and classify all municipal parking facilities in the City PPF, in order to clarify the regulations governing the use of public parking facilities to address public or private development parking requirements.

Permitted uses in the PPF zone will be limited to parking garages, structures or lots for storing operative cars, trucks, motorcycles, bicycles, and other motor vehicles for day use and long-term public parking and as alternative parking for commercial uses pursuant to new Section 17.250.035.

The ability to use PPF zoned property to satisfy off-site parking requirements for all new development projects and changes in use will be subject to City Council approval pursuant to Section 17.320.025, Alternative Parking Provision recommended in the proposed ZTA. Alternative Parking Provisions in Section 17.320.025 of the Zoning Code provide for required parking to be located off-site subject to specific terms and conditions. Such parking may be provided through in lieu fees, in municipal parking facilities, in pooled parking in the Commercial Downtown Zone, off site in privately owned parking facilities, and through shared parking facilities. Staff believes it is necessary modify the Alternative Parking Provisions in Section 17.320.025 in order to ensure the orderly administration of off-site parking requirements in connection with use of municipal parking structures and is proposing other necessary changes to the Section 17.320.025 as described below.

City of Culver City, California
Planning Commission Agenda Item Report

Summary of Proposed Zoning Code Amendment to Section 17.320.025

A. In Lieu Fees

The proposed changes to Section 17.320.025 (A) In Lieu Fees - will require City Council approval of in lieu parking to satisfy off-site parking requirement by Council resolution.

B. Parking in Public Parking Facilities PPF Zoned Properties

Creation of a new Public Parking Facilities (PPF) Zoning District is proposed for all municipal parking facilities (public parking garages, structures and surface lots). The new PPF Zone will apply to all current and proposed public parking facilities. For all new development and changes in use, the ability to use PPF zoned property to satisfy off-site parking requirements will be subject to the discretion of the City Council, requirements for a long term lease (minimum 20 years) and verification of use and operation requirements by the City. The City will enter into long term lease agreements with option for renewal to permit off-site parking in municipal parking facilities. Such off-site parking will be subject to approval of an Off-Site Parking Plan identifying the type of use(s), tenant(s), hours of operation and proposed off-site parking location. In the event the use for which the parking was approved ceases operation or there is a change in use, the lease and the Off-Site Parking Plan Approval will terminate.

C. Modification of the Downtown Pooled Parking District

The pooled parking provisions applicable to the Downtown have been modified to apply only to satisfy a parking requirement imposed for an outdoor dining use in the CD zoning district.

D. Modification to Off-Site Parking

Long term lease provisions similar to those required for municipal parking facilities have been added for use privately owned off-site parking facilities.

The proposed zoning text changes establishing a new Public Parking Facilities zone and amending alternative parking are outlined in strikethrough/underline format in attached Exhibit A (Attachment No. 2).

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

Proposed General Plan Text Amendment

The proposed General Plan Text Amendment (GPTA) will identify public parking facilities as an Institutional land use and identify Public Parking Facility as one of five distinct types of public and quasi-public uses.

The proposed GPTA changes are outlined in strikethrough/underline format in attached Exhibit B (Attachment No. 3).

Proposed Zoning Map Amendment

The proposed Zoning Map Amendment (ZMA) establishes a new Public Parking Facilities (PPF) zone on the City's Zoning Map. The ZMA will rezone 10 properties (See Attachment No. 6 Public Parking Facilities Map) that are developed with or proposed to be developed with a municipally owned public parking facilities to PPF. These facilities are identified as follows:

1. Ince Parking Structure - 9099 Washington Boulevard
2. Watseka Parking Structure – 3844-48 Watseka Avenue
3. Cardiff Parking Structure – 3846 Cardiff Avenue
4. Canfield Lot – 3825 Canfield Avenue
5. Virginia Lot – 10401-10601 Virginia Avenue
6. West Washington Lot – 12601 Washington Boulevard
7. Washington/Centinela Structure – 12403 Washington Boulevard
8. Robertson Lot #1 – 3726 Robertson Boulevard
9. Robertson Lot # 2 – 3757 Robertson Boulevard
10. Parcel B Structure – 9300 Culver Boulevard

Exhibit C (Attachment No. 4) outlines the proposed zone change to the PPF Zone for each of the above properties.

