



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JULY 22, 2015
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

Agendas are available on the web at:
www.culvercity.org

AGENDA
Planning Commission
Wednesday, July 22, 2015
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

ACTION ITEMS

- A-1** Administration of the Oath of Office to Newly Appointed Commission Member:
Ed Ogosta
- A-2** Election of Officers and Appointment of Committees

STUDY SESSION

(1) Discussion of the Subject of Large Single Family Developments (“Mansionization”) in the City and (2) 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.*

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –(Tentative) – 2015

Date	Day	Time	Location
<i>City Council</i>			
July 27	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
August 5	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
August 11	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
August 4	Tuesday	7:00PM	Council Chambers
<i>Planning Commission</i>			
August 12	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: July 22, 2015	Item Number: <u> A-2 </u>
AGENDA ITEM: Election of Officers and Appointment of Committees	
Contact Person/Dept.: Thomas Gorham Planning Manager	Phone Number: (310) 253-5727
Public Hearing: ☐	Action Item: ☒ Attachments: ☒
Public Notification: None	
Planning Commission Bylaws establish the first regular meeting after July 1, and seating of any new members, as the time to choose officers. Committee appointments are also made at this time. The list of officers and committees are listed below. The current Chairperson conducts the election of the new Chairperson. The new Chairperson then conducts the election of the Vice-Chairperson and committee appointments. For reference, Attachment No. 1 lists current Planning Commission officers and committees, basic committee meeting information, and the past year's appointees. Attachment No. 2 provides a brief description of each committee. A. Planning Commission: Chairperson Vice-Chairperson B. Board of Zoning Adjustment: 2 members C. Community Development Block Grant Advisory Committee: 1 member 1 alternate <u>ATTACHMENTS:</u> 1. Planning Commission Officer and Committee Listing 2. Description of Committees Page 1 of 1	

Planning Commission Officer and Committee Listing

<i>What</i>	PLANNING COMMISSION	7/1/14 - 6/30/15	7/1/15 - 6/30/16
<i>When:</i>	As determined by Council and Planning Commission.	Second Wednesday of the month at 7:00 p.m.; fourth Wednesday and other days/times as needed.	
<i>Where:</i>	Mike Balkman Council Chambers		
<i>Chairperson:</i>	Selected by Commission	Linda Smith Frost	
<i>Vice Chairperson:</i>	Selected by Commission	Kevin Lachoff	
<i>Members:</i>	Appointed by City Council for four-year (staggered) term	Scott Wyant Linda Smith-Frost Kevin Lachoff Dana Sayles David Voncannon	Scott Wyant Ed Ogosta Kevin Lachoff Dana Sayles David Voncannon
	Planning Manager	Thomas Gorham	
<i>Telephone:</i>	Planning Division	310/253-5710	
<i>FAX:</i>	Planning Division	310/253-5721	

<i>What:</i>	BOARD OF ZONING ADJUSTMENT	7/1/14 - 6/30/15	7/1/15-6/30/16
<i>When:</i>	As needed		
<i>Where:</i>	Skelton Conference Room (second floor, Planning)		
<i>Members:</i>	Selected by Commission	Dana Sayles David Voncannon	
<i>Staff Contact:</i>	Planning Manager	Thomas Gorham	
<i>Telephone:</i>	Planning Division	310/253-5710	
<i>FAX:</i>	Planning Division	310/253-5721	

<i>What:</i>	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	7/1/14 - 6/30/15	7/1/15-6/30/16
<i>When:</i>	Fall/Winter annual meeting(s) at 7:00 p.m.		
<i>Where:</i>	Dan Patacchia Conference Room (first floor)		
<i>Members:</i>	Selected by Commission	Scott Wyant	
<i>Alternate:</i>	Selected by Commission	Linda Smith Frost	
<i>Other committee members are representatives from the following:</i>	Park, Recreation & Human Services Commission Neighborhood Preservation Program Committee Disability Advisory Committee Culver City Homeowners Association		
<i>Staff Contact:</i>	Economic Development Manager	Todd Tipton	
<i>Telephone:</i>	Administration	310/253-5783	
<i>FAX:</i>	Administration	310/253-5783	

Attachment No. 2

**PLANNING COMMISSION
DESCRIPTION OF COMMITTEES
2014-2015**

The following is a brief description of the committees to which Planning Commissioners are appointed. As noted in the descriptions, some meet on a regular basis and others only as needed.

STANDING COMMITTEES

Board of Zoning Adjustment (BZA)

Established under Section 3.03.235 of the Culver City Municipal Code, the Planning Commission appoints two of its members to hear appeals involving interpretation of the Zoning Ordinance; CCMC Title 17. Decisions of the BZA are appealable to the Planning Commission. The BZA meets as needed.

Community Development Block Grant (CDBG) Advisory Committee

The CDBG Advisory Committee convenes to broaden the base for decision-making regarding allocation of the City's limited CDBG funds. The first meeting is an orientation; the second meeting is to conduct the first CDBG public hearing and make funding recommendations to City Council. The City Council then holds the second hearing. The public hearing date is set by the CDBG Advisory Committee members at their first meeting.

The committee generally meets two times between November and January of each year.

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

Meeting Date: 07/22/2015		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.:		Phone Number:	
Sol Blumenfeld / Community Development		310-253-5700	
Thomas Gorham / Planning		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; (7/8/15): (PUBLISH) Culver City News (7/9/15 and 7/16/15); (POST) City’s Public Notification Web Page and Facebook and Twitter (7/9/15): (MAIL) All R1 property in the City (7/8/15)			
Planning Approval: Thomas Gorham (7/15/15)		Department Approval: Sol Blumenfeld (7/15/15)	

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:

At the City Council meeting of June 8, 2015, the City Council directed staff to prepare a report to Planning Commission regarding complaints concerning the size and design of new large single family developments in the City. The report was to include background information, analysis, and recommendations regarding potential development regulations to address Mansionization.

DISCUSSION:

“Mansionization” is typically defined as the practice of replacing 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. Many also refer to these larger homes as

City of Culver City, California
Agenda Item Report

“McMansions.” However this term is more typically applied to very large lot suburban subdivisions where all the homes have the same building style and appear to be “mass produced”. The issue of Mansionization is not new in Culver City or throughout the nation, and has surfaced previously as a land use issue since the late 1990’s.

Establishing the best way to regulate how big a house can be built on a standard lot involves a myriad of conflicting values related to land use. Defining how big is “too big” and inappropriate for a particular neighborhood is not always clear. Land use planning professionals may see the issue as one of the proper relationship of the building size to the lot size given the surrounding neighborhood. Architects may see it as the relationship of the building design to the design of surrounding buildings in the neighborhood. For example, a building that is perceived to be poorly designed without appropriate massing, setbacks, and articulation may be understood to be out of scale and inappropriate with the neighborhood by an architect. In fact, from an architectural perspective, the issue may be less about simply reducing the amount of allowable building area on a lot and more about producing a building with an appropriate design. Local residents may perceive “too big” simply as the building size disparity relative to their own homes and believe that it results from speculative investment by developers. The issue of home building size is confounded by the sentiment by some residents that their home represents a major life investment and that the size of their home should not be dictated by the decisions of others who want to be the arbiters of design or taste. For some, a home is their largest single financial asset and they do not want it negatively impacted by adjacent development nor subject to such restrictive development standards that it negatively impacts the value of their property. Given the divergence of opinions, it is not easy to craft home building size regulations that meet everyone’s needs or can satisfy everyone’s concerns.

Single Family Home Construction Data in Culver City

Building Division records indicate that there were a total of 48 new single family residential building permits issued in the years 2000 - 2010 (between 4-5 homes per year) and a similar rate of permitting in the years between 2011 to 2015. So the pace of building activity is relatively consistent over the last fifteen years. As a reference point for building size, some of the homes permitted during this period were greater than 3,000 sq. ft. and some were less than 3,000 sq. ft. While there is no absolute size that has been identified as a “mansion”, some recognize a 3,000 sq. ft. building on 5,000 sq. ft. standard city lot to be a larger sized home.

Some Culver City residential neighborhoods have had more large single family construction than others. The attached map shows the locations of new single family homes and additions to existing single family homes permitted over the last

City of Culver City, California
Agenda Item Report

three years which result in a house of 3,000 sq. ft. or greater. (Please see Attachment No. 1). The Park East (Carlson Park) neighborhood has had 10 new larger homes permitted, the Blanco/Culver Crest neighborhood has had six new larger homes permitted, and the Studio Village neighborhood has had three new larger homes permitted. This compares with other residential neighborhoods in the City which have had one new, larger home permitted during the same period. It is important to note that some of the additions were only a few hundred square feet and were made to already large homes. (Please see Attachment No. 2)

Single Family Construction: 3,000 sq. ft. or Greater/ 5,000 sq. ft. or Greater Lots

The attached table provides a summary of single family building permits for homes of 3,000 sq. ft. or greater on 5,000 sq. ft. or greater lots during last three years. (Please see Attachment No. 2) A total of 26 building permits were issued. Approximately one-third of the permits were issued for completely new construction and two-thirds were for additions. The larger homes permitted during this three-year period have ranged in size from slightly more than 3,000 sq. ft. to over 4,600 sq. ft., and the lot sizes have ranged from 5,000 to 58,056 sq. ft.. The largest lots are found in the hillsides, and most of these lots contain significant amounts of steeply sloped area which is not readily developable. Of these larger lots, approximately 36% of the houses are 3,500 sq. ft. or greater, and approximately 7% are 4,000 sq. ft. or greater. Almost two thirds of the houses were less than 3,500 sq. ft. Given the large disparity of lot sizes, it is understandable that building coverage (the ratio between housing size and lot size) ranges significantly (from 19% to over 75%) within this group of single family housing projects. In general, most of the larger housing projects permitted over the last three years range from 3,000 sq. ft. to 4,000 sq. ft.

The architectural design of the projects within this group of single family homes also ranges significantly, from various forms of "Spanish" to traditional Cape Cod, Craftsman, and Modern. Some of the most significant changes to the prevailing characteristics of a neighborhood created by the newer developments were related to the architectural style of the new buildings. (Please see Attachment No. 3 – Photo Survey)

Methods of Regulating Single Family Residential Building Size in Culver City

Title 17, Zoning, of the Culver City Municipal Code (Zoning Code) currently provides the following:

- The Minimum and Maximum Dwelling Size: (maximum 1,500 sq. ft. plus 40% of the net lot area for parcels less than 8,000 sq. ft.; and 60% of the net lot area for parcels equal to or greater than 8,000 sq. ft. not including garages and non-habitable space) - which results in a maximum 3,500 sq. ft. house on a typical 5,000 sq. ft. lot.
- Setbacks: Front 20 feet, Side 4 feet, Rear 10 feet

City of Culver City, California
Agenda Item Report

- Open Space: Minimum area uncovered by structures (including accessory buildings and garages allowed up to 800 sq. ft. maximum); and
- Building Height: 2 stories or 30 feet

The current zoning code regulations noted above have been in place since the early 1990's and where the result of similar concerns related to an influx of larger new single-family homes being built in the City. These regulations were adopted to address "Mansionization" at that time. Prior to the current regulations being adopted the zoning code had no limit on dwelling size. The size was only dictated by height, setbacks and parking requirements. Like now, the City held a series of study sessions with the Planning Commission and hearings with the Commission and City Council that resulted in the development regulations being adopted.

