



Culver CITY

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AGENDA
Planning Commission
Wednesday, September 16, 2015
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Kevin Lachoff, Chair
David VonCannon, Vice Chair
Scott Wyant, Commissioner
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

STUDY SESSION

Continuation of Discussion of the Subject of Large Single Family Developments (“Mansionization”) in the City and Direction to the Staff on Potential Regulatory Measures.

CONSENT CALENDAR *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1. Approval of Minutes of August 26, 2015.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –(Tentative) – 2015

Date	Day	Time	Location
<i>City Council</i>			
<i>September 28</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>October 7</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>October 13</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>October 6</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Planning Commission</i>			
<i>October 14</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

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

Meeting Date: 09-16-15		Item Number: <u>Study Session</u>	
PLANNING COMMISSION STUDY SESSION AGENDA ITEM: (1) Discussion of the Subject of Large Single Family Developments (“Mansionization”) in the City and (2) Direction to the Staff on Potential Regulatory Measures.			
Contact Person/Dept.: Sol Blumenfeld / Community Development Thomas Gorham / Planning		Phone Number: 310-253-5700 310-253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: (E-Mail) Meetings and Agendas: Planning Commission; Ongoing Topics – Planning and Zoning “Mansionization”; Interested parties; (9/2/15): (PUBLISH) Culver City News (9/10/15); (POST) City’s Public Notification Web Page and Facebook and Twitter (9/2/15): (MAIL) All R1 property in the City (9/2/15)			
Planning Approval: Thomas Gorham (9/9/15)		Department Approval: Sol Blumenfeld (9/9/15)	

RECOMMENDATION:

Staff recommends the Planning Commission: (1) receive a report regarding large single family development in the City (commonly called “Mansionization”); and (2) direct staff as deemed appropriate.

BACKGROUND:

On July 22 and August 26, 2015, the Planning Commission conducted Study Sessions on large single family developments in the City, received public testimony and provided direction to staff on potential code amendments that could be considered to address “Mansionization” -- the replacement of older, smaller homes with the largest home permitted under the City’s Zoning Code that is much larger than surrounding dwellings and which, because of its size, changes the scale and character of a neighborhood.

DISCUSSION:

Pursuant to City Council direction staff has been tracking the number of new plan submittals and permits issued for larger single family homes. For data collection purposes, homes of 3,000 sq. ft. or larger (on lot sizes ranging from 5,000 to 15,770 sq. ft.) are being tracked.

City of Culver City, California
Agenda Item Report

Since the July 22nd, Planning Commission Study Session seven permits have been applied for that range from 3,082 to 5,180 sq. ft. and one has been approved. Of these permits, four were additions and three are for new home construction. Two permits are for homes on irregular hillside lots. In total, 14 larger single family home projects have been applied for or permitted since the initial City Council hearing in June.

The Commission also requested that staff provide a table and a map summarizing larger single family home building permits issued or in process since the June 6, 2015 Council referral of the matter. The map indicates the total number of permits issued since 2011 in order to provide a more detailed summary of when the recent trend in building activity commenced. This information has also been arranged in a separate table showing building activity since June 6, 2015. Attachment No. 2 is the summary table outlining details of the 14 permits since June. Attachment No.3 is a Map of New Single Family Construction of all new single family residential building permits for homes larger than 3,000 sq.ft. applied for or permitted since 2011.

Summary of Discussion from August 26th Study Session

At the prior Study Session of August 26, 2015 (Study Session No. 2) the Commission considered a wide range of potential regulatory measures that were discussed during Study Session No. 1 to address the issue of Mansionization.

The Commission recommendations from Study Session No. 1 were summarized on a Summary Matrix attached to the Commission staff report. In general, the recommendations for regulating larger single family homes pertained to design issues and to the process for reviewing project plans and constructing new projects. Of the 25 recommendations that emerged from the Commission discussion, there appeared to be eight which the Commission felt should be pursued further. These were summarized on a separate matrix called Summary Matrix of Commission Consensus and included:

1. Use a flexible approach.
2. Provide incentives to reduce building size
3. Increase building setbacks and side yards
4. Use a percentage of gross floor area permitted on the 2nd Floor
5. Exclude basements from the calculation of gross floor area
6. Use deeper setbacks to maximize privacy
7. Discourage lot assembly
8. Regulation building height based on flat vs. sloped roofs

After further discussion at Study Session No. 2, the Commission determined that some of their recommendations may have changed and that it would be helpful to use a blank matrix supplied by staff to identify their concerns. In the interest of

City of Culver City, California
Agenda Item Report

advancing the discussion, the matrix form was provided to the Commission for their use and to facilitate deliberations at Study Session No. 3.

Summary of Staff Recommended Code Changes Based on Prior Commission Discussion:

The following is a list of potential code amendments that staff previously identified based on discussion by the Commission and input from the public.

1. Increased Building Setbacks and Side Yards

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Setbacks: Front, Side and Rear Yards, Open Space). **Recommend increasing side yard setback from 4 feet to 5 feet and rear yard setback from 10 feet to 15 feet.**

Outcome: Will result in greater building separation between lots to address privacy concerns. Will also create legal nonconforming designations for those properties that comply with the current setback regulations. However, it will not prohibit those nonconforming properties from renovations and/or additions. Based on the current nonconforming regulations, the addition will need to comply with current setback requirements but the portion of the structure not affected by the addition can maintain the existing nonconforming setbacks.

2. Establish Floor Area Ratio (FAR) Maximum

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Dwelling Size/Maximum Area). **Recommend an FAR of .60 and recommend that attached garages shall be included in the FAR calculation.**

Outcome: Will reduce gross building area and reduce building size. Will result in a maximum 3,000 sq.ft. structure on a typical 5,000 sq.ft. lot. In addition it will equal the current .60 FAR equivalent that is in place for lots 8,000 square feet and greater. Therefore, larger lots will not see a reduction in FAR allowance, and there will be a distinction (change) between the FAR for smaller lots and larger lots.

In addition, counting an attached garage as part of the FAR will provide an incentive to build a detached garage which will create larger side yard setbacks where a driveway will be required to access a detached garage in the rear of the property.

