

City of Culver City, California
City Council and Redevelopment Agency Agenda Item Report

Meeting Date: 04/21/08		Item Number: <u>J-1</u>	
AGENDA ITEM: Consideration of Planning Study Options for the Sepulveda Boulevard Study Area.			
Contact Person/Dept.: Joe Susca		Phone Number: (310) 253-5763	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☐	
Public Notification: Public notices were mailed to approximately 2,300 Sepulveda Redevelopment area residents, property and business owners (04/08/08); the Sepulveda Citizens Advisory Committee (04/08/08) the Sepulveda Redevelopment E-Mail Distribution List (04/08/08) established from the City's website; the Sepulveda Redevelopment Project webpage (04/08/08); the Master E-mail Notification List (04/17/08), and all members of the community who pulled speaker cards to discuss the Sepulveda Redevelopment Project in the past (04/08/08); and all members of the community who provided contact information on sign-in sheets when public meetings were held regarding the Sepulveda Redevelopment Project (04/08/08)			
Department Approval: Sol Blumenfeld (04/16/08)		City Attorney Approval: Carol Schwab (by H. Baker) (04/16/08)	
Fiscal Impact Review: Jeff Muir (by N. Kimball) (04/17/08)		City Manager/Executive Director Approval: Jerry Fulwood (04/17/08)	

RECOMMENDATION:

Staff recommends the City Council incorporate the proposed Sepulveda Boulevard Study Area into the City's upcoming Comprehensive General Plan Update.

BACKGROUND:

During their meeting of October 16, 2006 the Redevelopment Agency entered into an Exclusive Negotiating Agreement (the "ENA") with Champion Realty with the goal to investigate redevelopment of the western side of Sepulveda Boulevard between Sawtelle and Slauson Avenues.

During their meeting of March 13, 2007, the Agency appointed a nine-member Citizens Advisory Committee (the "CAC") to provide ongoing input and recommendations on the Champion redevelopment project that was comprised of area business owners, property owners, residents and the community at large.

After four community meetings to discuss Champion's proposed redevelopment project, on June 27, 2007, the CAC recommended that the City Council consider implementation of a Specific Plan for the Sepulveda area.

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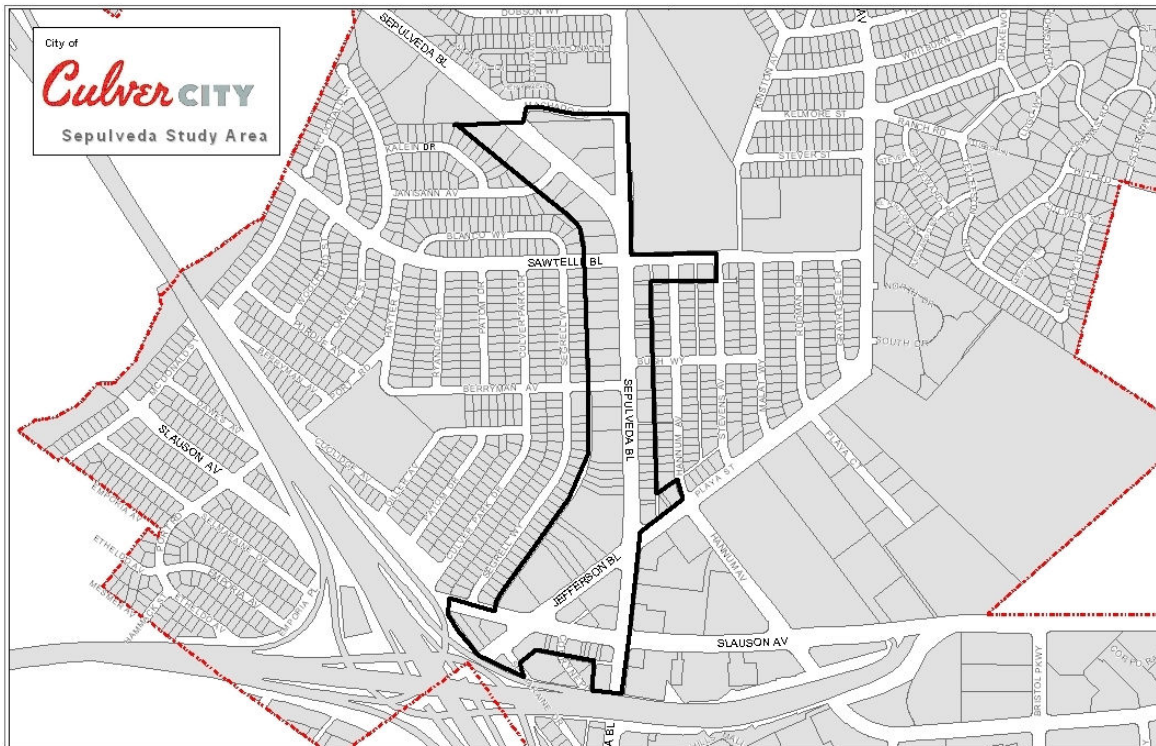
In July 2007, the Sepulveda Subcommittee met to discuss the CAC recommendation with staff and Champion Development. Upon conclusion of that meeting staff prepared cost and timeframe estimates for the Specific Plan and also proposed a boundary map for the study area.