There are a number of methods that could be implemented to address the impacts of large dwellings. These include both development standards and design requirements. The following provides some possible regulatory measures that the Planning Commission may wish to consider:

1. **Reduce Maximum Dwelling Size (the absolute maximum permitted square footage under the Zoning Code).** As noted above, under current development regulations, a maximum 3,500 sq. ft. house on a typical 5,000 sq. ft. lot. The Commission may wish to limit the 1,500 sq. ft. plus 40% of the net lot area maximum dwelling size standard to something that results in a lesser maximum dwelling square footage. For example 1,500 sq.ft plus 30% of the lot area would result in a maximum 3,000 sq.ft. dwelling; or 1,500 sq.ft. plus 20% of the lot area would result in a maximum 2,500 sq.ft. dwelling.
2. **Establish Floor Area Ratio (FAR).** FAR is the amount of building square footage relative to the lot size. Under the current zoning code standards a maximum 3,500 sq.ft. house on a 5,000 sq. ft. lot equates to an FAR of .70. The FAR value goes down as the lot sizes increase. For example, on a 6,000 sq. ft. lot, the maximum dwelling size is 3,900 sq. ft. which equates to a FAR of .65. On a 7,000 sq. ft. lot the maximum dwelling size is 4,300 sq. ft. which equates to an FAR of .61. On an 8,000, sq. ft. lot the maximum dwelling size is 4,800 sq. ft. which equates to a .60 FAR. Establishing an FAR can achieve the same outcome as establishing a maximum dwelling size as outlined above. A maximum dwelling size of 3,000 sq.ft. on a 5,000 square foot lot would require an FAR of .60 and maximum dwelling size of 2,500 sq.ft. on a 5,000 square foot lot would require an FAR of .50. The FAR method is illustrated in Attachment No. 4.

Both methods outlined above can be used to reduce overall maximum dwelling size. The question for the Commission to consider is what maximum dwelling size is appropriate.

City of Culver City, California
Agenda Item Report

3. **Establish an allowable second floor area as a percent of the first floor area (Proportional Stories Method).** This method would help to address issues related to bulk and mass and issues related to building height at the front setback. Currently, the zoning code regulations allow a residential structure to go up to a maximum height of 30 feet. Establishing a stepback for the second floor and a proportional stories requirement would reduce the bulk and mass of a building and would address “boxy” type buildings. In addition, the stepback at the front elevation which would reduce the height of the building at the front yard setback which may make it more compatible with single story dwellings. For example, a development standard could be established which restricts the second floor to no more than 75% of the first floor and that the second floor have a minimum stepback of 5 feet. This method is illustrated in Attachment No. 4
4. **Reduce building coverage to vary with lot size.** Building coverage is a percentage of the buildings footprint to the overall lot size. For example, a dwelling with a 2,000 sq.ft. first floor on a 5,000 sq.ft. would result in a lot coverage of 40%. This method would address the ratio of the building footprint to the lot size and could address issues related to open space, but would need to be combined with a dwelling size method noted in item 1 and 2 above to control the overall size of the structure. Lot coverage requirements can be different depending on lot size, with a lesser lot coverage allowed for small lots and a larger lot coverage allowed for larger lots.
5. **Setbacks.** The current zoning code development standards minimum setbacks for R1 zoned properties is 20 feet for the front yard, 4 feet for the side yards, and 10 feet for the rear yards. In order to address issues of privacy, open space, and light and air, setbacks for the side and rear yards can be increased. This would also result in adjacent dwellings being further separated from each other. Increasing the side yard setbacks to 5 feet and the rear yard setbacks to 15 feet would provide some relief from the bulk and mass of dwellings, particularly two story dwellings, on abutting properties. In addition, it would provide more open space on the subject property, allow more light and air on the subject property and abutting properties, and address privacy issues. In addition, in order to maintain a consistent streetscape, an averaging approach could be implemented. The front yard setback could be the code required 20 feet or the average setback on the block or the average setbacks of the abutting properties on either side, whichever is greater. For example, if the average setback on the block was 25 feet then the new dwelling would be required to provide a 25 foot setback. If the average setback was 18 feet, then the new dwelling would be required to provide the code required 20 foot setback.

City of Culver City, California
Agenda Item Report

6. **Building Height.** Currently the maximum building height in the R1 zone is 30 feet. In order to address issues of the size of structures the Commission may want to consider establishing different height limits for dwellings with sloped roofs (25% slope or greater) and flat roofs (less than 25% slope). For example, a sloped roof dwelling may be allowed to extend to a maximum 30' in height and a flat roof dwelling may be allowed to extend to a maximum 25' in height. These methods would help to reduce the size (bulk and mass) of structures based upon the roof line of the building. Modern boxy type structures with flat roofs would be reduced in height and more traditional architectural styled dwellings with a sloped or pitched roof where the highest point is usually at the peak of the roof towards the center of the structure could be permitted more building height. The question for Commission relative to this development standard is whether it wants to regulate bulk and mass through building style (i.e. more restrictive standards for modern geometric buildings and less restrictive standards for more traditional buildings).
7. **Establish Building Design Standards** (to reduce building mass, create building articulation and building step backs, and neighborhood compatibility) similar to the Multi-Family Design Guidelines (MFDG) which address prevailing setback, lot coverage, and height of structures on an individual block and contain guidelines to address building location, privacy, parking, landscape and open space, building façade treatment and building massing and scale. The MFDG have been well received in the neighborhoods where they have been adopted by Commission. However, conducting surveys for all R1 zoned neighborhoods to establish baseline conditions and neighborhood typologies would an extremely long and labor intensive process that could not be accomplished under the current Planning Division work plan recently approved by Commission and adopted by City Council in the FY 2015-16 budget. Many of the development regulations noted above address the design principles contained in the MFDG's such as lot coverage, average and prevailing setbacks, height, and second floor stepbacks on neighborhood and block level basis.
8. **Require discretionary approval for Single Family Dwellings above a certain Gross Floor Area threshold.** Requiring a discretionary permit for single family home of a certain size could be established. However, there are issues to be considered such as what is the size threshold to require a discretionary review? What type of findings would need to be established to approve the project? Would it be an administrative review (staff level) or would it be required to go to the Planning Commission? How would it affect the timing of the project? What would the additional cost be? How would that impact the homeowner? An alternative to requiring

City of Culver City, California
Agenda Item Report

discretionary review would be to require a courtesy notice to abutting property owners of any new single family construction and or an addition over a certain size. This would at a minimum allow abutting property owners to be advised of any new pending construction and opportunity to review the plans with staff if they have questions or want to know how the project meets code.

Survey of Surrounding City Regulations on “Mansionization:”

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 Culver City: 1,500 sq.ft. plus 40% of the lot area.

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.

In addition, City of Los Angeles, recently passed two separate moratoriums as follows:

- In an effort to reduce the trend to renovate and replace historic homes with large-scale, out-of-character new construction”, it adopted a moratorium prohibiting the issuance of building and demolition permits for properties within five of its Historic Preservation Overlay Zones.
- To address a “recent trend of property owners and developers tearing down original houses and replacing them with hulking, box-like structures or significantly remodeling existing structures with bulky two-story additions that are out of scale with neighboring properties”, it adopted a moratorium prohibiting the issuance of building permits for the construction of single family dwellings “where the proposed construction does not meet certain

City of Culver City, California
Agenda Item Report

neighborhood specific criteria” for properties within 15 specified neighborhoods.

Other Considerations

- Should new development standards and/or design requirements be absolute or vary with lot size?
- Should smaller lots only be allowed to build smaller buildings or should the allowable building area vary?
- What should the threshold be for mansionization regulations? What maximum building size?
- Should the same standards apply for building additions and entirely new buildings?
- How can the regulations be developed so that they are not entirely subjective?
- Should the regulations only address building design and massing and not building size?
- Should basements not count toward the maximum allowable dwelling size?

The City Council has considered the option of adopting a moratorium on the issuance of building permits to construct or alter single family dwellings in excess of a particular size, or while the Planning Division studies possible amendments (such as the above) to the Zoning Code to address this issue. Both the City Council and the public inquired about such an option and the City Council has asked staff to track the submittal of new single family construction. Since the June 8, 2015 City Council meeting, staff has monitored building permit request for larger new single family homes and/or additions. As of July 16, 2015 a total of 3 permit applications have been submitted. Government Code Section 65858 provides that an urgency ordinance may be adopted without prior public notice or public hearing by a four-fifths vote of the legislative body upon a finding that the action is required to protect the public safety, health and welfare. Such ordinance shall have no further force and effect 45 days from the date of its adoption. However, after notice and a public hearing, such ordinance may be extended for a period of ten months and 15 days, and subsequently extended for an additional 12 months. Not more than two extensions may be adopted. Culver City Charter Section 614, provides additional authority for the City Council to adopt an ordinance as an urgency measure for preserving the public peace, health or safety by a four-fifths vote.

City of Culver City, California
Agenda Item Report

FISCAL ANALYSIS:

If the City determines that it would like to proceed with additional design or development standards for larger single family development and/or a moratorium for such new development, it is possible that property values within neighborhoods may decrease or not appreciate at the level they have been. While many people believe that their property is devalued with larger new single family developments in their neighborhoods, home values in areas that have had the most number of larger new developments (i.e. Carlson Park) have remained constant or increased over the last several years. However, residential property purchases are based on more than property resale alone. Such decisions are often influenced by personal preferences such as the quality of schools, fire/police/city services, parks, amenities, walkability, etc.

If additional design or development standards are pursued, some projects in the “pipeline” may be held up or abandoned if they do not comport with proposed new regulations which will have some financial impacts. Further, the City’s permit fees are based upon permit valuations. If the level of permitting is reduced as a result of reduced construction activity or the valuations for permits are reduced due to smaller projects it may result in reduced permit fees.

ATTACHMENTS:

1. Map of Impacted Neighborhoods.
2. Summary Table of Housing Size and Lot Size
3. Photo Survey of Properties in Summary Table
4. Examples of Ways to Regulate Building Size and Massing
5. Public Comments

MOTION:

That the Planning Commission:

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

MEETING DATE: 7.22.15

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.