City of Culver City, California
Agenda Item Report

3. Percentage of Gross Floor Area Permitted on 2nd Floor

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Establish 2nd Story Front, Side and Rear Setbacks and 2nd Story Private Open Space as a Percentage of Gross Lot Area). **Recommend establishing a second floor square footage maximum of 75% of the first floor square footage.**

Outcome: Will reduce building footprint at 2nd floor level, reduce building mass and potentially address privacy concerns by increasing the distance between homes at the 2nd story level. There was discussion of only requiring this regulation for larger homes as a second floor size limit may have an impact on the ability of small single story homes that want to add floor area with the addition of a second story. For example, an existing 1,000 sq.ft. single-story home would only be able to 750 sq.ft. as a second story addition. Implementing this provision could be problematic as it would be difficult to establish a threshold and could create loopholes for houses that may be slightly under an established threshold and also may create inequities. Therefore, staff does not recommend implementing dual provisions for second floor square footage requirements.

4. Basements Excluded From GFA Calculation

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Add Basement Provision) Define Basement Section 17.700.005. Include Basements Setbacks/Footprint provisions: Front, Side and Rear Yards). **Recommend establishing criteria that excludes basements from FAR and create a definition of a basement and regulations for basement footprint and the maximum amount of basement daylighting for windows.**

Outcome: Will provide greater buildable area without increasing above grade building footprint and provides potential zoning incentive for use in conjunction with proposed building size reduction measures.

5. Regulate Building Height Based on Flat Roof / Sloped Roof

Code Section: Residential Zoning District Development Standards: Section 17.210.020 Table 2-3 (Reduced Building Height for Flat Roofs). Section 17.700.005 add definition for sloped and flat roof. **Recommend reducing the height for flat roofed buildings to 25 feet. Add definition of sloped roof as equal to or greater than a 3:12 slope. Flat roof defined as under 3:12 slope.**

Outcome: Provides opportunity to reduce building height and reduce building impacts along street frontage and to adjacent properties.

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

6. Provisions for R2 and R3 Lots

Code Section: Residential Zoning District Development Standards:
Section 17.210.020 Table 2-3 (Dwelling Size/Maximum Area).
Recommend no changes to regulations for R2 and R3 properties.

The above recommended zoning code changes are outlined in strike through/underline format in Attachment No. 4.

Survey of Surrounding City Regulations on “Mansionization:”

As previously noted in the July 22nd Study Session Staff Report, staff has looked at the development regulations for single-family homes in the cities of Los Angeles, Santa Monica, West Hollywood, Manhattan Beach, and Beverly Hills. Similar to Culver City, all of the surveyed cities contain minimum setback requirements which range from 15-20 feet for front setbacks; 10-15 feet for rear setbacks; and 3-5 feet for side setbacks. Maximum building heights ranged from 26-33 feet. In regards to maximum allowable building size, three of the cities had an FAR limit including Manhattan Beach (.70 for lots up to 4,800 sq.ft. and .65 for lots greater than 4,800 sq. ft.); Los Angeles (.50 for lots up to 7,500 sq.ft. and .45 for lots greater than 7,500 sq.ft.); and West Hollywood (.50 for all lots). Beverly Hills uses the same dwelling unit size standards as currently in place in Culver City: 1,500 sq.ft. plus 40% of the lot area which equates to a .70 FAR.

The cities of Beverly Hills and West Hollywood have design standards including building massing and modulation, upper floor step backs, and second floor/first floor proportionality requirements.

The City of Los Angeles also has some incentives to allow for a 20% increase in the maximum dwelling size if the project uses one of the following methods: green building methods, front façade step backs, or reducing the upper floor area to 75% of the lower floor area. However, Los Angeles has proposed revising the rules to eliminate “counterproductive provisions” that allowed builders to develop boxy buildings.

The staff proposed amendments will result in zoning code provisions that are commonly used in other cities to regulate single-family home sizes, setbacks, and height.

Attachment No. 5 is table which summarizes other jurisdictions single-family development standards.

City of Culver City, California
Agenda Item Report

CONCLUSION:

As outlined in Summary Matrix No.1, there are 37 recommendations that were identified for consideration at the first two study sessions and which were forwarded to the Commission for their use and to facilitate deliberations at the 3rd Study Session.

As outlined herein, staff has provided recommended code amendments based on Planning Commission discussion and input from the public that attempt to strike a balance between the right of property owners to improve and develop their properties to meet their family needs and personal preferences and the need to protect the character of established neighborhoods and limit the impacts of new development on adjacent properties. In light of the City Council and Commission desire to timely complete code amendments that address Mansionization, staff recommends that the Commission give final direction to proceed on the specific zoning code amendments that the Commission reaches consensus on. Staff will then bring back the recommended amendments as a formal Zoning Code Text Amendment at a Public Hearing for consideration and final recommendation to the City Council by the Commission.

MOTION:

That the Planning Commission:

1. Receive and discuss the staff report regarding large single family development in the City ("Mansionization"); and
2. Take public testimony; and
3. Direct staff as deemed appropriate.

ATTACHMENTS:

1. Summary Matrix No. 1- Commission Recommendations
2. Map of New Single Family Construction
3. Summary Table of New Single Family Construction
4. Draft Zoning Code Text Amendments
5. Summary Of Other Jurisdictions Single-Family Development Standards
6. Public Comments