During their meeting of October 22, 2007, the Agency Board terminated its Exclusive Negotiation Agreement with Champion Development and the City Council instructed staff to work with the Sepulveda Subcommittee to form alternatives to a Specific Plan and to return to them to consider those planning study options.

DISCUSSION:

Planning Study Options:

The proposed boundaries for both planning study options discussed below for the Sepulveda Boulevard Study Area (the "Study Area") are as follows:



Option 1: Design for Development with an Overlay Zone:

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The City Council could decide to create an Overlay Zone for the Study Area to impose additional development standards over existing zoning regulations to address special land use issues such as architectural design guidelines, land use restrictions, special parking needs and building setbacks. An Overlay Zone may be used to increase development or to create more restrictive development regulations. In this option, public meetings would be conducted to determine the community's goals and desires for the Study Area for their incorporation into the zoning document that would subsequently be presented to the City Council for consideration of its adoption.

In addition to design guidelines, the Culver City Redevelopment Agency could also create and adopt a *Design for Development* (a "DFD") to specifically define the Study Area's character. A DFD can be used to enhance the Study Area's physical environment and direct building development to deliver a cohesive and high quality design. Open space requirements, building setbacks, building height, building signage, specific uses, architectural restrictions and other components may be included as part of the DFD.

For this option, the City Council may consider use of a citizen advisory group to assist with creation of the Overlay Zone and DFD. This option would take approximately 9-12 months to complete.

Option 2: Incorporate the Study Area into the Comprehensive General Plan Update:

General Plans establish long range development goals for future development and provide the basis for City Council and Planning Commission land use decisions. All property subdivisions, public works projects, and zoning decisions must be consistent with a City's General Plan. Typically, cities update their General Plan's about every decade and Culver City's General Plan was last updated in 1995.

As part of its work program, the Planning Division is now preparing a Comprehensive Update to the City's General Plan. The process commences with the issuance of a Request for Proposals to hire a consultant to oversee the General Plan's preparation. The General Plan will frame the City's planning activities and will establish a vision for the future development of the City. In this option, the Study Area boundaries can be incorporated into the overall Comprehensive General Plan Update process and be identified as a distinct "Sub Area" in the Land Use element of the General Plan. Through a series of public workshops, the community then provides input to help identify the specific issues that pertain to this Sub Area to assist in formulating the objectives and policies for the Sub Area.