ATTACHMENTS

Pages

- | | |
|---|---------|
| 1. Map of Impacted Neighborhoods | 1 |
| 2. Summary Table of Housing Size and Lot Size | 2 |
| 3. Photo Survey of Properties in Summary Table | 3 - 28 |
| 4. Examples of Ways to Regulate Building Size and Massing | 29 - 32 |
| 5. Public Comments | |

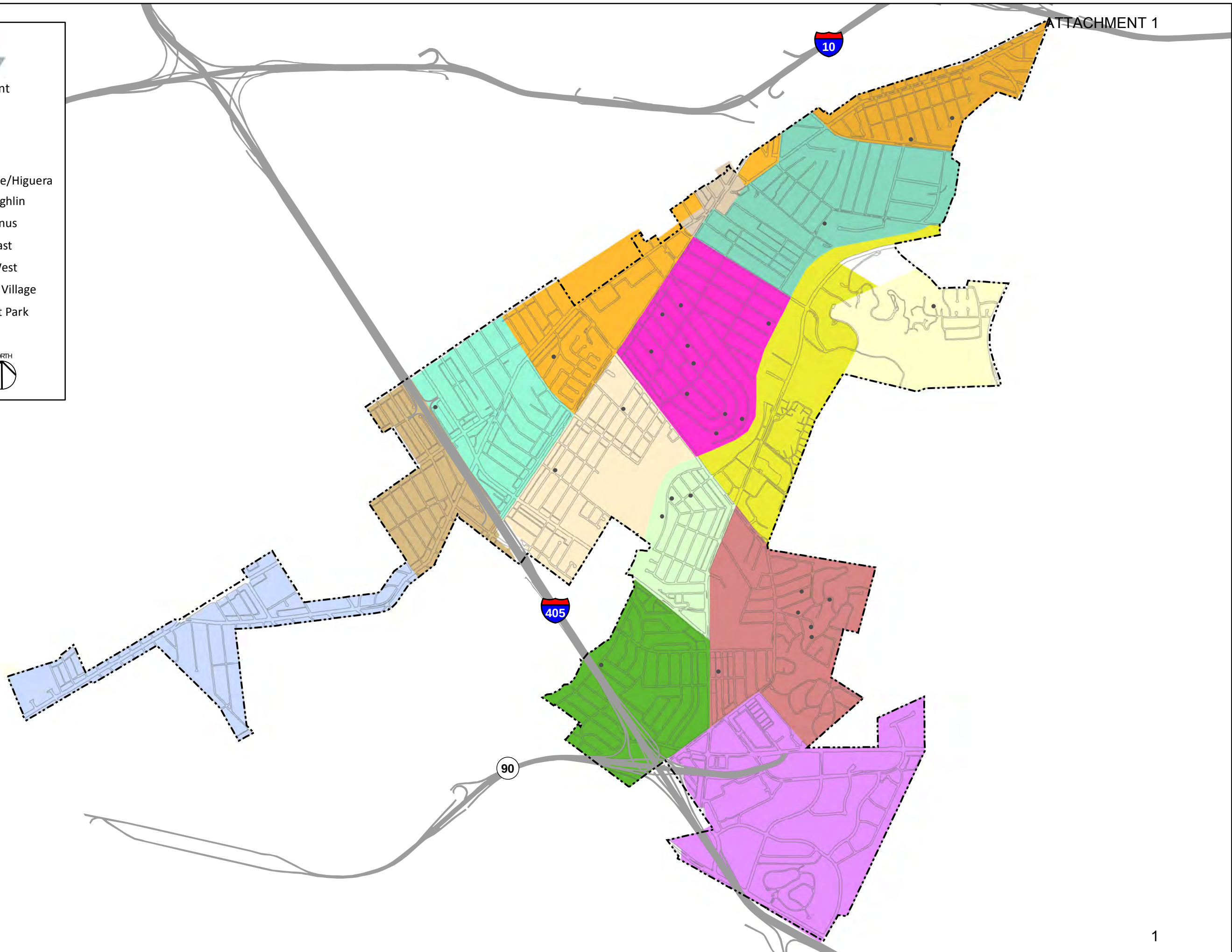
Single Family Residential

- ≥ 3000 Square Feet

Neighborhoods

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

0 0.25 0.5 Miles



Summary of New Single Family Residential Building Permits December 2011 - April 2015

	Address	Permit Date	Lot Area (square footage)	Building Square Footage	Percentage of Building Area to Lot Area	Maximum Building Area	over / under CC code	Net New Square Footage
1		12/29/2011	5,395	3,578	66%	3,658	-80	2,378
2	Former Vacant Lot	04/30/2012	4,380	3,000	68%	3,252	-252	3,000
3		08/09/2012	8,163	3,516	43%	4,898	-1382	438
4		01/07/2013	6,216	3,145	51%	3,986	-841	678
5		03/28/2013	6,450	3,401	53%	4,080	-679	703
6		04/09/2013	5,000	3,078	62%	3,500	-422	2,250
7		10/31/2013	6,750	3,148	47%	4,200	-1052	105
8	Hillside Areas with Irregular Lots	12/19/2013	16,071	4,289	27%	9,643	-5354	2,073
9	Former Vacant Lot	05/14/2014	3,840	3,000	78%	3,036	-36	3,000
10		05/19/2014	5,590	3,199	57%	3,736	-537	1,676
11		06/10/2014	11,300	3,045	27%	6,780	-3735	150
12		07/03/2014	6,745	3,153	47%	4,198	-1045	1,326
13		07/15/2014	6,450	3,559	55%	4,080	-521	2,000
14		07/21/2014	6,000	3,596	60%	3,900	-304	2,139
15		07/31/2014	5,770	3,596	62%	3,808	-212	2,434
16		08/04/2014	5,775	3,172	55%	3,810	-638	1,903
17	Not Under Construction	08/21/2014	4,840	3,361	69%	3,436	-75	2,161
18	Hillside Areas with Irregular Lots and Former Vacant Lot	10/10/2014	8,050	4,217	52%	4,830	-613	4,217
19		12/04/2014	4,968	3,364	68%	3,487	-123	2,309
20		12/15/2014	5,000	3,055	61%	3,500	-445	1,950
21		12/16/2014	5,775	3,312	57%	3,810	-498	2,244
22		01/12/2015	5,775	3,509	61%	3,810	-301	2,347
23	Not Under Construction	04/29/2015	5,000	3,500	70%	3,500	0	2,740
24		01/30/2015	6,869	4,074	59%	4,248	-174	2,387
25		01/22/2015	8,079	4,661	58%	4,847	-186	2,925
26	Hillside Areas with Irregular Lots	01/28/2015	20,110	3,798	19%	12,066	-8268	100
	New Construction							
	Additions							