ATTACHMENT NO. 1

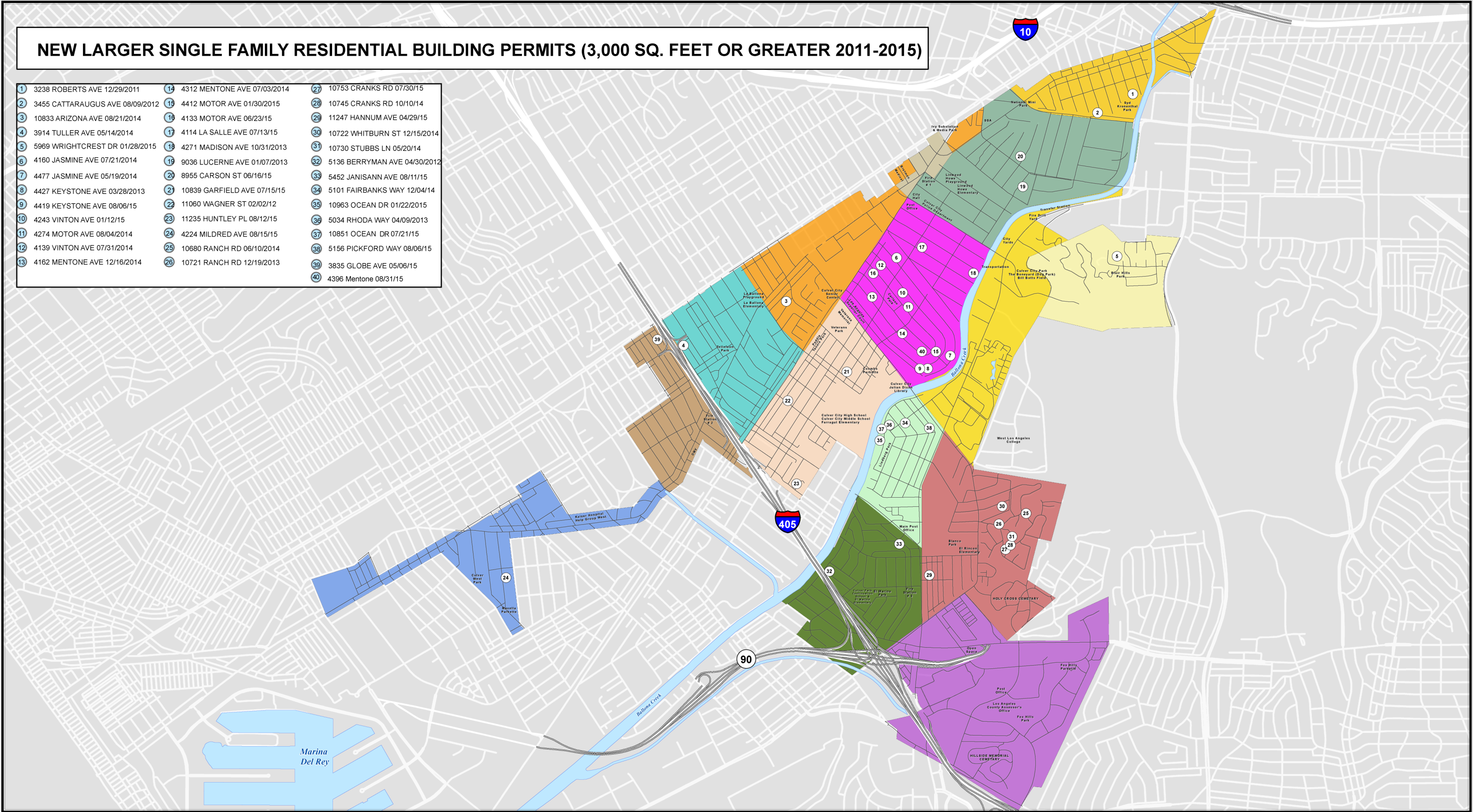
MANSIONIZATION STUDY SESSION NO. 2 DISCUSSION SUMMARY MATRIX 1

RECOMMENDATIONS		Commissioner 1 Commissioner 2 Commissioner 3 Commissioner 4 Commissioner 5 Majority Responses						
1	Use Flexible Approach Not One Size Fits All		●	●	●	●		●
2	Incentives to Reduce Building Size	●			●	●		●
3	Increased Building Setbacks and Side Yards	●	●	●				●
4	Floor Area Ratios (FAR)					●		
5	% Max GFA Proportionality on 2nd Floor	●	●	●				●
6	Corner Lot Regulations			●		●		
7	Prevailing Street Frontage Setback		●					
8	Basements Excluded From GFA Calculation	●	●	●		●		●
9	Surveys Prior to Tear Downs		●		●			
10	Accessory Structure Limits w/Mansionization		●	●				
11	Building Coverage Restrictions		●		●			
12	Privacy Maximized with Deeper Setbacks/Planning		●		●	●		●
13	Shade/Shadow Impact Analysis				●			
14	Reduce Building Height	●		●				
15	Discourage Lot Assembly			●	●	●		●
16	Limit Tears Downs to Less Than 50% of Building				●			
17	Average/Prevailing Front Setback on Block		●					

18	Single Family Regulations Applied in R-2 Zones							
19	Regulate Building Height Based on Flat Roof / Sloped Roof							
20	No Side Setbacks at 2nd Floor							
21	Sample FAR in Impacted Neighborhoods							
22	Complete Code Amendment in 4 Months							
23	Continue To Monitor Large Home Permits							
24	Moratorium (Opposed to)							
25	Apply Standards Only in Impacted Neighborhoods							
26	Neighborhood Guidelines							
27	SFD Not Discretionary							
28	Outside Consultants							
29	.5 FAR							
30	.6 FAR /.65 FAR							
31	Accessory Building 75% 2nd Floor							
32	Consider Legal Nonconforming Impacts							
33	Don't include Garage in FAR							
34	Use Driveway along Sideyard to Increase Setback and Privacy							
35	Don't Apply to R2 & R3							
36	Do Separate Thresholds for Smaller Lots							
37	Rear Setback 1st / 2nd Story							

NEW LARGER SINGLE FAMILY RESIDENTIAL BUILDING PERMITS (3,000 SQ. FEET OR GREATER 2011-2015)

1 3238 ROBERTS AVE 12/29/2011	14 4312 MENTONE AVE 07/03/2014	27 10753 CRANKS RD 07/30/15
2 3455 CATTARAUGUS AVE 08/09/2012	15 4412 MOTOR AVE 01/30/2015	28 10745 CRANKS RD 10/10/14
3 10833 ARIZONA AVE 08/21/2014	16 4133 MOTOR AVE 06/23/15	29 11247 HANNUM AVE 04/29/15
4 3914 TULLER AVE 05/14/2014	17 4114 LA SALLE AVE 07/13/15	30 10722 WHITBURN ST 12/15/2014
5 5969 WRIGHTCREST DR 01/28/2015	18 4271 MADISON AVE 10/31/2013	31 10730 STUBBS LN 05/20/14
6 4160 JASMINE AVE 07/21/2014	19 9036 LUCERNE AVE 01/07/2013	32 5136 BERRYMAN AVE 04/30/2012
7 4477 JASMINE AVE 05/19/2014	20 8955 CARSON ST 06/16/15	33 5452 JANISANN AVE 08/11/15
8 4427 KEYSTONE AVE 03/28/2013	21 10839 GARFIELD AVE 07/15/15	34 5101 FAIRBANKS WAY 12/04/14
9 4419 KEYSTONE AVE 08/06/15	22 11060 WAGNER ST 02/02/12	35 10963 OCEAN DR 01/22/2015
10 4243 VINTON AVE 01/12/15	23 11235 HUNTLEY PL 08/12/15	36 5034 RHODA WAY 04/09/2013
11 4274 MOTOR AVE 08/04/2014	24 4224 MILDRED AVE 08/15/15	37 10851 OCEAN DR 07/21/15
12 4139 VINTON AVE 07/31/2014	25 10680 RANCH RD 06/10/2014	38 5156 PICKFORD WAY 08/06/15
13 4162 MENTONE AVE 12/16/2014	26 10721 RANCH RD 12/19/2013	39 3835 GLOBE AVE 05/06/15
		40 4396 Mentone 08/31/15



