

ATTACHMENT COVER SHEET

Meeting Date: July 2, 2007

Item: Consideration of Density and the Mixed Used Development Ordinance.

Attachments:		Pages
1.	Zoning Code Section: Mixed Use Standards	1- 12
2.	Definitions	13
3.	Maps, Mixed Use Density Options 1,2,3	14-16
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17.400.065 - Mixed Use Development Standards

A. Purpose. This Section provides location, development, and performance standards for mixed use developments in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

B. Applicability.

1. The provisions in this Section shall regulate the conversion of existing buildings to include mixed uses as defined herein, and/or new construction of mixed use projects, where allowed by the applicable zoning districts.
2. The Mixed Use Development Standards supersede the Commercial Zero Setback Overlay (-CZ), where applicable.
3. The Mixed Use Development Standards do not supersede the provisions of the Commercial Downtown District (CD) or the East Washington Boulevard Overlay (-EW).
4. Except as specifically provided in this Section, mixed use projects shall be in compliance with the regulations of Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).
5. Where an Owner-Participation Agreement, Disposition and Development Agreement and/or Development Agreement with the City and/or Redevelopment Agency applies to a land parcel and the provisions of such agreement differ from the Mixed Use Development Standards, the provisions of the agreement shall prevail.

C. Definitions.

Architectural Feature. Soffit, column, wing wall, canopy, roof eave, balcony, bell tower, spires, clock tower, cupolas, turrets and any other similar element that does not create an interior floor space.

Arterial Street. As used in this Section, arterial streets include primary and secondary arterial streets. Primary arterial streets are major cross-town thoroughfares. Secondary arterial streets connect primary arterial streets to smaller streets and residential neighborhoods. Primary and secondary arterial streets are defined in the General Plan Circulation Element.

Blank Wall. Any wall that is not enhanced by architectural detailing, artwork, landscaping, windows, doors, or similar features. Solid and mechanical doors and glass with less than 80% transparency are considered blank wall areas.

Ornamental Feature. A statue, fountain, sculpture or any other similar freestanding decorative element which does not provide shelter, and which is not a sign, and which serves an aesthetic purpose.

Street Wall. The wall of a building facing the street at or near the property line. The street wall may include arcades, colonnades, recessed pedestrian entrances, decorative stairs,

public art and other features deemed pedestrian oriented.

D. Use Regulations.

1. **Uses permitted.** All uses permitted in the underlying zone are permitted in mixed use developments.
2. **Residential uses.** Residential uses other than live/work units are prohibited on the ground floor adjacent to arterial streets. Residential entrances and lobbies are permitted on the ground floor adjacent to arterial streets.
3. **Commercial uses.** Commercial uses are required on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets.
4. **Covenant.** A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development, and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed use development and that commercial activities are permitted pursuant to the regulations of the CCMC.
5. **Feasibility study.** At the Director's discretion, an economic feasibility study evaluating the viability of the proposed commercial uses within the mixed use development may be required.

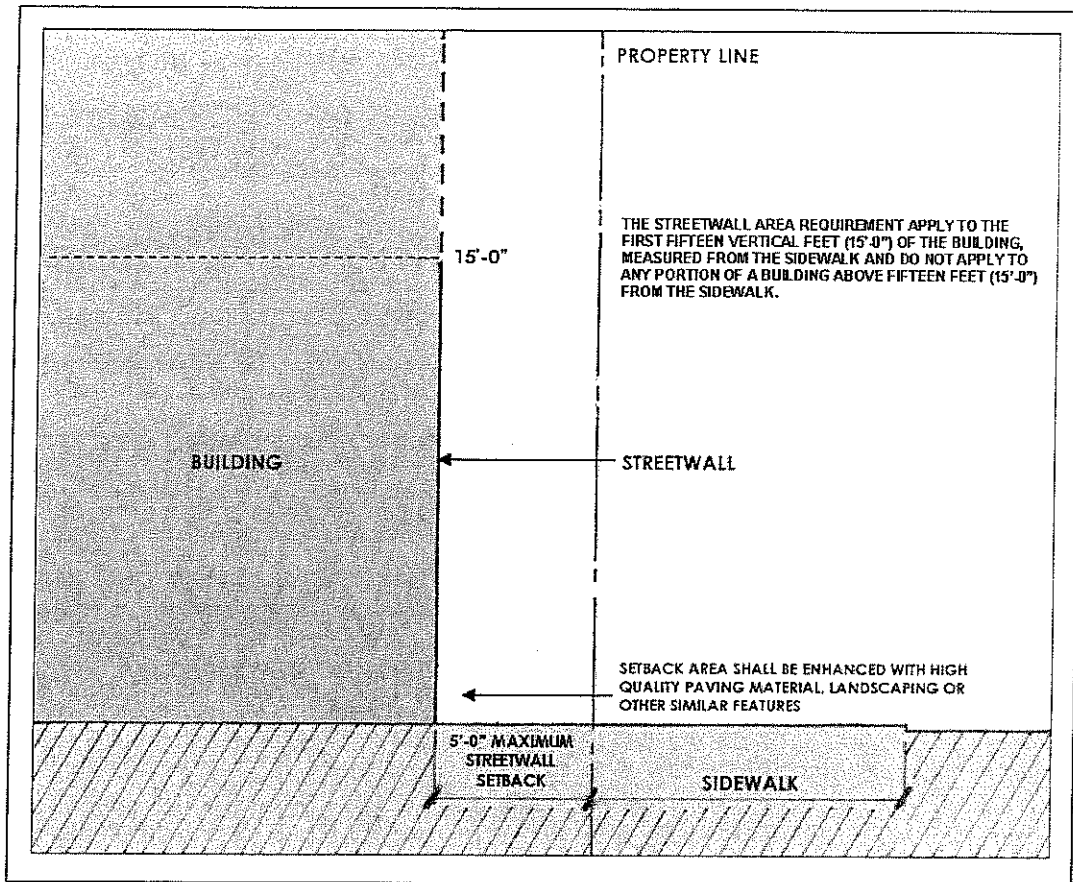
E. General Development Standards.