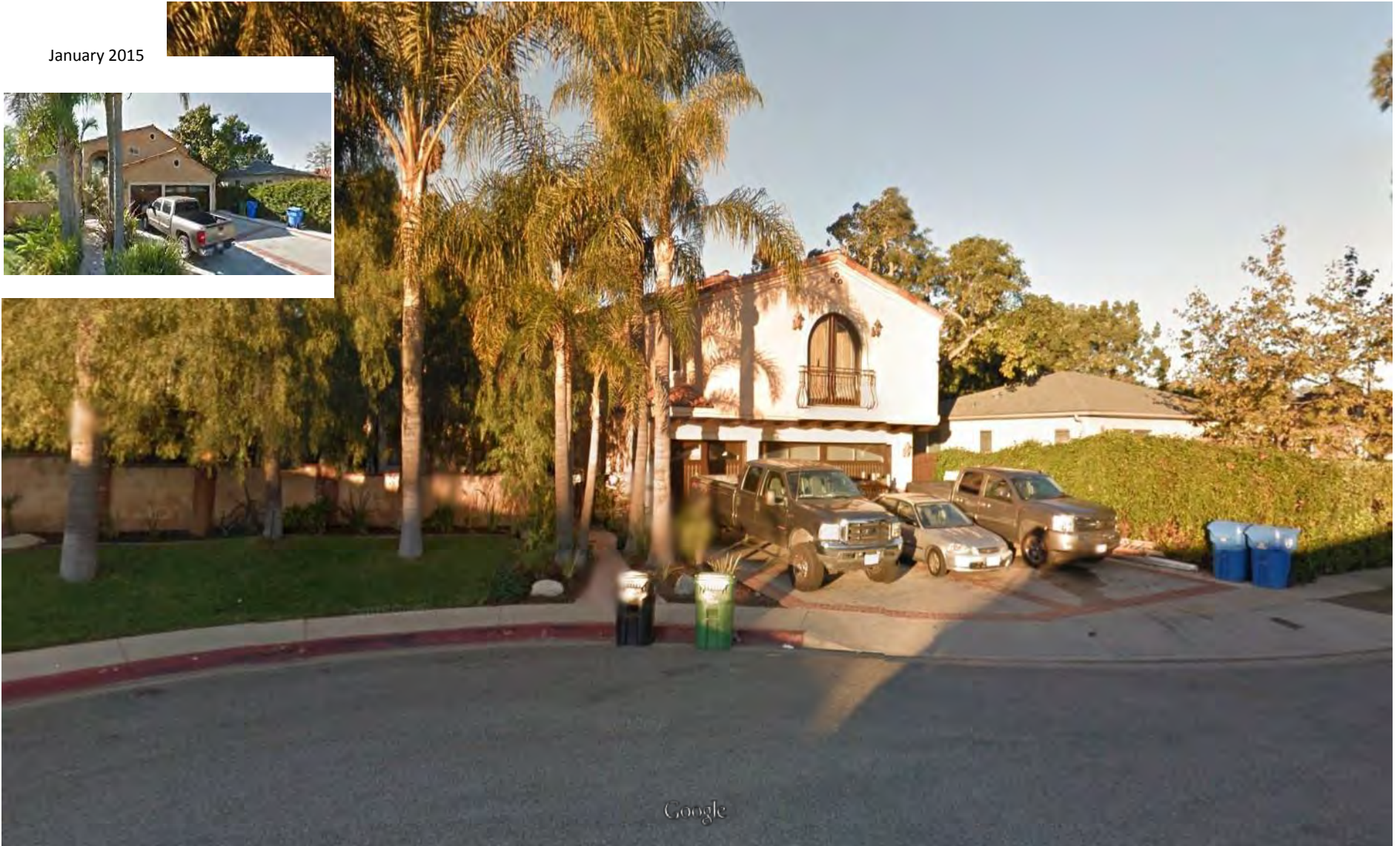
1



2

Unavailable

January 2015



March 2015



February 2011

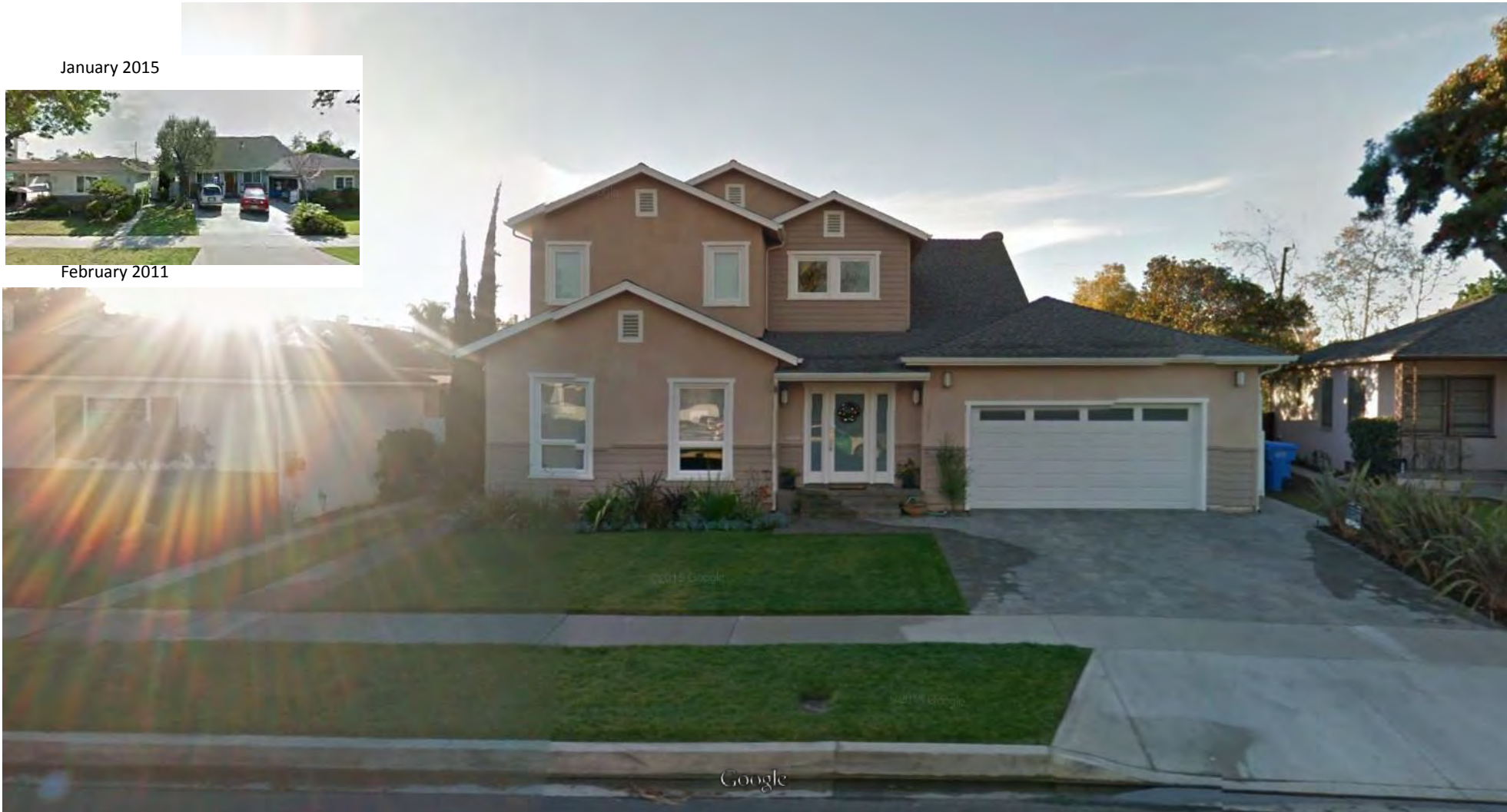


5

January 2015



February 2011



6



January 2015



February 2011



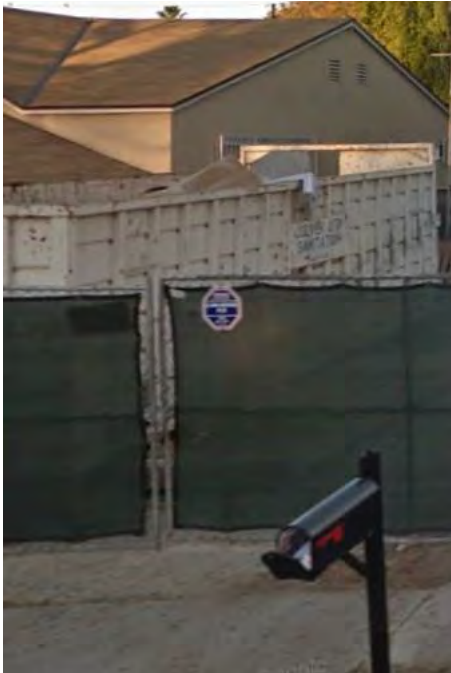




January 2015



February 2011



January 2015



August 2012



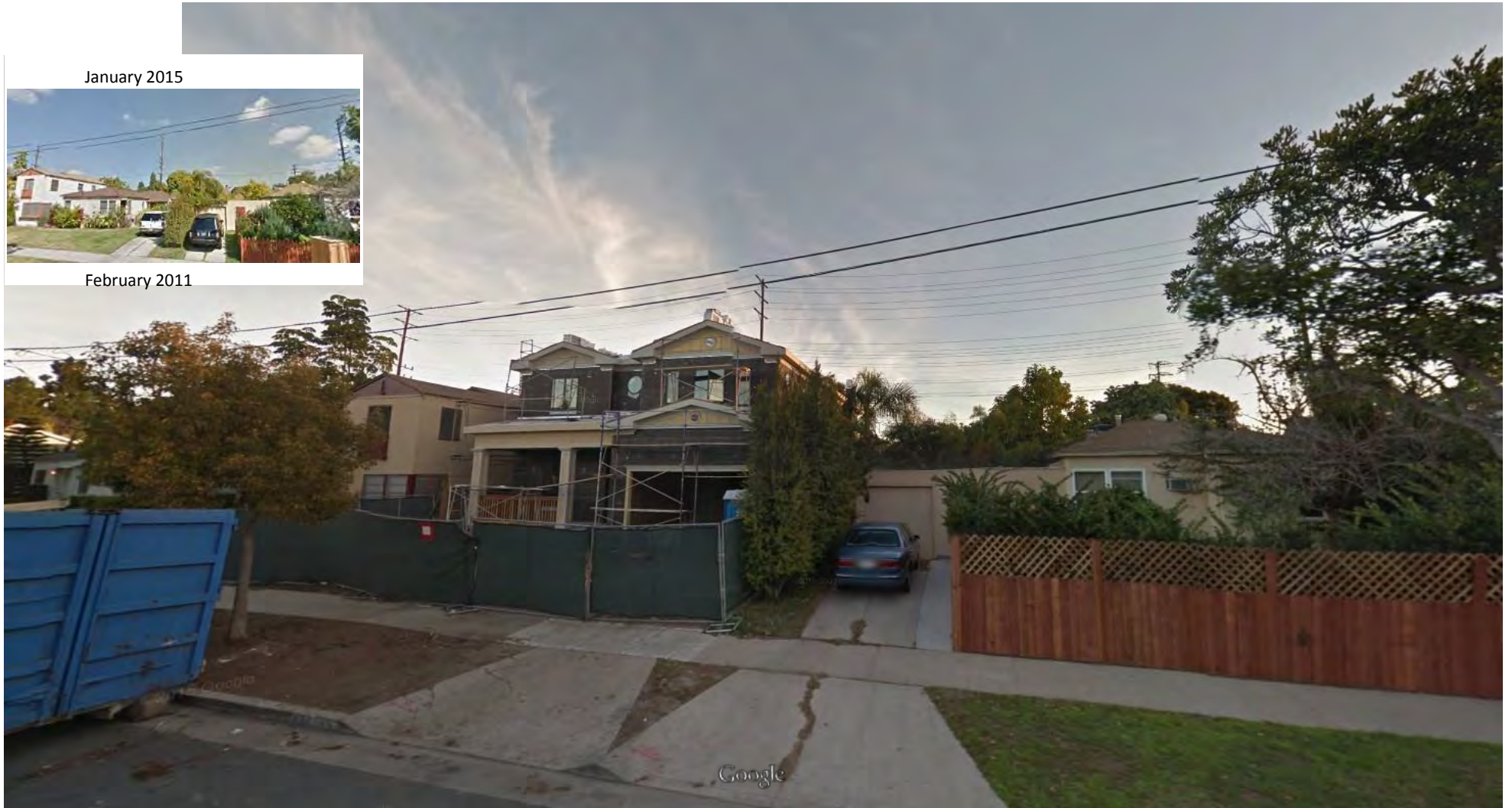




January 2015



February 2011





January 2015



February 2011





January 2015



June 2011



January 2015



August 2012









January 2015



June 2011

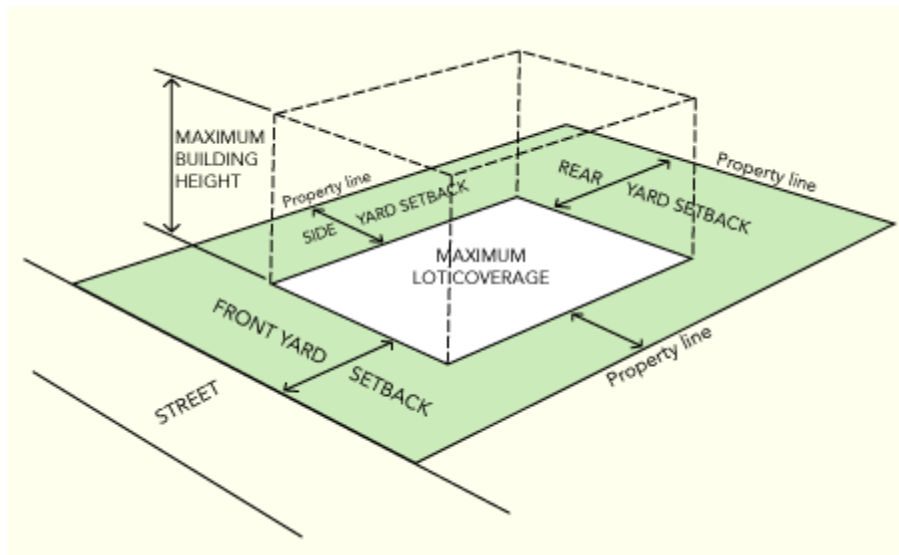








Building Envelope



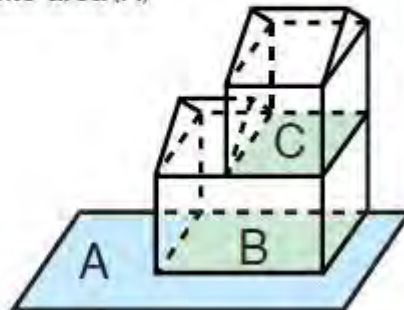
Calculations

● Floor-Area Ratio (FAR)

$$\text{FAR}(\%) = \frac{\text{total floor area (B+C)}}{\text{site area (A)}} \times 100$$

● Building Coverage Ratio (BCR)

$$\text{BCR}(\%) = \frac{\text{building area (B)}}{\text{site area (A)}} \times 100$$