Neighborhoods

Blair Hills	Fox Hills	Park East
Blanco/Culver Crest	Jefferson	Park West
Clarkdale	Lucerne/Higuera	Studio Village
Culver/West	McKnight	Sunkist Park
Downtown	McManus	Washington Culver



THE CITY OF CULVER CITY
INFORMATION TECHNOLOGY DEPARTMENT

9770 CULVER BLVD
CULVER CITY, CA 90232
TEL: 310-253-5976

February 5, 2007



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0 0.375 0.75 1.5 Miles



Applied/Issued SFD Permits June 8 - Present											
Type / Permit #	Date	Address	Applied / Approved	Issued	Finaled	Lot Area	Building Sq. Ft. + non-habitable Sq. Ft.	Percentage of Building Area to Lot Area	Maximum Building Area	Over / Under CC Code	Net New Square Footage*
-----	June 8 - 14	None	None	None	None	-----	-----	-----	-----	-----	-----
SFDALT / #89862	June 15 - 21	8955 Carson Street	Applied: 6/16/15	-----	-----	6,300	3,338 + 239 (garage) + 209 (carport)	53%	4,020	-682	2,510 (828 sq. ft. existing)
SFDALT / #89932	June 22 - 28	4133 Motor Avenue	Applied: 6/23/15 Approved: 8/13/15	9/1/15	-----	5,775	3,596 + 386 (garage) +130 trellis porch	62%	3,810	-214	3,596
SFDALT / #88209		3835 Globe Avenue	Applied 11/17/2014; Approved: 5/6/15	6/23/15	-----	6,501	3,219 + 550 (garage)	50%	4,100	-881	930 (2,289 sq. ft. existing)
New SFD / #90042	June 29 – July 6	10851 Ocean Drive	Applied: 7/2/15	-----	-----	5,590**	3,492 +494 (garage)	62%	3,736	-244	3,492
SFDALT (demo with one wall remaining) / #89228	July 7 - 13	4114 La Salle Avenue	Applied: 4/10/15 Approved: 7/13/15	7/22/15	-----	6,750	3,281 + 390 (garage) +258 (covered porch)	48%	4,200	-919	3,281 (1,480 sq. ft. – demo, except 1 wall)
New SFD / #89515	July 14 – 20	10839 Garfield Avenue	Applied: 5/11/15 Approved: 7/15/15	7/15/15	-----	5,000	3,371 + 400 (Garage) +150 (covered patio)	67%	3,500	-129	3,371 (1,277 sq. ft. existing – demo)
SFDALT / #85367	July 21 – 27	10721 Ranch Road	Applied: 10/8/13 Approved: 12/19/13	7/21/15	-----	15,770	4,418 +410 (Garage)	28%	7,808	-3,390	2,073 (2,345 sq. ft. existing)
SFDALT / B15-0080	July 28 – August 3	10753 Cranks Avenue	Applied 7/30/15	-----	-----	9,691	5,180 +388 (Garage)	53%	5,376	-196	3,752 (1,428 sq. ft. existing)

*Habitable area

Type / Permit #	Date	Address	Applied / Approved	Issued	Finaled	Lot Area	Building Sq. Ft. + non-habitable Sq. Ft.	Percentage of Building Area to Lot Area	Maximum Building Area	Over / Under CC Code	Net New Square Footage*
New SFD	August 4 – 10	4224 Mildred Avenue	Applied 8/5/15	-----	-----	5,600	<u>3,500</u> +410 (Garage) +144 (Patio)	62%	3,740	-240	3,500 (demo existing house)
New SFD		4419 Keystone Avenue	Applied 8/6/15	-----	-----	7,490	<u>3,440</u> +431 (Garage)	46%	4,496	-1056	3,440 (demo existing house)
New SFD		5156 Pickford Way	Applied 8/6/15	-----	-----	5,000	<u>3,381</u> +430 (Garage)	67%	3,500	-119	3,381 (demo existing house 1,456 sq. ft.)
SFDALT	August 11 - 17	5452 Janisann Avenue	Applied 8/11/15	-----	-----	8,170	<u>+3,082</u> +360 (Garage)	37%	4,768	-1,686	1,523 (1,559 sq. ft. existing)
SFDALT		11235 Huntley Place	Applied 8/12/15	-----	-----	5,000	<u>+3,301</u> +430 (Garage)	66%	3,500	-199	1,951 (1,350 sq. ft. existing)
-----	August 18 - 24	None	-----	-----	-----	-----	-----	-----	-----	-----	-----
SFDALT	August 25 - 31	4396 Mentone Avenue	Applied 8/31/15	-----	-----	7,610	<u>+3,336</u>	43%	4,544	-1,208	1,300 (2036 sq. ft. existing)

*Habitable area

ATTACHMENT NO. 4

Table 2-3

Residential Districts Development Standards (R1, R2, R3)

Development Feature	Requirement by Zoning District		
	R1	R2	R3
Minimum lot area (1)	5,000 sf or the average area of residential lots within a 500 ft radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 ft		
Lot depth	100 ft		
Maximum number of dwelling units allowed per parcel (3)	1 unit	2 units	3 units
Dwelling size	Maximum and minimum allowed floor area, not including any garage or other non-habitable space.		
Maximum area	1,500 sf plus 40% of net lot area for parcels less than 8,000 sf; 60% of net lot area for parcels 8,000 sf or more.		
Maximum area (FAR) (6)(7)	.60 FAR	.70 FAR	.70 FAR
Second Floor Area	Floor area of the any second floor shall not exceed 75% of the first floor area of the dwelling.	No Limit	No Limit
Minimum area	1,000 sf on the ground floor.	1,000 sf for a single family unit; 750 sf / unit in a duplex.	1,000 sf for a single family unit; 750 sf for a duplex or triplex.
Setbacks (4)	Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).		
Front	20 ft	15 ft	10 ft, or ½ the building height, whichever is greater.
Sides (each)	4 5 ft	5 ft	5 ft
Rear	10 15 ft		
Minimum distance between structures	5 ft between accessory residential structures; 8 ft between detached dwelling units.		
Open space	Minimum area of a site to remain uncovered by structures, in compliance with Section 17.400.100 (Residential Uses - Accessory Residential Structures).		
Private	None required other than setbacks.		
Common	None required.		
Height limit (4) (5) (8)	Flat Roofs - 2 stories and 30 26 ft Sloped Roof - 2 stories and 30 ft		
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking	As required by Chapter 17.320 (Off-street Parking and Loading).		
Signs	As required by Chapter 17.330 (Signs).		