Proposed General Plan Map Amendment

The proposed General Plan Map Amendment (GPMA) establishes a new Public Parking Facilities designation on the City's General Plan Map and will re-designate the 10 properties that are developed with or proposed to be developed with a municipally owned public parking facilities to an Institutional land use designation with the Public Parking Facility symbol "P" consistent with the proposed General Plan Text Amendment outlined above. The General Plan Map does not currently identify public parking facilities. The closest applicable General Plan designation is "Government", which includes all government buildings and

City of Culver City, California
Planning Commission Agenda Item Report

does not identify municipal parking. Exhibit D (Attachment No. 5) outlines the proposed General Plan Map changes for each of the above properties

Findings

Chapter 17.620 of the Zoning Code establishes the authority and procedures for amending the General Plan, Zoning Map and Zoning Code through City Council approval of three mandatory findings:

1. The proposed amendment(s) ensure and maintain the internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies;
2. The proposed amendment(s) would not be detrimental to the public interest, health, safety, convenience or welfare of the City; and
3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

In addition, Chapter 17.620 require on additional finding for zoning map amendments:

The site is physically suitable (including access, provisions for utilities, compatibility with adjoining uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

The necessary findings to approve the proposed Zoning Text Amendment, General Text Amendment, Zoning Map Amendments, and General Plan Map Amendment may be made as follows:

Finding No. 1: The proposed amendment(s) ensure and maintain the internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies.

The proposed text amendment, zoning district and General Plan designation establishing Public Parking Facilities (PPF) will create consistency between the General Plan and Zoning Code relative to off-site parking requirements. Currently neither the General Plan nor the Zoning Code contains a land use classification for public parking facilities. The proposed amendments will help ensure internal consistency between the General Plan and the Zoning Code relative to the use of off-site parking in municipal parking facilities by identifying and creating the necessary land use classification for such facilities.

City of Culver City, California
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Further, Policy 1.H of the General Plan calls for “Adequate Parking within each neighborhood to meet parking demands”. The proposed amendments will help ensure that parking supply adequately meets parking demand through an improved regulatory process for approving off-site parking proposed in concurrent amendments to Section 17.320.025 of the Zoning Code and by identifying public parking resources on the Zoning and General Plan maps.

Finding No. 2: The proposed amendment(s) would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed amendments establishing a Public Parking Facilities (PPF) zone and Public Parking Facility General Plan land use designation will help ensure that project off-site parking is more carefully regulated by identifying and classifying municipal parking facilities for off-site parking purposes pursuant to concurrent amendments to Sections 17.320.025 of the Zoning Code, in support of the public interest, health, safety, convenience and welfare of the City.

Finding No. 3: The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), Zoning Code Text Amendment (ZCA-P2012101); Zoning Code Map Amendment (ZCMA-P2012102); General Plan Text Amendment (GPTA-P2012100); and General Plan Map Amendment (GPMA-P2012099) regarding Alternative Parking Provisions and establishing A Public Parking Facilities (PPF) 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). The circumstances under which PEIR 1, and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1, and PEIR 2 and therefore no new environmental analysis is required.

Finding No. 4: The sites are physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

All of the sites currently containing municipally owned parking facilities and any future parking facility development are physically suitable for the proposed PPF zoning designation in that all necessary access and utilities are currently provided and the existing and future parking facilities are compatible with adjoining land

City of Culver City, California
Planning Commission Agenda Item Report

uses. Further, there are no physical constraints that would limit the suitability of the sites to be developed for parking facilities.

ENVIRONMENTAL DETERMINATION:

No new significant information has been found that would impact the environmental analysis for the Culver City General Plan Update Program EIR (PEIR 1, September 1996), the Culver City Redevelopment Plan Amendments and Merger Program Subsequent EIR (PEIR 2, November 16, 1998) and no new environmental analysis is required for the subject amendments pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA).

CONCLUSION:

The Alternative Parking Provisions in Section 17.320.025 of the Zoning Code provide for required parking to be located off-site through in lieu fees, in municipal parking structures, in pooled parking in the CD Zone, in privately owned parking facilities and through shared parking facilities. It is necessary to amend the Alternative Parking Provisions to include new requirements for off-site parking in municipal parking structures while maintaining the original "pool parking" requirements for satisfying outdoor dining parking demand in the downtown and to establish a new "Public Parking Facilities" (PPF) Zoning and General Plan designation to ensure the orderly administration of off-site parking requirements citywide related to new construction and intensifications of use. The proposed changes will create consistency between the General Plan, Zoning Code and Zoning Map by identifying and creating the necessary land use classification for municipal parking facilities and by providing new regulatory measures related to approval of off-site parking within them.

City of Culver City, California
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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 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.
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.

ATTACHMENTS:

1. Resolution No. 2012-P009
2. Exhibit A – Proposed Zoning Text Changes in “strikethrough/underline” format.
3. Exhibit B – Proposed General Plan Text Changes in “strikethrough/underline” format.
4. Exhibit C – Proposed Zoning Map Amendments
5. Exhibit D – Proposed General Plan Map Amendments
6. Public Parking Facilities Map