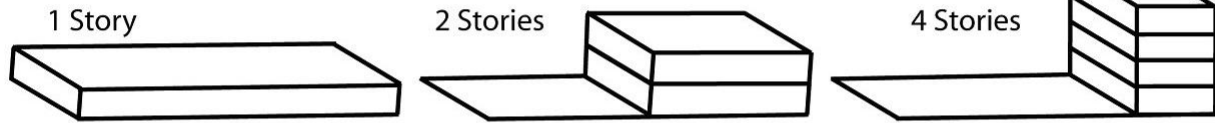


Floor Area Ratio

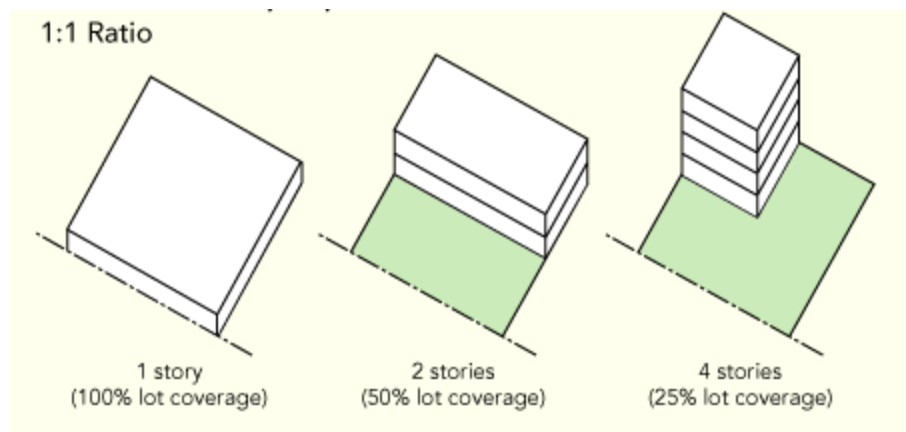
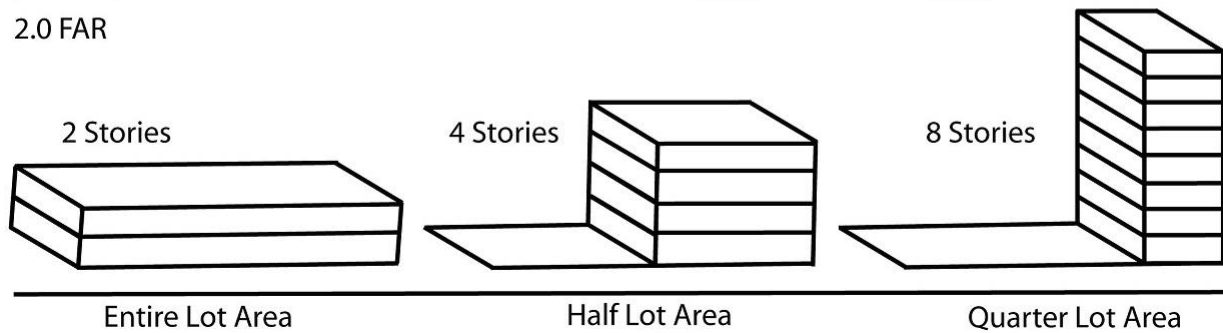
0.5 FAR



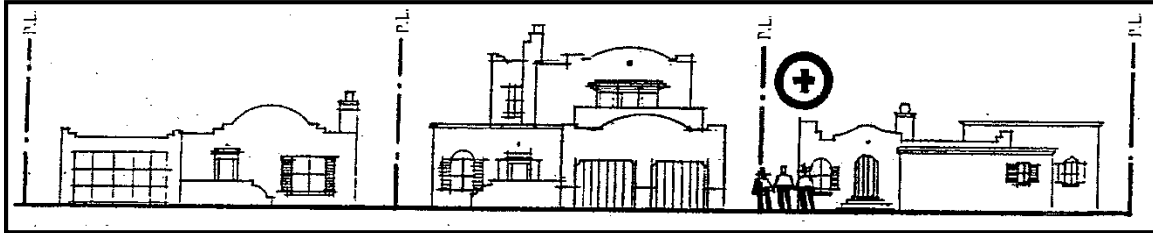
1.0 FAR



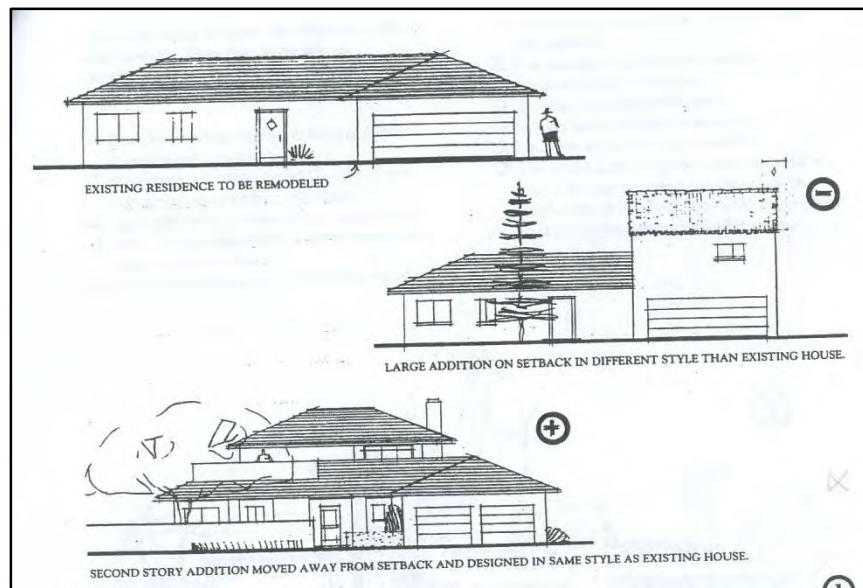
2.0 FAR

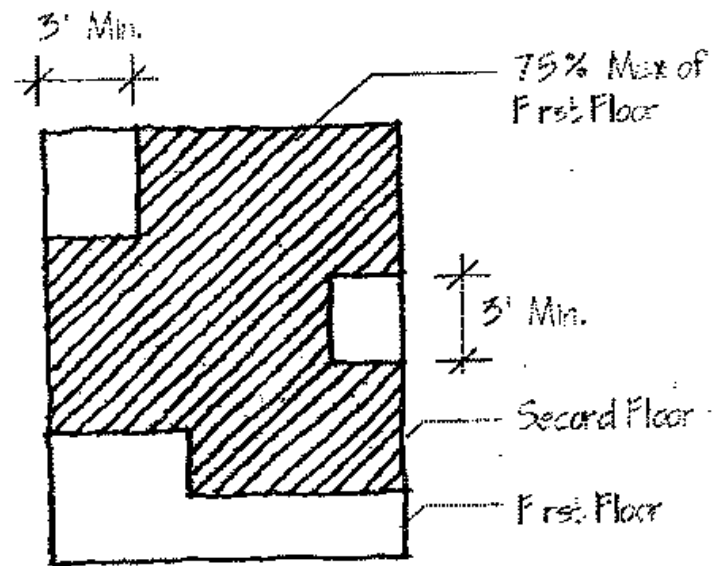


Upper Floor Step Backs



Addition consistent with existing structure



Second Floor as a percentage of First Floor

Plan (Not to Scale)

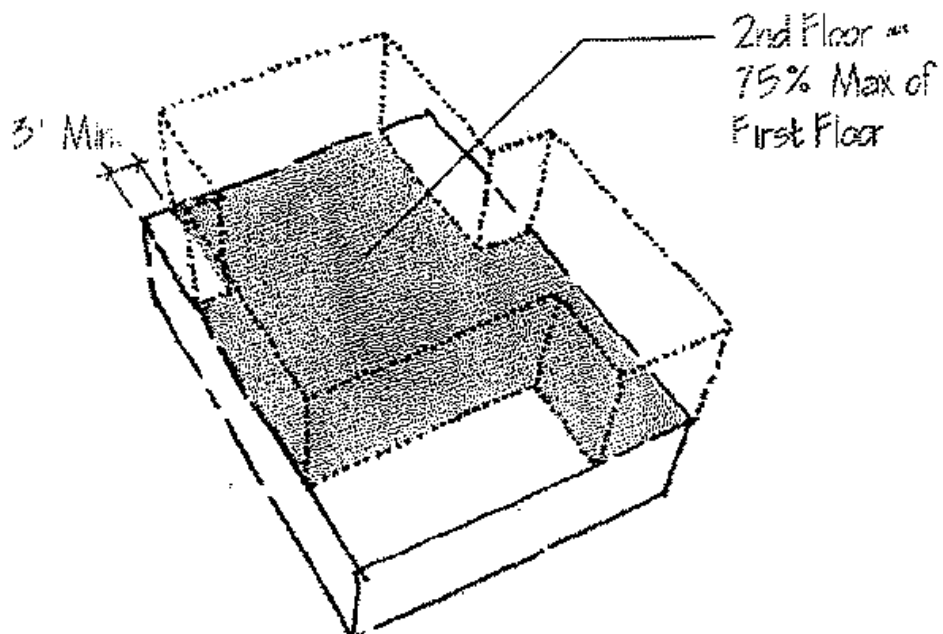
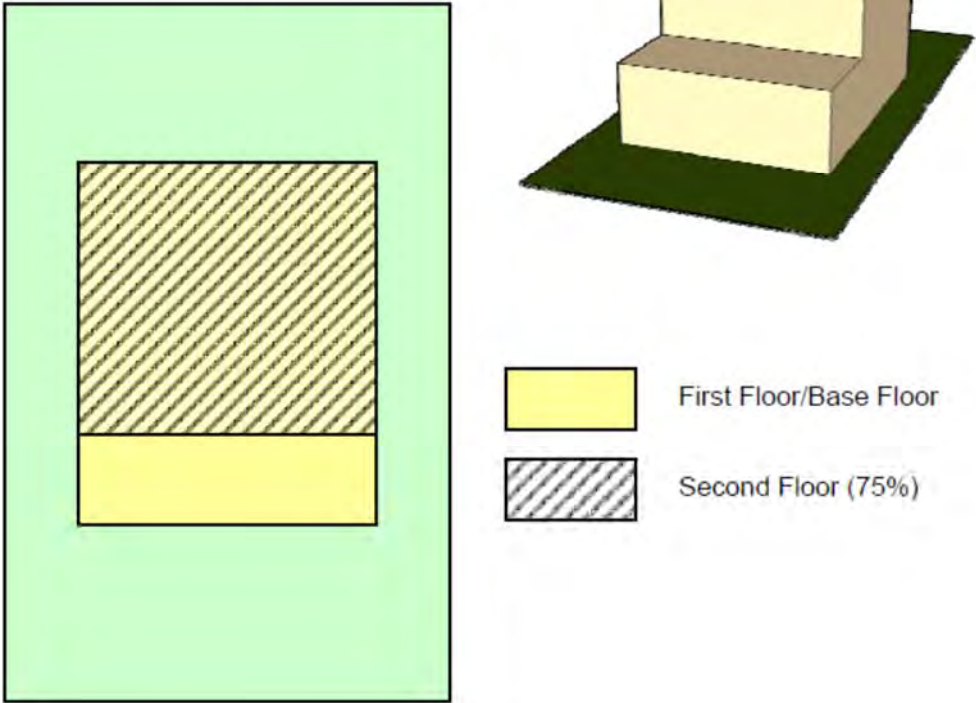


Figure 1 – Proportional Stories Method



ATTACHMENT NO. 5

PUBLIC COMMENTS

Gorham, Thomas

From: juan1000@aol.com
Sent: July 15, 2015 9:00 PM
To: Gorham, Thomas
Subject: Mansionization study session

Commissioners and staff,

I was unable to find details on the so-called mansionization proposal that I learned about from a city letter. I surmise this involves new limits on the size of new or remodeled homes. If so, I urge the commission to consider the drawbacks of such a plan. First, I find it unfair to set limits now, after many homeowners have already built sizable homes. This creates an unequal situation for homeowners. Second, any time a large home is built, it adds value to the neighborhood. In some cases, it can even rid us of dilapidated structures. I am perfectly happy with our modest-sized home and have not plans to add on. But the few big homes in my neighborhood that have enhanced the area, and no doubt they've increased property values.