Notes:

- (1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
- (2) Minimum required width measured at the street property line, except as otherwise provided by Section 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.
- (3) For standards for Accessory Dwelling Unit, see Section 17.400.095.
- (4) For standards for Accessory Residential Structures, see Section 17.400.100.
- (5) For standards for Height Measurement and Height Limit Exceptions, see Section 17.300.025.
- (6) Garages attached to the primary structure shall be included in the FAR. Detached Residential Accessory Structures up to 800 square feet shall not be included in

the FAR.

(7) The floor area of basements shall not be included in the FAR.

(8) Sloped Roofs equal to or greater than a 3:12 slope; Flat Roofs less than 3:12 slope.

BASEMENT DEFINITION:

“Basement” means that portion of a building or an area enclosed by walls located below finished grade and beneath and not exceeding the first floor footprint above, where the vertical distance from finished grade to the bottom of the finished floor above is no more than three vertical feet at all points around the perimeter of all exterior walls. A basement does not constitute a story. All basements shall be limited to one floor level and not to exceed twelve (12) feet in height.

Summary Table of Local Jurisdiction Development Standards for Single Family Homes

Standard	Los Angeles	Beverly Hills	Manhattan Beach	Santa Monica	West Hollywood
Minimum Lot Area	5,000 s.f.	5,000 s.f.	2,700 4,600 s.f.	5,000 s.f.	5,000 s.f.
Lot Width	50 ft.	Avg. of Block	30-50 ft.	50 ft.	40-50 ft.
Lot Depth	100 ft.	Avg. of Block	No Minimum	100 ft.	100 ft.
Dwelling Size	.50 FAR*	.70 FAR	.70 FAR	No Max. Limited by Parcel coverage.	.50 FAR
Second Floor Area	75% Max through Incentive	No limit	No limit	Stepbacks required: 4 % of Parcel Depth up to maximum 10 ft.	6 ft. stepback required in the front
Front Setback	20 ft.	Block Average	5-20 ft.	20 ft.	Average of 2 abutting parcels with 15 ft. min.
Side Setback	5 ft.	5 ft. one side 9 ft. one side	10% of lot width 3 ft. min.	30 % parcel width aggregate. No less than 3.5 ft. on either side	5 ft.
Rear Setback	15 ft.	10 ft.	12 ft.	25 ft.	15 ft.
Height	33 ft.	28 ft. Flat 32 ft. Slope	26-30 ft.	28 ft.	25 ft.

*Incentives can increase area

ATTACHMENT NO. 6

Public Comments

Gorham, Thomas

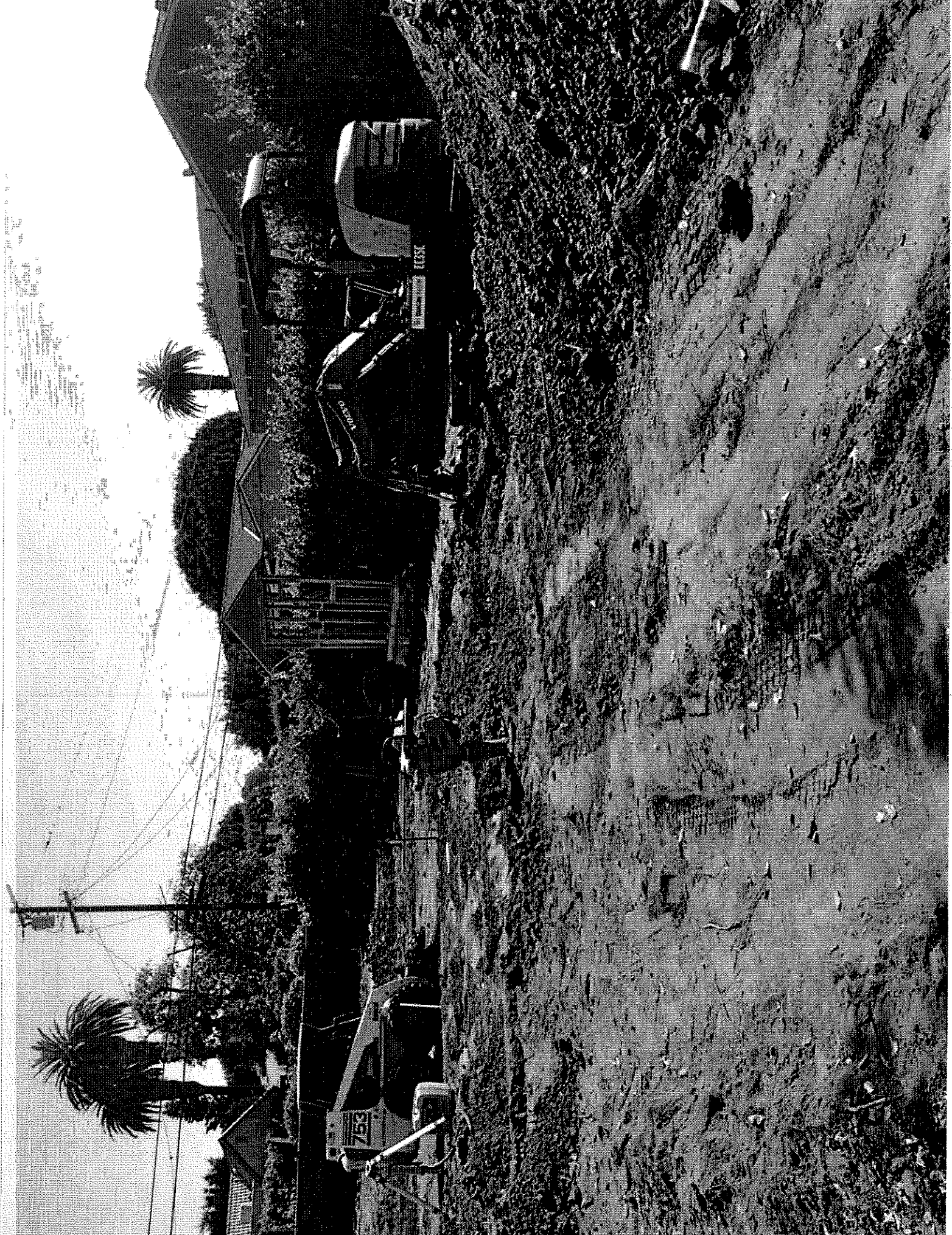
From: J.E. Brockman <bc534@lafn.org>
Sent: August 26, 2015 6:03 PM
To: Gorham, Thomas
Subject: mansionization/development in CC
Attachments: 4141_La_Salle_'remodel'.jpg

Dear Mr. Gorham,

I live on La Salle Ave. At 4141 La Salle, a home has been demolished in its entirety, with the exception of ca. 4 ft of 2X4 skeleton left standing. Please see photo. One of the subcontractors told me this allows the new owner to call the new very large home construction "a remodel". This is totally outrageous, to cut their taxes. Apparently this goes on all the time.