1. **Minimum lot size and dimensions.**
 - a. All lots less than 10,000 square feet shall have a minimum width of 50 feet with alley access or access from a non primary arterial street.
 - b. Lots 10,000 square feet or larger shall have a minimum width of 100 feet.
 - c. Mixed use projects located on parcels that are less than 5,000 square feet shall not be permitted unless combined with one or more abutting lots to create a total site development area that is at least 5,000 square feet, subject to the above access requirements.
2. **Building height.** The height of structures shall not exceed the standard established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards), unless a modification is granted pursuant to Subsection 17.300.025.C. (Exceptions to Height Limits).
3. **Density.** Residential density shall not exceed 65 dwelling units per acre or 1 unit per 670 square feet of lot area (43,560 sq.ft. divided by 65 units = 670).
4. **Building setbacks.** Building setbacks are provided in Table 4-2 (Building Setbacks).

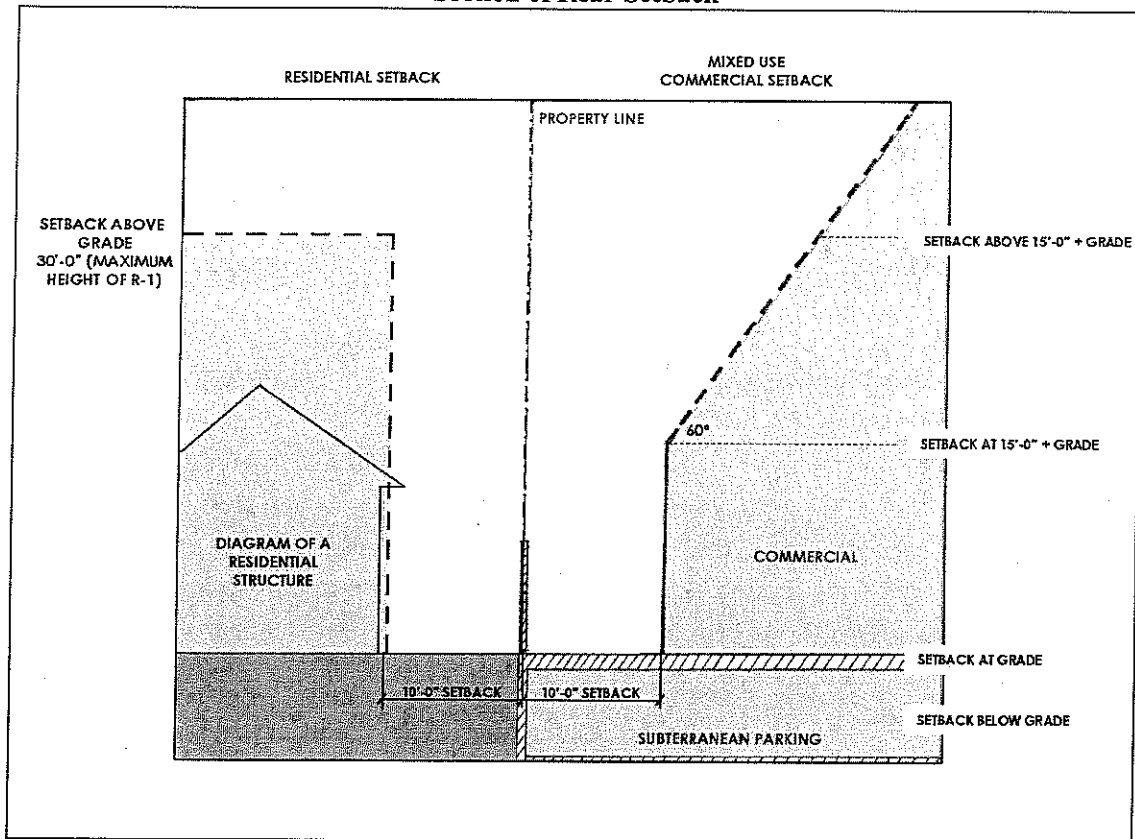
**Table 4-2
Building Setbacks**

		Setbacks (1)			
		Street Wall	Side and Rear Adjacent to Residential Zone	Side and Rear Adjacent to Non-residential Zone	Adjacent to an Alley
Building Height	Underground	None required.			
	Less than or equal to 15'-0"	The Street Wall shall have a zero setback, but may be setback up to 5 ft from the property line, if the setback area is enhanced with high quality paving material, landscaping or other similar features. See Figure 4-4 (Section of Street Wall Setback).	A 10 ft setback is required. Adequate screening and landscaping shall be provided.	No setback is required.	2 ft (2)
	Greater than 15'-0"	The upper level may be setback greater than the street wall, or up to the property line.	A 60 degree clear-zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear property line. See Figure 4-5 (Section of Rear Setback).	No setback is required.	2 ft (2)
(1) Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations.					
(2) The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.					

Figure 4-4
Section of Street Wall Setback



**Figure 4-5
Section of Rear Setback**



F. Site Planning and Design Standards.

1. **Building bulk.** Projects shall be designed to achieve interesting, graceful and articulated buildings by the use of varied rooflines and vertical attachments; clearly defining the base, middle and top of each building and other architectural features. See Figure 4-6 (Building Elevation Composition).
2. **Building tops.** The top of the building shall be visually terminated through the use of cornices, parapets, domes, towers, or other forms or features.
3. **Street wall requirements.**
 - a. The street wall shall be architecturally modulated to create visual interest and shall include architectural features and pedestrian amenities such as recessed entries, arcades, colonnades, stairs, art and other architectural features deemed pedestrian-oriented by the Director, subject to the following:
 - 1) Passageways in arcades and colonnades are, at minimum, 5 feet wide. See Figure 4-7 (Section of Street Wall).
 - 2) Architectural and ornamental features do not impede pedestrian routes.