Regards,

Juan C. Arancibia

Gorham, Thomas

From: Cevia Szelog <cevsthe1@verizon.net>
Sent: July 14, 2015 8:15 PM
To: Gorham, Thomas
Subject: mansionization of Culver City Residential property

Councilman Gorham, my name is Cevia Szelog and I am a homeowner in Culver City.. I live at 4101 Bledsoe Avenue. Although we have had many sales of homes this year, no mansions on my block but my God-daughter lives at 4249 Vinton Avenue and is sandwiched between two mansionized houses. The one on the driveway side is not too bad but the house under construction on the north side of her house actually blocks the light from her entire north side. Plus the construction company has damaged her lawn, her sprinklers, put an outhouse right outside her daughters bedroom window and has left her back yard open due to fencing problems (theirs). This construction has been ongoing for almost a year and looks to have months left till finished. I will be out of town on July 22 so I will not be able to attend the meeting but I wanted my "vote" to be heard. There have been many sales in the Carlson Park neighborhood but a lot of them have renovated to enlarge them without becoming "mansionized".

Thank you, Cevia Szelog

Gorham, Thomas

From: Peter Stern <pstern2@msn.com>
Sent: July 13, 2015 4:52 PM
To: Gorham, Thomas

To: Planning Commission and City Staff

From: Peter Stern
pstern2@msn.com

Re: Compatibility and design issues of large homes

The good news is I live in Culver City. The bad news is I live adjacent to a McMansion situated at 4189 Le Bourget. I had my home appraised recently, for a refinance, and the home loan appraiser mentioned that the home next door had devalued my property as it may discourage prospective buyers.

This mansionization changes the character of the single family neighborhood to an apartment like atmosphere. Setbacks on homes should conform with existing homes, height should be limited to two stories to include fireplaces and parapets, footprint of homes should conform to existing family homes and allow for green space for trees, shrubs etc., rather than a concrete jungle. Maintenance has been an issue between myself and the neighbors. Work people have asked to place ladders on my property to work on the house next door. There is not enough space between the home and property line to allow for placement of ladders on that property. The home is built so close to the property line that work related materials fall onto my yard and are left for me to pick up. I had to build a fence to prevent the homeowners from walking across my property to access their side gate as there was not enough room for them to walk between some of their bushes and remain on their property.

I would ask the Commission to consider limiting the size and scope of future construction in our neighborhoods to preserve the elbow room, views of the sky, foliage, and open habitat feeling of our city. Let's think urban forestry and urban wildlife habitat which are good for the environment and provide a psychologically healthy environment. Studies have shown these features to be of value to human and animal quality of life.

Gorham, Thomas

From: Hayley Babcock <hayleybabcock@icloud.com>
Sent: July 11, 2015 4:44 PM
To: Gorham, Thomas
Subject: Development and Design Regulations / "Mansionization" - Comment Submission

Dear Mr. Gorham ~

My name is Hayley Babcock, My husband and I have been residents and homeowners in Culver City for over 12 years. We live on Keystone Avenue in Carlson Park.

I am writing this email to you due to the fact that my husband and I are not going to be able to attend the upcoming meeting, but very much want our voices to be heard. We want to thank you for taking the time to have a hearing and for caring enough to reach out to the community for our opinions.

I am adamantly opposed to our current loose (or even non-existent?) limits to ratios of lot size to home size in Culver City. The increased, rapid fire building of McMansions has to be stopped and quickly. I am all for new homes, modern homes and new homeowners coming into the community but not at the expense of the quality of life and the environment of our community.

We need strict limits on the proportion and size of homes vis a vis their lot sizes and we must ensure there are NO LOOPHOLES such as those which have essentially decimated attempts to stop Mansionization in other parts of Los Angeles, (please see excerpt from CityWatch article, below).

In Culver City, for a 5,000-square-foot lot in a typical residential zone, we ought to have rules which generally could not allow a home of more than 2,500 square feet of "residential floor area, including extra buildings and garage overhangs — or a total of 50% of the lot size. We must ensure a certain set-back so that no buildings are built right up to their property lines with not an inch to spare. We may be able to consider certain, explicit and well thought-out special exceptions such as the possibility of a bonus to build 20% larger than ordinarily allowed if builders design their homes to be environmentally friendly and they adhere to certain scaling requirements of home facades and upper floors with part of the facade recessed.

We must ensure that construction which can bulk up the appearance of residences is counted against the size limits, such as covered parking, porches, balconies and so forth.

There are some big, beautifully built homes in our area, which are much larger than mine (mine is approx 1,600 sq ft) on approximately the same lot size (5,500) and still manage to fit well into the community. A great example in my view (whether their particular style is your style or not, is not the issue, rather, the well crafted layout and footprint of the home) is on the 4200 block of Vinton Avenue (I believe it is 4292 - white picket fence, bay window, 2 story garage in back)

I point this out to indicate that I truly want Culver City to grow and improve, I want our property values to increase, but I insist that we keep the community from losing the charm that has brought people here in the first place.

Another issue which has to be raised is the way we control spec building versus those who build because they are going to live here. I hope that gets addressed by the planning commission as part and parcel of this discussion,

Please write back and let me know you received this email.

Thank you for your time and commitment to keeping our community great.

Best regards,

Mrs. Hayley Babcock

Hayley S. Babcock

Mobile: 310.729.1033

Email: hayleybabcock@icloud.com

Article Excerpt:

CITY-WATCH - PLANNING WATCH-After two years of research and public meetings, the Los Angeles City Council adopted the **Baseline Mansionization Ordinance** (BMO) in 2008. It was supposed to stop the mansionization of all single-family neighborhoods in LA's flats, but the ordinance has been a total dud. It contains so many loopholes that the teardown of thousands of older homes and their replacement with **McMansions** never missed a beat.

While three dogged neighborhoods (Sunland-Tujunga, Studio City, and Beverly Grove) managed to successfully stop mansionization through small overlay areas, called Residential Floor Area Districts (RFA's), the rest of the city has been left out in the cold. As a result, many Los Angeles neighborhoods are now furiously fighting to stop their slow destruction through mansionization.

In the summer of 2014 they thought they finally had succeeded in stopping the citywide mansionization process when Councilmember **Paul Koretz** submitted a City Council motion directing the Department of City Planning to remove the BMO's **loopholes**. His motion was simple and straightforward, clean-up this demonstrably ineffective ordinance by removing the bonuses and exemptions that permit McMansions.



But simple and straightforward has, so far, not prevailed at City Hall. The Department of City Planning's response to the City Council's BMO amendment motion was to replace the Councilmember's immediate approach with a long, labor intensive work program that will take over two years to complete. Along the way, it will leave most Los Angeles neighborhoods open to the mansionization process that the Council Motion intended to stop. Furthermore, no one knows what the end product will look like, or, for that matter, if the Baseline Mansionization Ordinance will be effectively repaired.

Gorham, Thomas

From: Dorene Slavitz <doreneslavitz@gmail.com>
Sent: July 08, 2015 2:36 PM
To: Gorham, Thomas
Subject: in Regards to Anti Mansionization

To whom it may concern,

As a resident a business owner in the area, I believe Culver City should adopt the same law with regards to "Anti Mansionization" as Los Angeles.

A home on a standard 5,000 sf lot should not have more then 2,500 sf of residential floor area, or a total of 50% of the lot size. Large and oversize homes of should not be built in small lots within the city of Culver City.

Sincerely Yours,
Dorene Slavitz
5173 Cota Street
Culver City, CA 90230

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited

Good evening Mayor O'Leary and Councilmembers,

'Mansionization' is a complex issue involving many questions and a variety of solutions as Mr. Blumenfeld and Mr. Gorham's report suggests.

The questions and things I wish to be considered this evening are several.

I wonder what the building codes were in CC in the 1940's when the majority of the housing stock was developed? I would venture a guess that lot and house sizes were deliberately designed with several goals in mind. To develop affordable housing stock, with larger front yards then back, for curb appeal and to encourage park usage by families. The children would play in their neighborhood parks, attend the local schools and voila a strong community would start to take shape. Tree lined streets with sidewalks created a human scale environment for folks to purchase a home and raise their families, the 'American Dream'.

Fast forward to 'American Dream 2015', the internet, home offices, the importance of green spaces, sustainability, water shortages, etc., all important factors to consider when making zoning changes. Families need more space if they are telecommuting or having home businesses, but how do these needs get met? Culver City has been working towards being a more sustainable, environmentally sensitive Community, but larger homes with poor quality materials, i.e. vinyl windows, don't necessarily fit in with that mindset. They cost more to build, take more materials and use more heat, water and electricity.

Affordability plays a huge role in this discussion, the importance of maintaining housing stock that allows middle class families to live, work and play. In addition to affordability, speculative home purchasing and building can erode the character and quality of the family neighborhood.

The other issue is natural light. The housing stock is sometimes side-by-side, and if you are next to a 2-story home, the natural light that we all enjoy here in Culver City could be compromised.

I would urge you to think about how the majority of our neighborhoods were developed and planned, their intentions and the part that played in forming a close community. Please think about affordability, speculative home buying and building, sustainability, the need for green spaces, natural light and the delicate balance they all play in our daily lives. Think about compromise so the community continues to thrive while making these zoning decisions.

I am not an Architect or City Planner but for me, the two things that could make a difference and seem reasonable would be to change the building size to lot ratio, the FAR, restricting it to not greater than a specified amount. And, to establish a more restrictive design standard, i.e. the multi-family design guidelines like Beverly Hills and West Hollywood have done.