We need people who obviously have the money to pay their fair share of property taxes. Please consider eliminating the possibility of this kind of "remodel" in the new building code under discussion.
Thank you.

J.E. Brockman
4260 La Salle Ave
CC 90232
Photo attached.



Gorham, Thomas

From: Michelle Ford <michelleford1@me.com>
Sent: August 26, 2015 8:55 PM
To: Gorham, Thomas
Subject: Re: Culver City "Mansionization" Policy

Dear Mr Gorham,

I've been listening/watching the Planning Commission Meeting online since 7:30 pm. In regards to my previous email from 7/22...I was too quick to opine. For the record, I'd like to acknowledge that my eyes have been opened to the valid and important concerns of my fellow Culver City Community Members and I have modified my perspective.

I no longer oppose additional restrictions, however I still stand for minimal intrusion upon ones own individual liberty, freedom and ability to have authority over personal property, etc.

There must be a win/win somehow and I'm counting on the Planning Committee to address the possibility of such.

Thank you so much,
Michelle Ford
310-621-3566

Sent from my iPhone from somewhere fabulous, please forgive any spelling errors ;)

> On Jul 22, 2015, at 4:09 PM, Michelle Ford <michelleford1@me.com> wrote:

>

> Dear Mr. Gorham,

>

> Unfortunately I'm out of town and cannot attend tonight's planning commission meeting at 7pm at Council Chambers so I'm writing to express my concerns.

>

> As a Culver City tax-payor, resident of 44 years, homeowner of 15 years and business owner of 17 years, I oppose any action that inhibits reasonable individual liberty, freedom and authority over ones own personal property. I oppose any new/additional restrictions to property reconstruction/construction.

>

> Please note my public comments for the record.

>

> Thank you,

> Michelle Ford

> 310-621-3566

>

> Sent from my iPhone from somewhere fabulous, please forgive any spelling errors ;)

Gorham, Thomas

From: Timothy Lowe <tlowe@waronzof.com>
Sent: August 27, 2015 10:51 AM
To: Iain M. Gulin
Cc: Gorham, Thomas; Sara Hartley; Stephen Erickson; Greg Cahill
Subject: Re: Mansionization Study Session #2 (

Hello Everyone!

Thanks again for your efforts last night. I think that - collectively - we did a pretty good job of following Iain's outline for our comments. I come away from the meeting disappointed, however. We got little or no recognition last night for (a) the idea of doing a comprehensive study, or (b) having a moratorium that would still allow projects with a larger FAR to proceed, but with a public review process.

No commissioner would address or express an opinion as to why he or she was opposed to a comprehensive analysis - yet every commissioner expressed the opinion that the subject was "complicated", "highly technical" or "very important". Similarly, no commissioner explained or addressed the idea of the "flexible moratorium" that we proposed.

In the coming three weeks, I'd like to suggest that we meet again, and begin to really ramp up the pressure on the commissioners to explain their positions on our proposal to us - one on one (directly or by a telephone call), so we can hear their objections and begin to understand this unwillingness to do the job well or right, instead of taking a short cut.

I think that we can coordinate these personal contacts with commissioners (and city council members) over the next three weeks, share the information among ourselves, and then plan on our next steps for the meeting (likely becoming more confrontational) an the period thereafter - assuming that the commission will continue to turn a deaf ear to our proposal.

I think we should have some contact with Planning Director Saul..... and I plan on reviewing the video tape of the June 6 City Council meeting in order to better understand the council's direction to staff.

Thoughts or comments?

Tim

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
400 Continental Boulevard, Sixth Floor
El Segundo, CA 90245
Off: 310-322-7744 X 24
Cell: 310-600-2933
Fax: 424-285-5380
tlowe@waronzof.com
www.waronzof.com

On Aug 26, 2015, at 12:42 PM, Iain M. Gulin <igulin@yahoo.com> wrote:

Mr. Gorham,

Please find attached a letter for the Planning Commission in response to the Planning Department's staff recommendations. Please distribute this to them prior to tonight's meeting.

Thank you,
Iain Gulin

<Letter to Planning Commission 082615.pdf>

Gorham, Thomas

From: Katherine Tripodes <ktripodes@yahoo.com>
Sent: September 07, 2015 6:09 AM
To: Gorham, Thomas
Subject: mansionization

Having resided in Culver City for half a century, my family and I are in favor of the mansionization in the city.

It helps the economy and replaces the old, ugly houses with beautiful new homes that enhance the neighborhood and the property values. Most of the older homes are tear downs when they're sold, so why not replace them with mansions that will beautify the community and increase the resale values of the homes for sale?

We vote for mansionization.

Lillian Latsis's family
4406 Jasmine Ave.
Culver City, CA 90232
310-837-3023

Gorham, Thomas

From: Victoria Pappas <victoriapap@yahoo.com>
Sent: September 07, 2015 1:00 PM
To: Gorham, Thomas
Subject: mansionization

:

Dear Mr. Gorham,

My family has lived in Culver City for almost 60 years. My family strongly supports the mansionization of Culver City

houses. The old, ugly and decrepit homes are in need of replacement when they are sold. New homes that are large and

spacious will meet the current building codes. Increasing the size of the houses will increase the property values and

add to the financial coffers of this city. The beauty and desirability of Culver City will be enhanced by allowing

mansionization.

I strongly urge a YES VOTE on this issue of mansionization.

The family of Lillian Latsis
4406 Jasmine Avenue
Culver City, CA 90232
310-837-3023

Gorham, Thomas

From: Pamela Dennis <pameladd@ca.rr.com>
Sent: September 08, 2015 5:11 PM
To: Gorham, Thomas
Subject: Study Sesseion on September 16, 2015 re "mansionization"

Dear Mr. Gorham,

Many years ago my husband and I remodeled our home on Malat Way. We did not go up, but there were restrictions on the size of our back and side yards.

I do believe that if there are still these restrictions in place (i.e.: 5 foot side yards equaling 10 ft. between houses, 625 sq. ft. back yards, etc.) there should not be a problem.