Culver City's existing General Plan consists of the following nine elements:

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1. Land Use Element: The section of the General Plan that addresses the goals, policies and programs regarding the development and use of public and private property.
2. Circulation Element: The section of the General Plan that addresses the goals, policies and programs for transportation facilities and services.
3. Housing Element: The section of the General Plan that addresses goals, policies and programs for housing supply, condition and affordability.
4. Open Space Element: The section of the General Plan that addresses the goals, policies and programs for public and private undeveloped and developed area in use for park, recreational or scenic purposes.
5. Noise Element: The section of the General Plan that addresses the goals, policies and programs for including noise control in the planning process. It is a tool for local decision makers to use in achieving and maintaining land uses that minimize the exposure of the community to excessive noises.
6. Conservation Element: The section of the General Plan that addresses the goals, policies and programs for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.
7. Seismic Safety Element: The section of the General Plan that addresses the goals, policies and programs for identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to the effects of seismically induced waves such as tsunamis and seiche.
8. Public Safety Element: The section of the General Plan that addresses the goals, policies and programs for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazard.
9. Recreation Element: The section of the General Plan that addresses goals, policies and programs for describing the future relationships between people in the community and their needs for park and recreation areas, facilities, and programs.

This option would take 2-3 years to complete.

Recommendation of Option 2:

Staff met with the Subcommittee to discuss the two options and concluded that Option 2 would be the best path to take if the City Council decided to pursue a planning study at this time for the following reasons:

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- It ensures full participation by the entire community as a result of comprehensive outreach efforts made to encourage broad based attendance at community meetings and public hearings.
- Its extended study period increases opportunities by community members to provide input.
- It allows community members to consider all the issues and the “big picture” when creating a vision for the Sub Area.
- It ensures that the Planning Commission is part of the planning process.
- It enhances process related efficiencies and shares resources as its cost is included within the Comprehensive General Plan Update budget.
- It would consider broader City and area-wide circulation and open space issues that affect the Sub Area that may not be included otherwise.
- It ensures the Sub Area plan is cohesive and complimentary to surrounding land use planning as they are formed in conjunction with one another.

In Option 2, the CAC would be disbanded and its members would be encouraged to actively participate in the upcoming Comprehensive General Plan Update process. There may be a number of public outreach efforts used during its creation that the CAC members could participate in including the holding of public workshops, meetings with focus groups and neighborhoods, attending charettes, or applying to serve on the citizen’s advisory group that may be formed to oversee its creation.

The Sepulveda Redevelopment Citizens Advisory Committee

Staff contacted the nine-member CAC via e-mail outlining the two planning study options and requesting that they comment on the recommendation of Option 2. They responded as follows:

- 5 members agree with the Option 2 recommendation.
- 1 member prefers Option 1.
- 3 members preferred to meet and explore the two options further prior to forming a recommendation.

FISCAL ANALYSIS:

Option 1: Due to the amount of work required to create an Overlay Zone and Design for Development for the Study Area, staff recommends hiring an outside consultant to facilitate its completion at an estimated cost of \$200,000. Insufficient funds exist within the Agency’s Sepulveda Redevelopment program (Account Number 55092920.619800) for this fiscal year, however if this option is selected, staff will

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request the expenditure in its upcoming 2008/09 fiscal year budget using unrestricted tax increment funds.

Option 2: If the Study Area was defined as a Sub Area within the City's Comprehensive General Plan Update, it would be completed at no additional cost.

MOTIONS:

That the City Council:

1. Disband the Sepulveda Citizens Advisory Committee and direct staff to define the Sepulveda Boulevard Study Area as a Sub Area for completion in conjunction with the upcoming Comprehensive General Plan Update (Subcommittee and Staff Recommendation);

OR

2. Direct staff not to pursue a Sepulveda Boulevard Study Area planning study at this time;

OR

3. With the Sepulveda Subcommittee's oversight, direct staff to prepare a scope of work and to subsequently release a Request for Proposals to hire a consultant to prepare an Overlay Zone and Design for Development for the Sepulveda Boulevard Study Area.

That the Redevelopment Agency (this motion is applicable only if Motion 3 is adopted by the City Council):

Instruct staff to place \$200,000 in unrestricted tax increment funds into the 2008/09 fiscal year budget for the Sepulveda Redevelopment Project (Account Number 55092920.619800) in order to hire a consultant to prepare the Overlay Zone and Design for Development.