Using both of these tools will allow Culver City to maintain the intentions of our original City Planners while adapting to the necessary changes of our contemporary society.

Gorham, Thomas

From: jeff bossin <jeffbossin@gmail.com>
Sent: June 15, 2015 10:13 AM
To: O'Leary, Micheál; Gorham, Thomas; Sahli-Wells, Meghan; Clarke, Jim; Andrew.weissmann@culvercity.org; Cooper, Jeffrey
Cc: igulin@yahoo.com; Erin Roalstad-Bossin
Subject: Mansionization in Carlson Park

Categories: Noticed

Dear Michael, Thomas, Meghan, Jim, Andrew, and Jeffrey:

I'm writing to you all as a concerned 9-year Carlson Park resident in regard to oversized houses in Culver City. I live on 4300 Motor (SE corner of Motor and Farragut.)

This issue is of particular and immediate concern to me and my family (Erin, Jake (6), Alex (4)), because our next door neighbor's house (4312 Motor) is going on the market tomorrow, Tuesday 6/15. It will be listed for \$1.1MM and will be looked upon as a teardown. The lot is larger than normal and will invite the exact kind of construction that is now termed "mansionization."

I am extremely concerned that we'll soon be living next door to a monstrosity of a structure that will ruin my family's privacy, light, air, property value and compromise the character of our neighborhood. I should also add that we have a pool and we don't want our sun and privacy ruined by some palatial wall inches from my property line, towering over us.

Let me be clear, I'm not against construction, add-ons, second stories, modern architecture or progress in general. I just demand that the inevitable construction in Carlson Park be done with some sanity. But since the current building codes are out of whack they don't protect this from happening.

As you know, current building codes of Culver City are outdated and need to be reexamined NOW so that mansion-like construction can be halted. Builders and prospective home owners are taking advantage of these outdated codes to the detriment of residents' quality of life.

I am optimistic that you all will listen to the growing discontent and help protect the interests of families you are tasked to represent.

I am a reasonable person, but things need to change. Immediately. And I plan on being the squeakiest of wheels to make sure that they do.

Thank you in advance for your cooperation and understanding,

Sincerely,

Jeff and Erin Bossin

4300 Motor Ave.

Culver City, CA 90232

310-612-0271

Gorham, Thomas

From: Amy Levit <farragut_90230@yahoo.com>
Sent: June 17, 2015 11:05 AM
To: Gorham, Thomas
Subject: home building

Categories: Noticed

Hi...I am a resident of the 4300 block of Motor Ave. I am extremely concerned about the recent amount of "huge homes" being built in this and other neighborhoods. These new homes are HUGE and do not fit the neighborhood at all. They are impacting the neighborhood because they do not fit the charm of the community, not to mention how they are encroaching on privacy of the adjacent homes. Many of us are scared to see a "for sale" sign go up knowing what might be coming! I am not against a homeowners right to improve their property, but I am not happy with the fact that "developers" are coming in to make money and not care about the existing homeowners. They will be gone as soon as they "flip" the home. Other cities have put a halt to this kind of building so they have come to Culver City since it's open season here... I am hoping that you will pass an immediate 45 day moratorium on the issuance of permits and LISTEN to many of us unhappy residents! Thank you...Amy Levit

Gorham, Thomas

From: Wendi Mirabella <wendimirabella@aol.com>
Sent: June 17, 2015 1:18 PM
To: O'Leary, Micheál; Weissman, Andrew; Cooper, Jeffrey; Blumenfeld, Sol; Gorham, Thomas
Subject: Culver City - Mansionization
Categories: Noticed

Dear Mr. O'Leary, Mr. Weissman, Mr. Cooper, Mr. Blumenfeld and Mr. Gorham -

I am a 18 year homeowner in Carlson Park.

I plan on attending the city council meeting on June 22nd to **voice my opposition to the recent decision NOT to institute a 45 day moratorium on the issuance of permits to large homes and additions.**

Please be advised I live at the corner of Vinton and Le Bourget - my backyard now faces a behemoth home that well exceeds 3000 SF.

Please also be aware that on the other side of my home is a 2nd story home on Vinton that is completely acceptable and in character with Culver City.

I am not against homeowners adding a 2nd story to their homes - I am against adding a 2nd story that affects my privacy and the **character of the neighborhood.**

Please do not let Culver City turn into West Hollywood or Silver Lake or other areas where growth is rampant.

Frankly, I am disappointed and very frustrated that the City Council previously addressed the moratorium issue without properly notifying the residents. Especially since the zoning codes are 25 years old.

~~Further, precedence is in place with many neighborhoods and communities instituting a 45 day moratorium on the issuance of permits for large homes. Look no further than Mar Vista.~~

It seems to me the City Council completely ignored the concept of:
'Floor Area Ratio - FAR' The total square feet of a building divided by the total square feet of the lot the building is located on. FAR is used by local governments in zoning codes

Thank you for your attention to this matter.

Wendi Mirabella

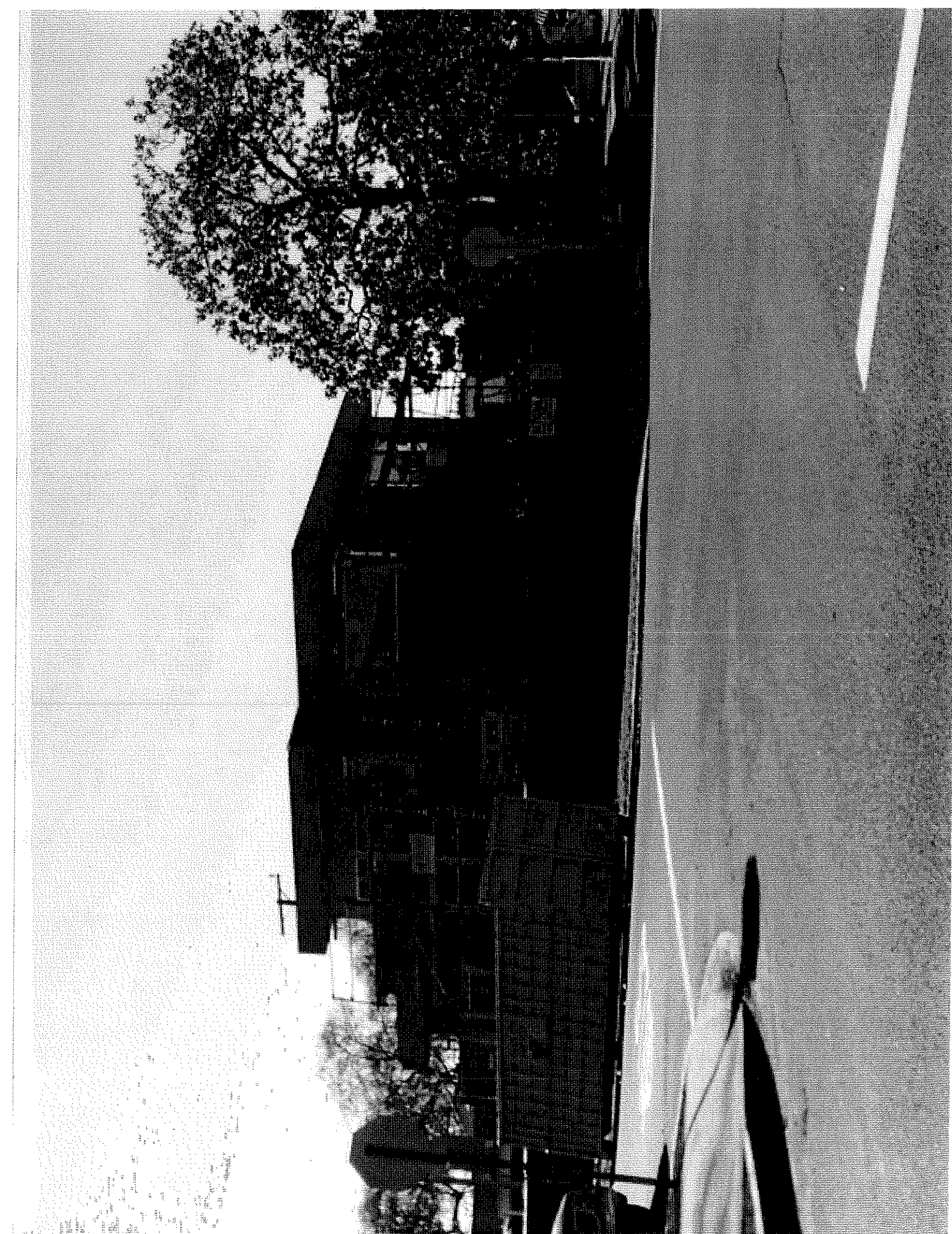
Gorham, Thomas

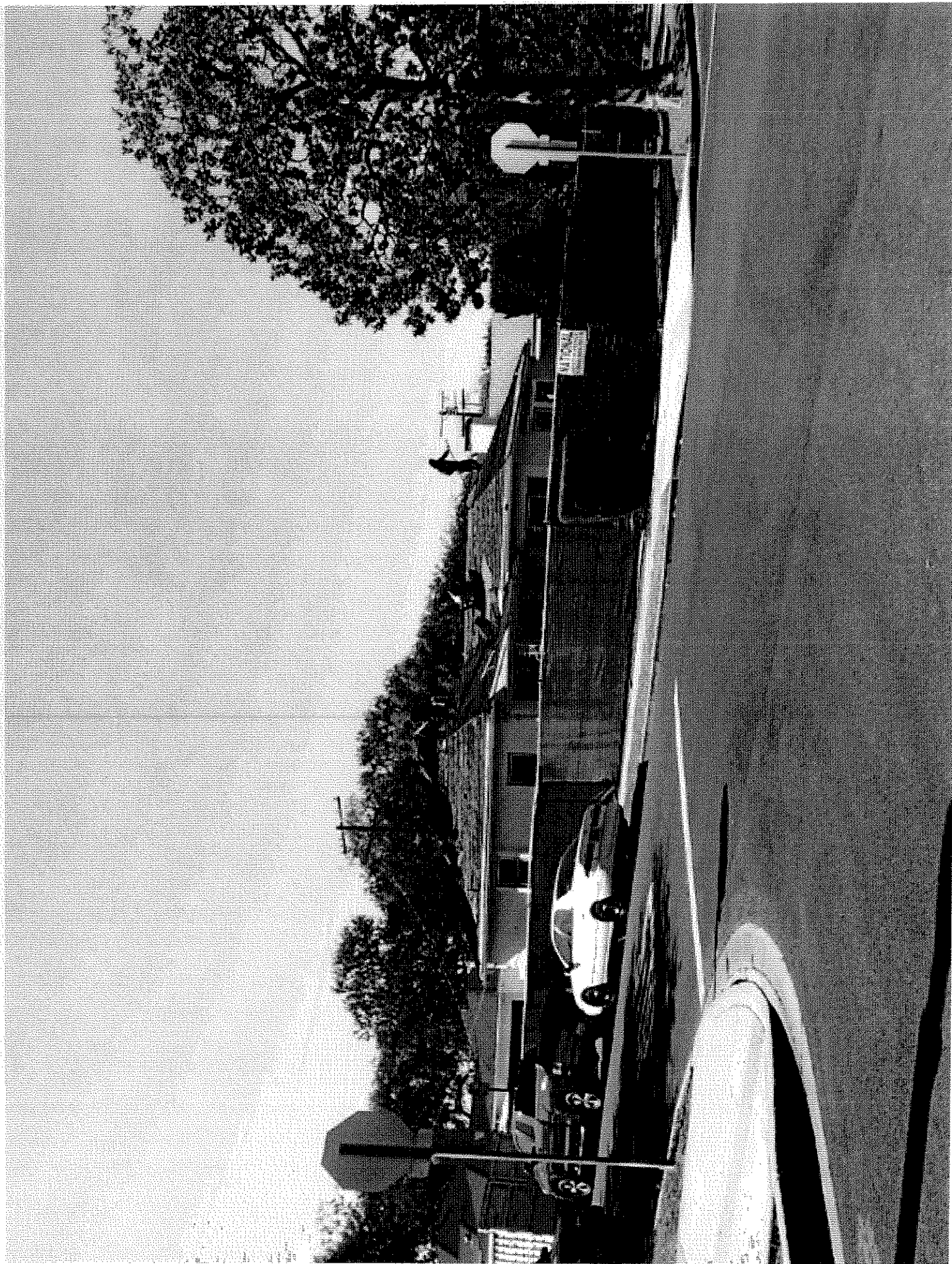
From: danishdish@ca.rr.com
Sent: June 22, 2015 11:14 AM
To: Blumenfeld, Sol; Gorham, Thomas
Subject: Mansionization of Culver City
Attachments: 2015-06-22 10.49.23.png; 2015-06-22 10.53.58.png