I wanted to respond as I think many people have too much time on their hands and want to change what has worked for years. My street is very nice.

We have 2 story homes, large single story homes, and some originals left.

Thank you for your time.

Pamela Dennis
11296 Malat Way
Culver City, CA 90230
pameladd@ca.rr.com

Gorham, Thomas

From: Kristine Drossos <kadrossos@yahoo.com>
Sent: September 08, 2015 10:10 PM
To: Gorham, Thomas
Subject: We are for manisionzation helps keep the prices in Culver City highland continent to rise. Helps the economy family of Lillian Latsis 4406 Jasmine Ave Culver City CA 90232Kristina Drossos

Sent from my iPhone

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

August 26, 2015
7:00 p.m.

Call to Order & Roll Call

Chair Lachoff called the meeting of the Planning Commission to order at 7:08 p.m.

Present: Kevin Lachoff, Chair
David VonCannon, Vice Chair
Ed Ogosta, Commissioner
Dana Amy Sayles, Commissioner
Scott Wyant, Commissioner

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

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Comments for Items NOT on the Agenda

Chair Lachoff invited public input.

No cards were received and no speakers came forward.

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Action Items

Item A-1

(1) Discussion of the Subject of Large Single Family Developments ("Mansionization") in the City and (2) Direction to the Staff on Potential Regulatory Measures

Sol Blumenfeld, Community Development Director, introduced the item and provided a summary of the material of record.

Thomas Gorham, Planning Manager, summarized recommended changes from the staff report.

Discussion ensued between staff and Commissioners regarding Floor Area Ratios (FARs) vs. lot coverage; the number of R3 zoned areas in the City; courtesy notifications; required notifications; policies; non-conforming properties; the five-foot provision; minimizing the impact on existing properties; alley loaded properties; rear yard setbacks; detached garages and accessory structures; survey requirements; legal non-conforming situations; new constructions and conforming additions; defining detached accessory structures; notification issues with consideration of R-2 and R-3 zoning; and the time frame for potential code changes.

Chair Lachoff invited public comment.

The following members of the audience addressed the Commission:

Michael Camden expressed concern with mansionization; oversized apartments, condos and retail; renting out accessory units; changing villages into concrete canyons; he cited specific locations where smaller structures were replaced by much larger developments; he expressed concern with effects to traffic beyond the immediate area; water usage; smog; and he wanted to see a moratorium on overdevelopment.

Chair Lachoff explained procedures for public speaking.

Timothy Lowe indicated that the issue of mansionization was more complex than staff or the Commission would admit; he discussed the pressure to expand due to the desirability of the community; he felt that the solution should not be a Band-Aid; asserted that a thorough effort is needed with outside independent assistance and careful review of peer communities; he felt an advisory committee of residents should be involved; he urged rejection of the staff proposal and enactment of a moratorium; suggested that if a proposed FAR is greater than 50% there should be a hearing process with approval required by the Planning Commission and City Council; and that while the study process is underway, neighbors and other affected parties should have input into the process.

Sarah Hartley expressed support for comments made Timothy Lowe; she expressed support for the redevelopment of the downtown area and value added to the City; felt that the residential areas should have the same thoughtful development; she felt that a zoning code change was necessary but would take a long time; she felt that a moratorium was imperative; she wanted to see unbiased, outside consultants; she discussed FAR limits; actions in Beverly Hills; and the experiences of the City of Arcadia.

Greg Cahill appreciated the response of Planning staff to resident concerns; he felt it was unreasonable to place the task of reviewing the code on Planning staff; and that it would be illuminating for applications for permits to be made public on a weekly basis, including information on lot and house size.

Iain Gulin appreciated the actions of the Planning Department; he felt that the redlined changes were made in haste and did not reflect a proper investigation; discussed quantitative adjustments; felt that an outside, impartial consultant or committee was necessary to move forward; he discussed justifiable, underlying assumptions; the need for updated permit statistics and locations; he requested weekly reports of permit requests; he expressed concern with a lack of transparency; discussed the pervasive nature of the issue; he recognized that some Commissioners were involved with the real estate community; and he suggested anyone impacted recuse themselves and disclose their potential conflict of interest.

Stefan Eriksson discussed properties affected by mansionization; adjacent neighbors; impacts to air and light; the City Charter; property values; potential lawsuits against the City; the law regarding conflicts of interest; and he encouraged disclosure and recusal.

Philip Lelyveld provided a slide presentation; discussed Commissioner VonCannon's comments at the previous meeting regarding taking the interests of the entire City into account; he reported visiting R-1 zones in the City; observed that Carlson Park, Veterans and Lindbergh Park are more heavily impacted than other areas of the City; he discussed the permissive building code; changes made to neighborhoods by individual property owners; rebuilds within the last two years; new construction taking advantage of loopholes in the code; discomfort of Commissioners with dictating what people can do; the function of the code to protect neighboring properties; the need for a comprehensive discussion of a neighborhood plan for

the future; he expressed support for a proposal suggested at the last meeting for an 18 month process involving a comprehensive discussion of a Culver City Neighborhood Plan for the future; and he suggested a temporary tax to fund the effort.

David Boyd indicated that he is an architect; discussed the experiences of other cities with mansionization; the importance of FAR in all cities; bonus densities; facade modulation; successful cities; what people want in new homes; he felt that limiting homes to 2,700 sq. ft. would be downzoning for the City; and he suggested looking at a .65 FAR.

Ross Hawkins discussed his experience with development by his neighbors; actions of Mr. Gorham; issues with privacy; the assertion that the building is a storage facility; and he wanted to see the second story window that looks into his backyard blocked off.

Burt Bochner felt it was important to spend the money to fund an independent review of zoning laws and he discussed his experience with mansionization and loss of privacy.

Victoria Manley discussed the mansionization next door to her home; loss of light; the four-foot rule; she wanted to see a moratorium; she supported an FAR of .55; expressed concern with proposed basements; bonus incentives; she supported 15-foot rear setbacks; discussed facade modulation; expressed support for the letter from Michael Euen; and she discussed rain mitigation.

Murray Earhart discussed a two-story home built next door to his with three families living in it; the 6-7 automobiles and trucks that belong to the property; and impacts to parking.

Peter Capone Newton indicated that he is an urban planner; found the proposal alarming; felt that it was a down zoning proposal; he felt that size issues could be addressed in ways that do not decrease the development potential of the lot; noted that parking drives a lot of development; discussed the need for progressive proposals; noted that third stories were an option without a basement; discussed habitable space; he reported building an 1,800 square foot house in back of a 1,000 house; discussed effects to property values; tax revenue for the City; he encouraged a significant process to come up with reasonable approaches; and he objected to a moratorium.