- 3) Stairs are decorative and attractive.
- b. Street wall façade requirements shall apply to the portion of the street wall that is within 15 vertical feet above the sidewalk parallel to arterial streets.
 - c. The street wall is required along 100% of the total linear property line parallel to arterial streets.
 - d. No blank wall area is permitted in the street wall area.
 - e. On corner lots, where one of the adjacent streets is a non-arterial street, the street wall requirements shall apply to the first 25% of the building depth immediately adjacent to the non-arterial street. See Figure 4-8 (Corner Building Street Wall Requirement).
 - f. Major entrances and corners of buildings shall be articulated within the street wall façade.

Figure 4-6
Building Elevation Composition



Figure 4-7
Section of Street Wall

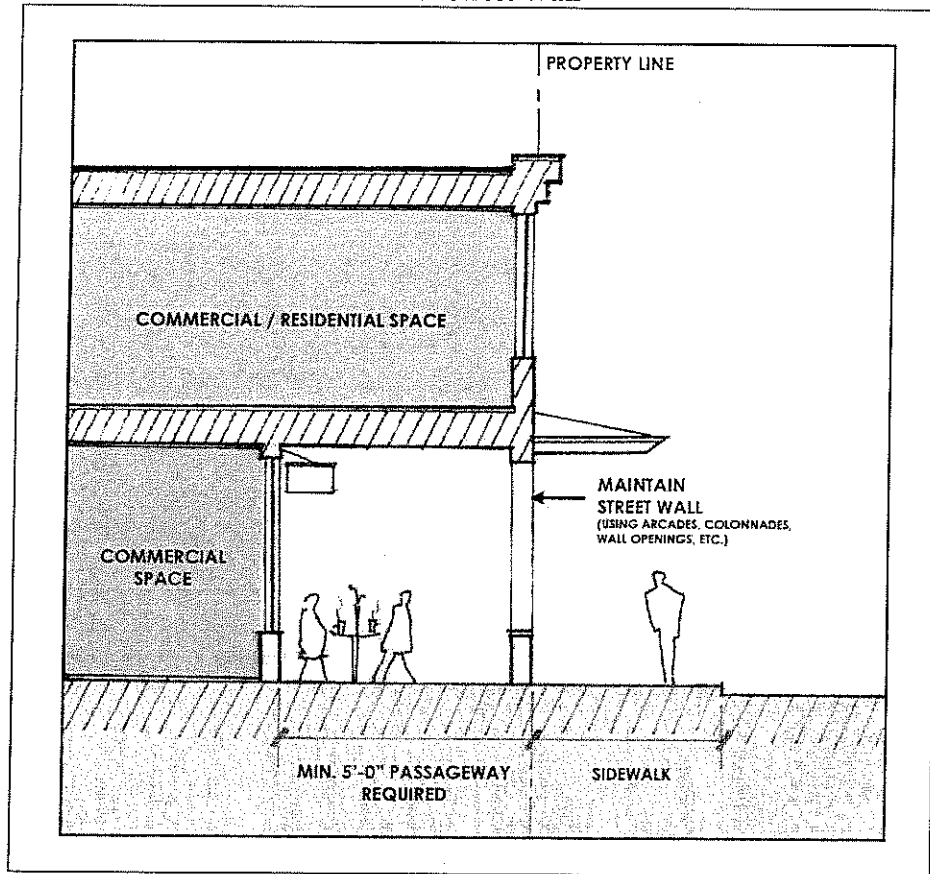
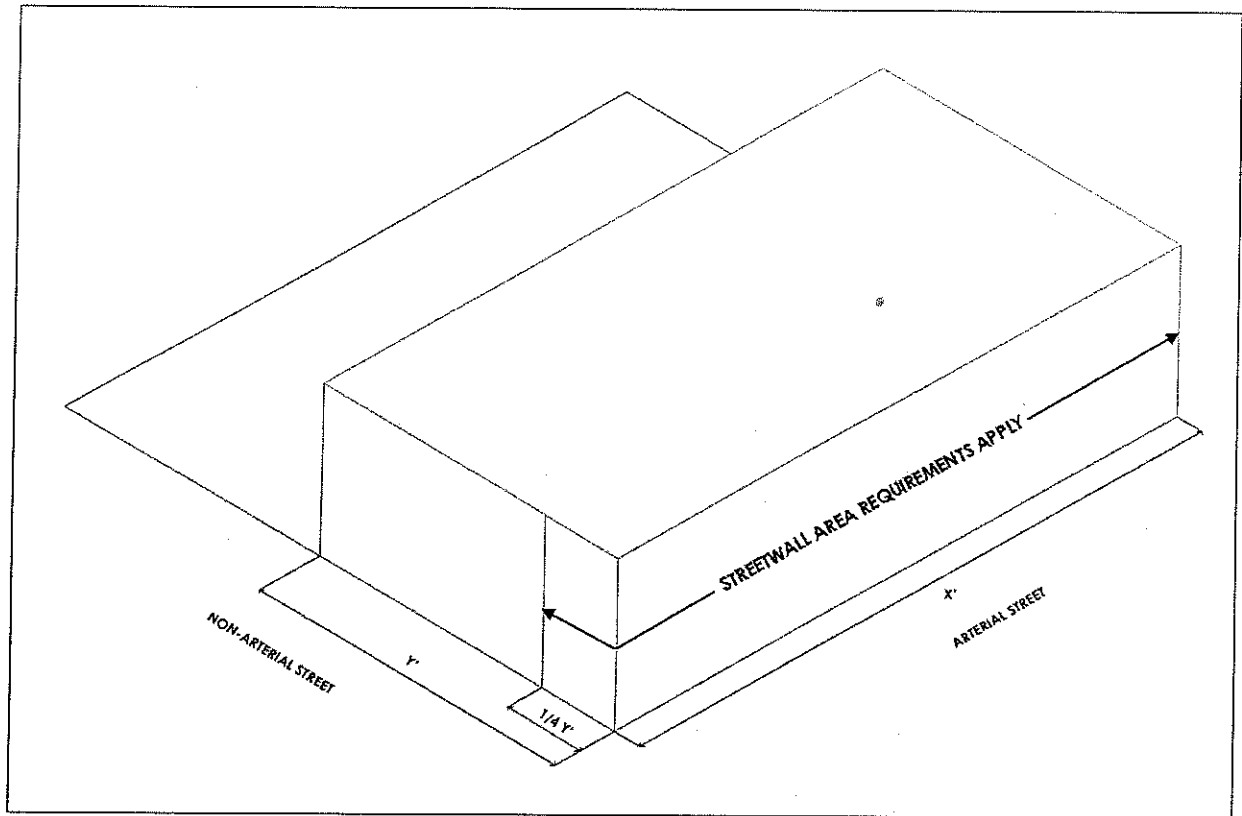


Figure 4-8
Corner Building Street Wall Requirement



4. Blank wall.

- a. Blank wall area is not permitted in the street wall area.
- b. Blank wall area shall be minimized on all building elevations.
- c. The maximum width of any continuous blank wall shall be no more than 15 feet.

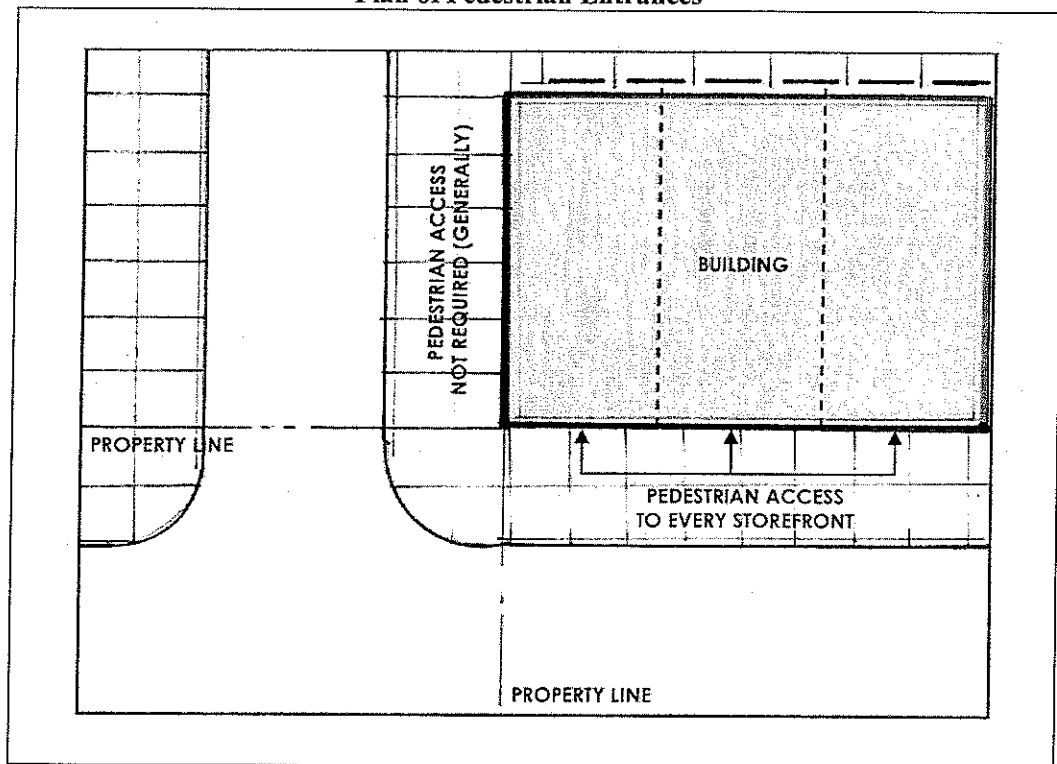
5. 360° Architecture.

- a. Similar architectural and design features shall be incorporated on all sides of the building.
- b. Building elevations clearly visible from adjoining residential areas should not negatively impact the character and atmosphere of the adjacent residential areas. Design elements, materials, colors, surfaces and finishes that complement the residential areas shall be used as deemed appropriate by the Director.

6. **Building entrances.**

- a. Pedestrian entrances shall be provided for all ground floor uses adjacent to arterial streets. Pedestrian entrances are not required on non-arterial streets. See Figure 4-9 (Plan of Pedestrian Entrances).
- b. Pedestrian entrances shall be directly accessible from the public right-of-way and shall have direct access from the sidewalk grade.
- c. Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement based on site constraints.

Figure 4-9
Plan of Pedestrian Entrances



- 7. **Signage and lighting.** Signs must be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).
- 8. **Parking and vehicular access.**
 - a. Street level parking facilities and lots shall be screened from view from the adjoining arterial street(s) by ornamental walls or fences, at least 4 feet high above street grade.

- b. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement based on site constraints.
 - c. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement based on site constraints.
 - d. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement based on site constraints.
9. **Refuse storage and collection areas.** The commercial and residential components of the project shall maintain separate refuse storage and collection areas; the refuse storage and collection areas shall be clearly marked for separate uses.

G. Residential Development Standards.

1. **Minimum unit size.** Residential minimum unit sizes are detailed in Table 4-3 (Minimum Residential Unit Size).

Table 4-3
Minimum Residential Unit Size

No. of Bedrooms	Minimum Unit Size (Gross Floor Area)
Studio	500
1 Bedroom	700
2 Bedrooms	900
3 Bedrooms	1,100
4 Bedrooms	150 additional gfa/bedroom

2. **Unit size mix.** No more than 25% of the total number of residential units shall have less than 700 square feet of gross floor area.
3. **Open space.**
- a. Each unit shall have a minimum of 75 square feet of common and/or private open space.
 - b. Common open space areas shall have a minimum dimension of 15 feet in any direction which may include a combination of open space and adjacent setback area.
 - c. Private open space areas shall be at least 30 square feet and 5 feet in any direction, to the extent feasible.

- d. Private and common open space requirements may be satisfied by a selection or combination of the following: atriums, balconies, courtyards, decks, gardens, gyms/exercise rooms, patios, playgrounds/tot lots, rooftop decks, patios and gardens, and swimming pools. The Director may approve similar amenities not listed above.

H. Live/Work Development Standards. In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in Section 17.400.060 (Live/Work Development Standards).