Jennifer Chin opposed a lowered FAR and a proposed moratorium in relation to R-2 zoning; discussed notification; she reported moving to the area for zoning; she wanted to create two homes on an R-2 lot to house 4 generations of her family; discussed her plan to increase her home size in phases; the community feel in Culver City; and walkability, parks, and spontaneous urban interaction.

Rita Griffin discussed her experiences with over development by a neighbor; fines imposed; the welding business run out of her neighbor's home; noise issues; parking issues; issues with restrictions to cab companies in the City; and issues with a neighbor's tree.

Jamie Wallace questioned how legal non-conforming status affects property sales, property values and remodeling; changes to rear and side setbacks; garages built on the property lines; bonus rooms; what percentage of homes would be legal non-conforming; the definition of a complete tear-down; whether the lower FAR in Beverly Hills is a result of their larger lot sizes; and concern with impacts to land stability of adjoining properties with the building of basements.

Ariel Manoit discussed a letter from Sammy Romo and he expressed concern with the removal of a palm tree across the street from his home.

Roger Frisch observed that most people were talking about the Carlson Park area and noted that mansionization was creeping into the Veterans Park area too; he discussed a property near his home recently bought by a speculator; the prevailing feel of the neighborhood; proximity to adjacent houses; solar panels; affects to air, light and privacy; he expressed support for the 55% limit; and he felt it important to consider how the new houses fit in with the existing neighborhood.

Rich Waters expressed concern with sustainability; greenery; urban wildlife; privacy; the number of people that park in their garages; consideration of parking restrictions; the Gateway development; he wanted to see R-2 considered in the mansionization discussion; and he offered contact information if Commissioners or staff were interested in getting a copy of information on Keeping the Character of the Neighborhood.

Ron Smore indicated that he agreed with many who spoke before him regarding concerns with mansionization; he felt that having an outside body review the matter would protect the City from

lawsuits; he saw serious issues with regard to speculation; discussed whether it is fair to impose restrictions; he felt it imperative to impose a moratorium in the interim; and he felt it would take a significant amount of time to review the matter properly.

Troy Jackson expressed opposition to the down-zoning of the City; he noted that garages attached to the primary structure were to be included in the FAR; he felt that the process would take a long time; he noted that many neighbors would not be able to rebuild if a disaster happened; and he asserted that changing the setbacks would not help much as an additional foot of light and air would not change a lot.

Tony Pleskow discussed economic realities; his experience remodeling his home; adding square footage; impacts of mansionization; quality of life in the City; setbacks; the location of parking; the separation that a garage and driveway allows; impacts of new homes; houses with integrated garages; larger curb cuts; increases to hardscape; decreases to on street parking; and looking toward old solutions.

Jeanine Wisnosky Stehlin expressed opposition to the proposed moratorium; indicated that she had a growing family and wanted to expand her 1939 home; she expressed concern with perceived threats of lawsuits to members of the Commission; she asserted that everyone would be economically impacted by any changes; she wanted to hear from more people who truly understand design processes; and she expressed concern with her ability to rebuild if there were damage to her property.

Thomas Gorham, Planning Manager, read the comments submitted by:

Marla Koosed
John Kuechle

Discussion ensued between staff and Commissioners regarding suggestions for the use of outside consultants; the proposed General Plan Update; City Council direction; plans to deliver a text Amendment by November; clarification that consultants would be guided by the same requirements for adoption of the code amendment; taking direction from the Commission; meeting objectives; recommendations by the Commission; and purview of the Commission.

Additional discussion ensued between staff and Commissioners regarding the benefits of owning property in the City; concerns with the recommended FAR; opposition to including the garage in the FAR; concern with unintended consequences; restricting buildings to a smaller second story; support for increased setbacks; addressing non-conforming issues; the pitched roof vs. flat roof; a feeling that multi-family properties should be considered separately; balancing the needs of the community and property rights; protecting the quality of life; transitional housing stock; creating the proper balance; the idea of a moratorium; the need for data rather than anecdotal evidence; the increase in houses sold in Culver City during the first six months of 2015; side-yard setbacks; garages that are separate from the house; support for a FAR; a loose consensus that 3,000 square feet is a mansion; 60% lot coverage; a feeling that non-conforming is not a big deal; basements as a solution to many issues; home theatres; the importance of back yards to some people; the complicated nature of the issue; answering the request of the City Council; design perspectives; consequences of reducing the amount of footage possible to be built on the first floor; reductions to livable square footage; regulations about basement windows; light wells; support for surveys to tear downs; discouraging lot assembly; closing loopholes exploited in other cities; pending developments on adjacent properties; designing for neighbors; balancing the interests of property owners and neighbors; parking; detached vs. attached garages; older housing stock in the City; increasing socialization to the street; the FAR methodology already in place; penalizing owners of larger properties; incentivizing people to keep the driveway that becomes a buffer between the houses; considering the attached garage as part of the mass; the 75% second floor square footage; the total home size; gray areas of architecture and architectural styles; concern with the offset second floor; access to the lower level; concern with corner lots and prevailing street frontage setbacks; multi-family guidelines; recommendations regarding lining up bedroom windows with adjoining properties; text amendments for areas with Commission unanimity; preliminary drafting; work with the City Attorney's office; meeting the timeline for completion; the ultimate direction; next steps in the process; items to introduce that are not on the list; having Commissioners confirm issues and where they stand upon them; ensuring that direction is clear to staff; recapping feelings on each bullet item; scheduling another meeting to consider summaries; transparency; public notice; staff agreed to provide information weekly to the Commission and to the public on new developments; mapping the data; historical data; concern with

an artificial rush when there is a potential change to the code; whether FAR can be included; the data for what is permitted or applied for in the permitting system; clarification that FAR is not currently tracked; and agreement to provide information from the June 6, 2015 City Council meeting to the present.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF JULY 22, 2015.

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Public Comment for Items Not on the Agenda

Chair Lachoff invited public comment.

No cards were received and no speakers came forward.

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Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings, notification and agenda items.

Chair Lachoff requested that notification and consideration not be extended to R-2 and R-3 parcels.

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Items from Planning Commissioners

Commissioners discussed scheduling and their availability for upcoming meetings.

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Adjournment

There being no further business, at 9:50 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, September 16, 2015, at 7:00 p.m.

ooo

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

KEVIN LACHOFF
CHAIR of the CULVER CITY PLANNING COMMISSION
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

Date