I. Parking Standards. Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading) and the following additional standards.

1. Parking access and circulation standards.

a. **Commingled parking.** A mixed use project may have a commingled parking area for all uses, subject to the following conditions:

- 1) Residential, live/work and commercial parking spaces are designated with signs.
- 2) Residential, live/work and commercial components require 10 or fewer parking spaces each.
- 3) One use requires 10 or fewer parking spaces and a second use requires more than 10 parking spaces, and the Director determines that site conditions make it infeasible to provide gated or separated parking.

b. **Gated parking.** A mixed use project shall have a gated parking area for residents of residential units and live/work units, if the requirements allowing commingled parking are not met. The regulations governing gated parking areas are provided below.

- 1) Common ingress areas to residential, live/work, and commercial parking are permitted.
- 2) If a separated residential and live/work egress lane(s) is/are not provided, non-residential parking shall be free of charge.
- 3) The parking layout shall be designed so that residents are not significantly inconvenienced by non-residential parking demands, as determined by the Director.

c. **Residential guest parking location.**

- 1) Residential guest parking may be located in the commercial parking area.
- 2) Residential guest parking shall be accessible 24 hours per day.
- 3) Residential guest parking shall be free of charge.

4) Residential guest parking shall be appropriately signed.

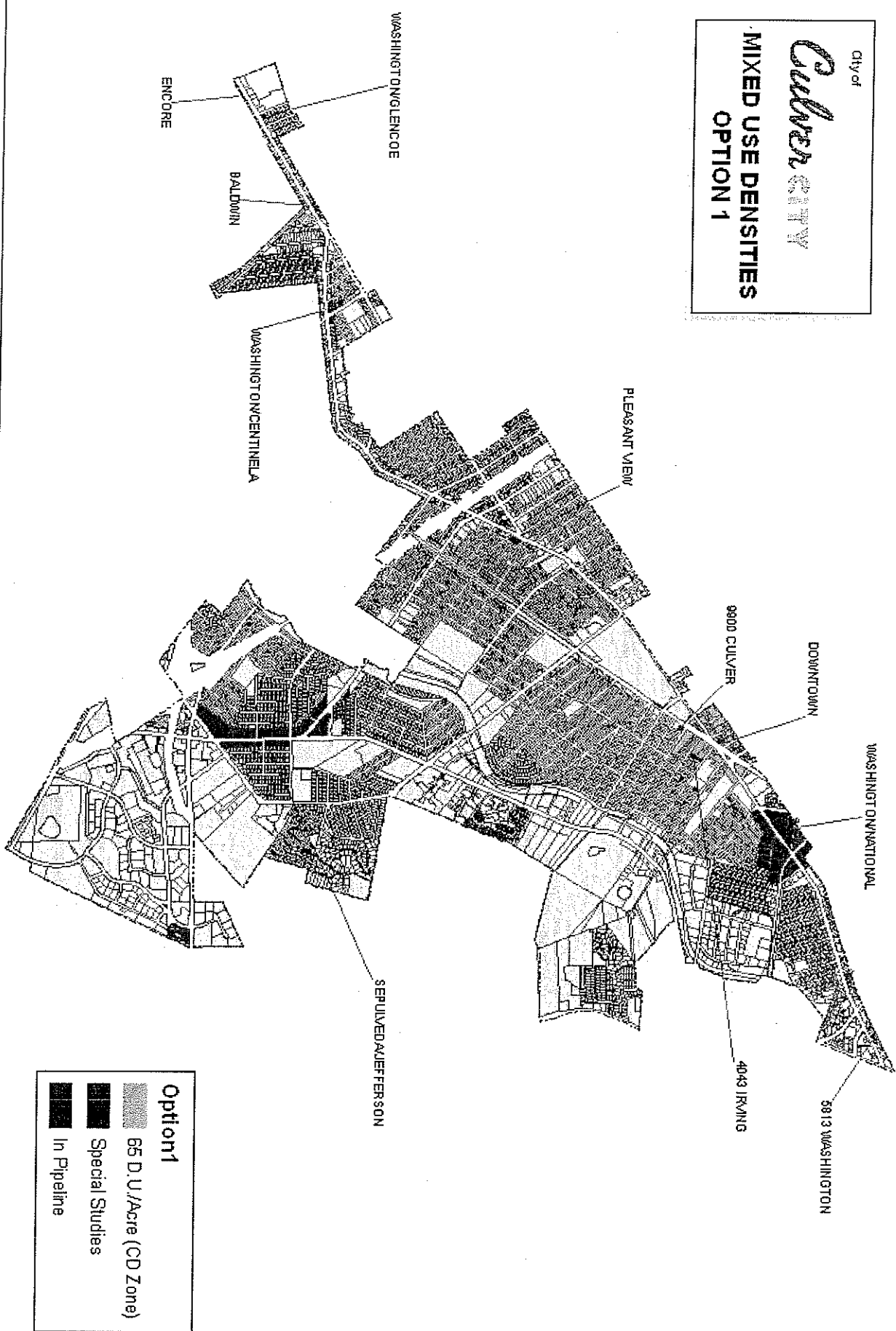
J. Performance Requirements. All mixed use projects shall be designed to meet the following performance standards.

1. Walls on all sides of residential and live/work units shall be constructed to minimize the transmission of noise and vibration. A minimum impact insulation class (IIC) of 60 shall be required for all residential and live/work walls, floors, and ceilings.
2. Shared elevators shall have security code access for residents to reach residential floors and to use the elevators during late evening and early morning hours. Security code access is not required for live/work access areas. Separate commercial and residential elevators are encouraged.
3. No commercial use, activity or process shall be operated in an objectionable manner due to fumes, noxious odor, dust, smoke, gas, noise or vibrations which may be detrimental to any other uses and occupants on the same property.
4. Residential and live/work units shall be designed to allow for cross-ventilation and have high quality HVAC systems, to the extent feasible.
5. Parking areas shall be illuminated so as to provide appropriate visibility and security as determined by the Director.
6. Parking access and circulation design shall minimize vehicle circulation through residential neighborhood streets as determined by the Director.
7. Commercial loading areas and outdoor storage areas shall be designed and located away from residential units and shall be screened from view at ground level from the residential portion of the project and from adjacent residential developments.
8. Commercial loading areas shall not significantly and/or negatively impact the pedestrian environment.
9. Adequate lighting must be provided adjacent to sidewalks and other public spaces to preserve the amenity and safety of those spaces for night-time pedestrian use, as determined by the Director.

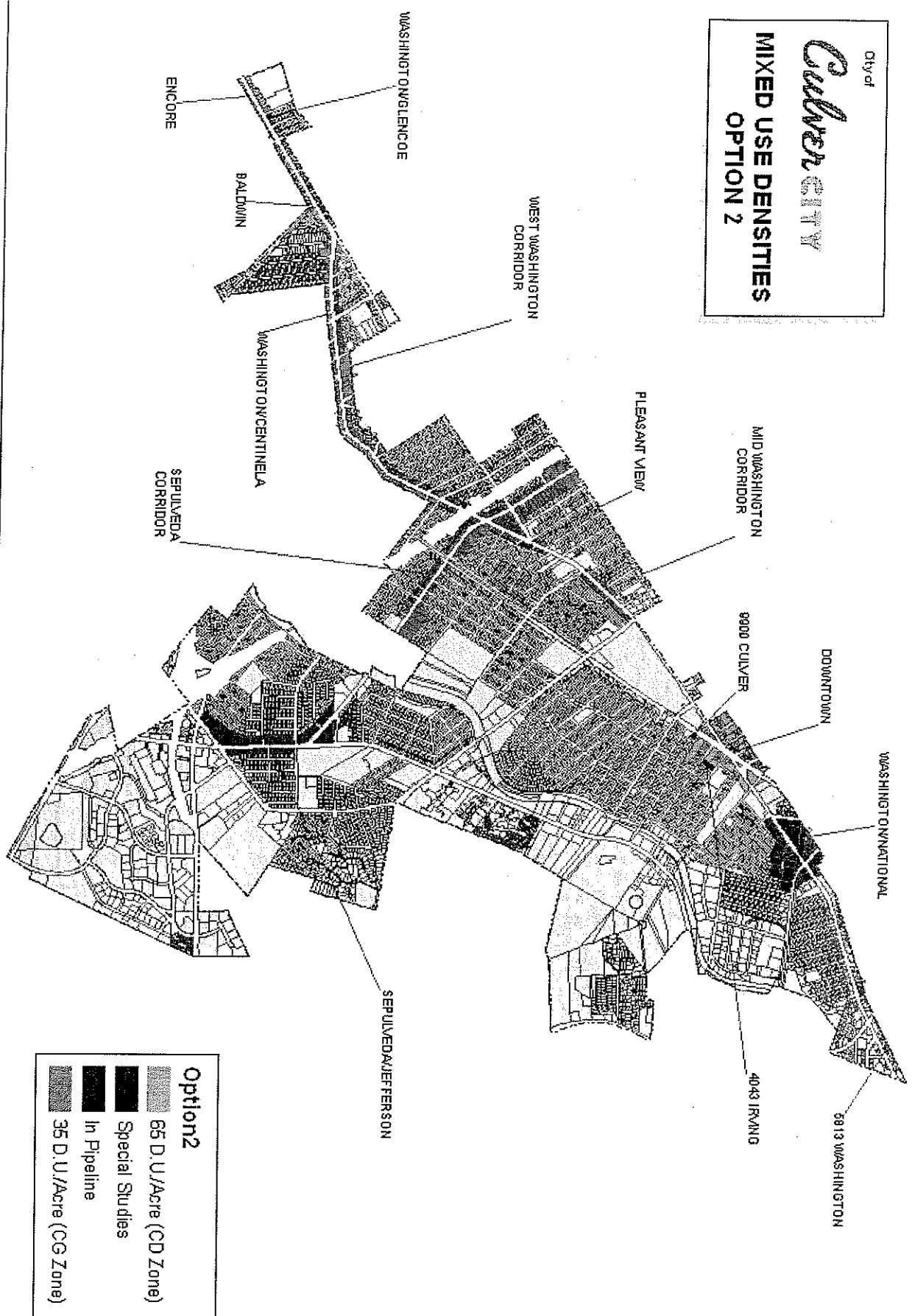
DEFINITIONS:

- Density- is related to acreage and defined as the number of housing units allowed per acre for residential units. In the Mixed Use Development Standards, up to 65 units per acre are permitted.
- Building Height- is the highest allowable point of a building permitted in a zone. In the Mixed Use Development Standards, the building height is determined by the underlying zone(s) where mixed use is permitted. The maximum building height is 56 feet in the CG (Commercial General) zone, 43 feet in the CN (Commercial Neighborhood) zone and varies from 30 feet to 56 feet in the CD zone (Commercial Downtown).
- Minimum Lot Size and Dimension-
 - Allowed on lots with minimum size of 10,000 sq. ft. with 100 feet of frontage and on lots of less than 10,000 sq. ft. with 50 feet of frontage and with alley access or access from a non-primary street.
 - Not permitted on lots less than 5,000 sq. ft.
- Building Setback-
 - Front – 0 feet, but up to 5 feet permitted with special paving and landscaping.
 - Side & Rear adjacent to commercial zones - 0 feet adjacent and 2 feet adjacent to alleys.
 - Side and Rear adjacent to residential zones – 10 feet plus where development is more than 15 in height, a 60 degree clear-zone angle must be maintained as measured from 15 feet above existing grade and 10 feet from the rear property line.
- Minimum Unit Size-
 - Studio – 500 sq.ft.
 - 1 Bedroom – 700 sq.ft.
 - 2 Bedroom – 900 sq.ft.
 - 3 Bedroom – 1,100 sq.ft.

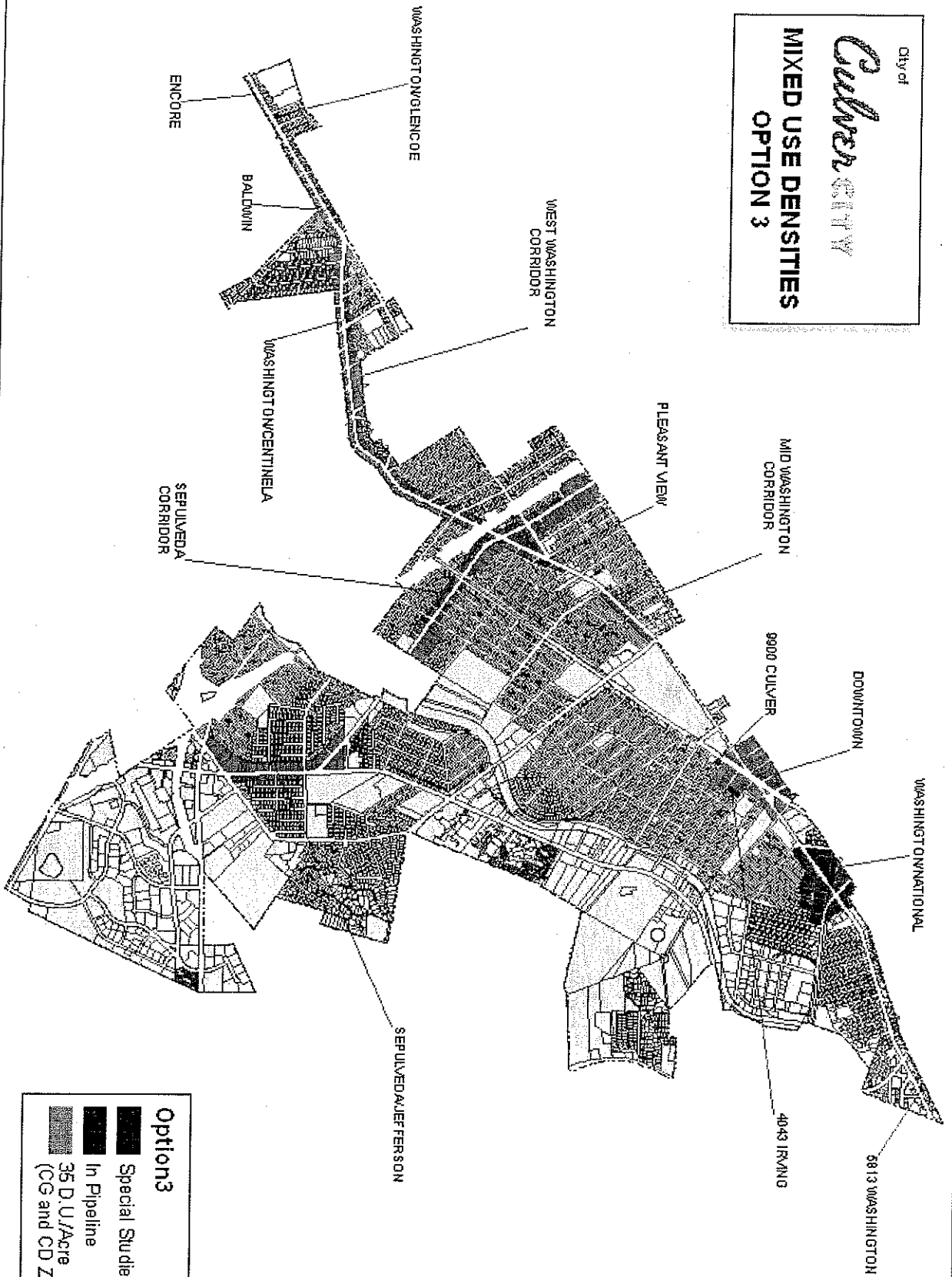
City of
Culver City
MIXED USE DENSITIES
OPTION 1



City of
Culver City
MIXED USE DENSITIES
OPTION 2



City of
Culver City
**MIXED USE DENSITIES
OPTION 3**



OPTION SUMMARY
TABLE

Option	Description	Pro's	Con's	Build Out
1) Geographic with Special Study Areas	• Mixed use eliminated from CG and CN zones • Mixed Use would be permitted in the CD zone at 65 du/ac • Mixed Use would be permitted in current RDA project sites @ up to 65 du/ac • Projects in Pipeline @ up to 65 du/ac • Washington/National; Sepulveda/Jefferson; and Washington /Centinela would be identified as Special Study Areas where densities would be determined through a Specific Plan or Comprehensive Plan process	• Quantifiable • Limits Mixed Use to specific areas away from residential zones • Facilitates RDA projects • Facilitates TOD development • Facilitates Jobs/Housing Downtown • Special Study flexibility in density • Addresses Equity Issues	• Eliminates Mixed Use from commercial corridors • Would not facilitate smaller projects • Eliminates incentive to redevelop commercial properties • Limits housing sites to meet RHNA	• *150 units downtown • 500 units Wash/Nat (Catalytic projects) • 400 units Sep/Jeff • 250 units RDA projects • 150 units in pipeline *Total = 1450 units

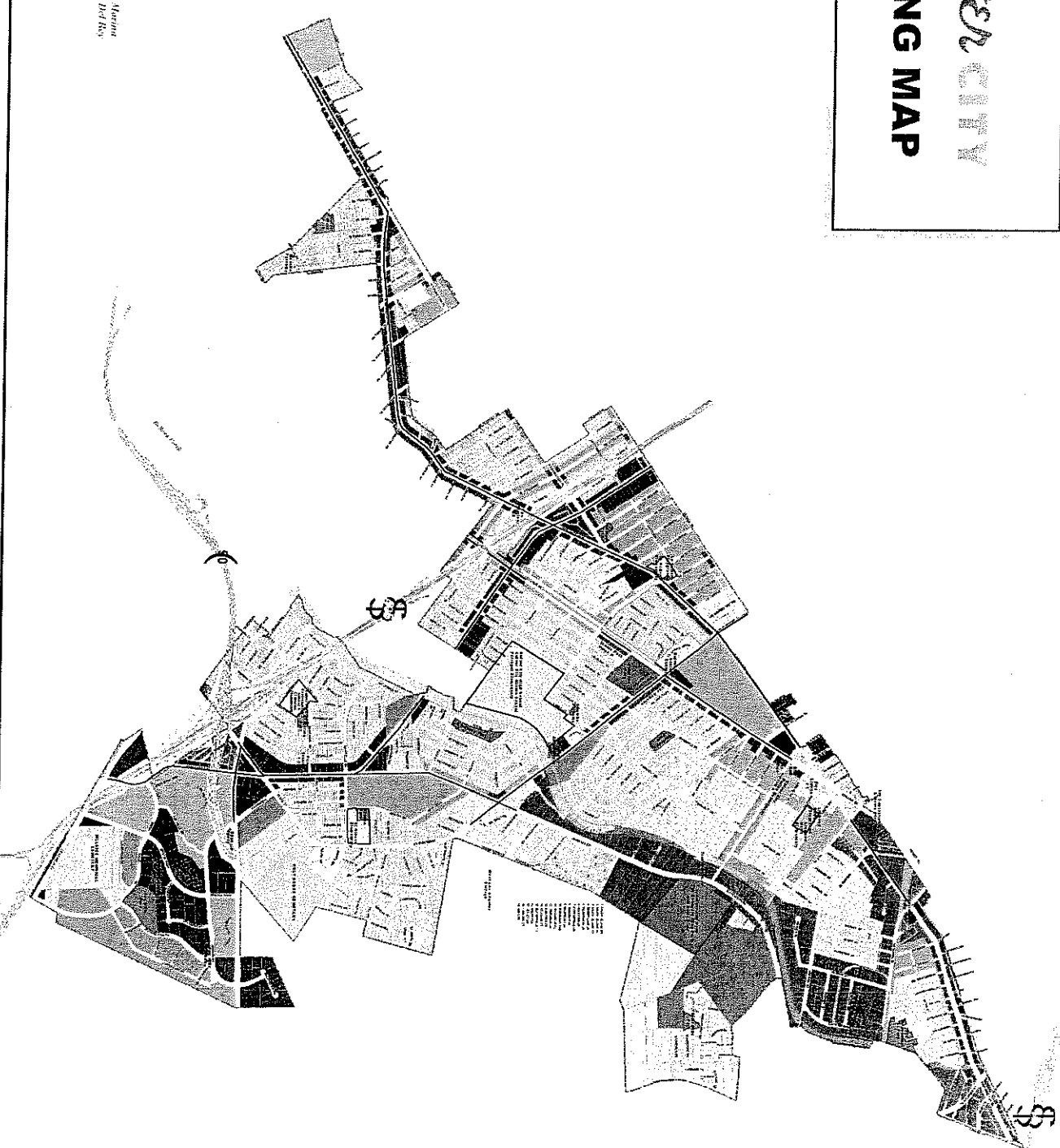
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2) Geographic Density Reduction with Special Study Areas	• Mixed Use would be eliminated from CN zone • Density in all CG zones would be reduced to 35 du/ac • Mixed Use would be permitted in the CD zone at 65 du/ac • Mixed Use would be permitted in current RDA project sites @ up to 65 du/ac • Projects in Pipeline @ up to 65 du/ac • Wash/Nat and Sepulveda/Jefferson densities would be determined through a Specific Plan or Comprehensive Plan process	• Eliminates mixed use adjacent to SFR • Reduces density along W. Wash. and Sepulveda commercial corridors • Facilitates TOD development • Facilitates Jobs/Housing Downtown • Special Study flexibility in density • Helps RHNA • Addresses Equity Issues	• Would not facilitate smaller projects in CN • Density reduction may not provide incentive to redevelop • Not completely quantifiable	• *150 units downtown (*est.) • 500 units Wash/Nat (Catalytic projects) • 400 units Sep/Jeff • 250 units RDA projects • 150 units in pipeline • *350 units W. Wash. Corridor • *200 units Sepulveda Corridor *Total = 2000 units
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3) Across the Board Density Reduction with TOD Specific Plan	• Mixed Use would be eliminated from CN zone • Density in all CG and CD zones would be reduced to 35 du/ac • RDA project sites @ up to 65 du/ac • Projects in Pipeline @ up to 65 du/ac • Wash/Nat densities would be determined through Specific Plan	• Eliminates mixed use adjacent to SFR • Overall density reduction in downtown and along corridors • Facilitates TOD development • Helps RHNA • Addresses Equity Issues	• Would not facilitate smaller projects in CN • Density reduction may not provide incentive to redevelop • Not completely quantifiable	• *100 units downtown • 500 units Wash/Nat (Catalytic projects) • 200 units Sep/Jeff (*est.) • 250 units RDA projects • 150 units in pipeline • *350 units W. Wash. Corridor • *200 units Sepulveda Corridor (*est.) *Total = 1800 units
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* Build-out is based on know projects and estimates based on application trends projected out over an 8-year planning period coinciding with the RHNA cycle.

City of Culver City ZONING MAP



LEGEND

- | | | | |
|--|-----------------------------------|--|---|
| | CH Commercial Neighborhood | | R1 Residential Single-Family |
| | CG Commercial General | | R2 Residential Two-Family |
| | CO Commercial Office | | R3 Residential Medium-Density |
| | CL Commercial Light Industrial | | R4 Residential Low-Density |
| | CHL Commercial Heavy Industrial | | R5 Residential Very Low-Density |
| | CP Commercial Professional Office | | R6 Residential Planned Unit Development |
| | CE Commercial Entertainment | | R7 Residential Single-Family Attached |
| | CC Commercial Community Center | | R8 Residential Medium-Density Attached |
| | CC Commercial Community Center | | R9 Residential Single-Family Attached |
| | CC Commercial Community Center | | R10 Residential Single-Family Attached |
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- | | | | |
|--|-----------------------------------|--|----------------------|
| | PD Planned Development | | CC Community Center |
| | IL Industrial Light | | CB City Boundary |
| | IM Industrial Medium-Density | | MS Major Street |
| | IH Industrial Heavy | | MS Minor Street |
| | IP Industrial Professional Office | | CCP Center City Park |
| | IP Industrial Professional Office | | B Beach |
| | IP Industrial Professional Office | | B Beach |



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February 1, 2007



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