Categories: Noticed

My family home was built in 1942 and there were bean fields across the street when my parents purchased this house. Since then Vets Park was created and the homes on each side and in back of me were added on to or had a second story added. All of the above added to the character and charm of the neighborhood and did nothing to detract from our privacy or enjoyment of our home. Each and every home in Culver City is different and there is no tract-like or cookie-cutter look to any of them. They all seem to fit and do not impose on their neighbors. Unfortunately that is rapidly changing. The large 2 story homes that look almost like apartment buildings are having a negative effect on the neighborhood. They change their neighbor's weather, block out air and sunlight along with lack of privacy. I would like to see some form of zoning changes that would protect those of us who purchased homes expecting that the neighborhood we live in maintains it's personality. Everyone should have the right to modify their home but not at the expense or detriment of their neighbors. Please have a moratorium on these overly large homes while a new plan is put in place to accommodate all homeowners.

Linda Asklof, 10738 Barman Ave, Culver City 90230 310-508-7620 The enclosed attachments show 10806 Barman in tear down process and the new building in process. On the opposite corner another tear-down and re-build has already taken place





From: ecilengir@aol.com [mailto:ecilengir@aol.com]
Sent: Sunday, June 14, 2015 9:25 PM
To: Cole, Martin
Cc: ecilengir@aol.com
Subject: Email from City Website: Mansionization of Culver City

Email message from the City's Website from:

Erika and Erol Cilengir
4239 Vinton Avenue
Culver City, 90232
(310) 559-6632

Email:

Dear Mayor and Council Members, My husband and I have lived in Culver City for over 30 years, most of those years in the Paul Carlson Park area on Vinton Avenue. We moved to Culver City for many reasons, but first and foremost, for its strong sense of community. We know most of our neighbors, enjoy regular block parties, and feel safe and comfortable in our home and on our streets. Last year, our dear neighbor to the south passed away and her children decided to sell her 1100-square-foot house as is. Before long, a builder who lives down the street purchased the house, demolishing it in short order. Development of the new structure was thankfully delayed for months, but now the new home is nearing completion and some of the things that attracted us to our house are no longer present. The view from our kitchen window is now a monolithic wall and the light and ability to see the sky and clouds is gone. Our backyard had been a private retreat. Now multiple windows and a second-story balcony overlook our backyard. We are saddened by these changes. We want to make it very clear that we are NOT opposed to our neighbors remodeling their homes, expanding their homes, or demolishing their homes to build new ones. We are also NOT opposed to a variety of styles in the neighborhood – in fact, we like the eclectic character of our neighborhood, with modern next to Spanish next to California bungalow. What we ARE opposed to is structures that are so oversized that they infringe on the property rights of those around them by obstructing views, decreasing light, and destroying privacy. What Culver City needs is a short moratorium during which permits for homes exceeding 3,000 square feet are placed on hold so that the Planning Commission has the opportunity to study the issue and propose reasonable amendments to the city's zoning laws. Regards, Erika and Erol Cilengir

From: nheard@live.com [<mailto:nheard@live.com>]

Sent: Sunday, June 14, 2015 11:16 AM

To: Cole, Martin

Cc: nheard@live.com

Subject: Email from City Website: Mansionization-

Email message from the City's Website from:

Nan Heard
10813 Franklin Ave
Culver City, 90230
310-202-8712

Email:

I am unable to attend the meeting Sunday June 14 on this topic. My concerns: Height restrictions, neighbor privacy loss due to large windows on upper floors, balconies facing into neighbors yards, restriction of airflow/afternoon breezes, keeping adequate green spaces, increased use of water with multiple bathrooms, loss of space between homes, already increasing home prices keeping young families out of neighborhoods that have been ideal for young families because of the good school system. Thank you.

Cole, Martin

From: Jeanne Conklin <patches150@verizon.net>
Sent: Monday, June 08, 2015 8:14 AM
To: Cole, Martin
Subject: June 8, 2015 City Council Agenda, Item A-1

To the Mayor and Members of the City Council,

We are long time resident of the west end of Culver City, in the 90066 zip code.

With respect to Item A-1 on the June 8, 2015, agenda the building of large homes in Culver City, we are strongly opposed to a moratorium on building permits for residential construction during this debate. Culver City homeowners should not be denied the right to remodel under current standards during these discussions. This would be very detrimental and costly not only to the homeowners but also local architects and construction companies involved in the remodeling.

This would not be good for the City.

Ken and Jeanne Conklin

Cole, Martin

From: tamela2@verizon.net
Sent: Monday, June 08, 2015 5:30 AM
To: Cole, Martin
Subject: Agenda Item A-1

To the Mayor and Members of the City Council

I strongly object to a moratorium on building permits, while the council reviews the building of large homes in Culver City.

Chuck and Tami Eskridge

Cole, Martin

From: adamck@gmail.com
Sent: Sunday, June 07, 2015 6:57 PM
To: Cole, Martin
Cc: adamck@gmail.com
Subject: Email from City Website: June 8th City Council Action Item A-1

Email message from the City's Website from:

Adam Karasick
4228 Vinton Ave
Culver City, 90232
3108428286

Email:

To the Members of the Culver City Council, I am a resident of Culver City and would like to formally enter my comments on the June 8th City Council Action Item A-1 (Mansionization in Culver City) into record. Like many residents, I chose to live in Culver City for the character of our neighborhoods and great quality of life. However, there has been a high number of oversized homes built near me recently. These homes, many built by developers, are negatively impacting the character of my street and diminish the privacy and even sunlight enjoyed by their neighbors. I strongly support that Culver City put in place an immediate moratorium on the issuance of permits for large homes and additions. This will put a much needed immediate halt to a worsening problem, while allowing the City Council and Planning Depart to review and change our zoning appropriately -- just as many areas of LA are already doing. More reasonable and responsible residential zoning will only help to maintain long term home values, ensure the quality of our neighborhoods, and protect the rights of current homeowners. Thank you, Adam Karasick

Cole, Martin

From: kylesv@gmail.com
Sent: Monday, June 08, 2015 10:23 AM
To: Cole, Martin
Cc: kylesv@gmail.com
Subject: Email from City Website: Action Item A-1 -- Mansionization

Email message from the City's Website from:

Kyle Valentic
4234 Motor Ave
Culver City, 90232
2133083432

Email:

I am a resident of Culver City and would like to formally enter my comments on the June 8th City Council Action Item A-1 (Mansionization in Culver City) into record to be read aloud at the June 8th City Council Meeting. I'm a resident of Culver City's Carlson Park area and live directly behind a very large developer-built home currently under construction. This is just one of numerous oversized home projects that have begun to adversely affect the neighborhood's appearance. Like many residents, I came to Culver City for the character of the neighborhood and great quality of life. It is now evident that these homes are negatively altering the character of the city and greatly impacting residents' rights to privacy. I support the growing consensus that an immediate moratorium on the issuing of permits to new large homes and additions is required. With the amount of home construction currently taking place, this problem is worsening by the day. A moratorium will put a stop to a serious issue that is affecting the longtime residents of Culver City, and give the public a chance to voice their opinions. It is imperative that we establish building codes that respect neighbors, support reasonable growth, and preserve local architectural integrity. Thank you.

City Clerk Office FAX 310 253 6010

June 8, 2015

Good eve Mayor O'Leary / Subject item: A-2
and all Council members: Mansionization

I've Lived in California since 1958 AND
Moved to C.E. in 1987. for a long time I was
fascinated By Manhattan Beach + Looked at
Rousing there before buying here. Manhattan Beach
was and is a shock!!

Here is my suggestion for the entire council: Please,
with the city manager included, take a "group
Trip" to Manhattan Beach - West of Sepulveda only.

Some 30x90 ft lots there Build over nearly
every sq ~~inch~~ foot often needing elevators if the
"Mansionization" is in 5000 sq ft interiors - plus.

Please do not let the charm & character of this
city get a new label of "Manhattan Beach North"!!

Actually a name change now seems ^{appropriate} ~~appropriate~~
from Mansionization to "Ruination".

I hope your group trip will be a serious
WAKE-up call, so careful, sensible change,
if planned, will be your order & responsibility.

Thank you Sincerely

Dorothy L. Lindner
5009 CASCADE CT.
C.E. CA 90290

6-8-2015

Note:

Clerk or council can
verify this urgent message by
calling (After 11 AM Please!)

H. 310 204 3226
C. 310 384 0519

Cole, Martin

From: Lachoff, Kevin <klachoff@ngkf.com>
Sent: Monday, June 08, 2015 1:58 PM
To: Cole, Martin
Subject: Council Agenda item A-1 - Housing

Good afternoon, Martin,

Would you please provide my comments to the Council? I hope to be there tonight to put in a speaker card, as well, but wanted to make sure they at least received my thoughts. Thank you!

Dear Mayor and Councilmembers,

I would like to share my thoughts on tonight's A-1 Agenda item regarding large single family homes.

I know this has been a topic before, and understand from looking in to it that this topic was reviewed thoroughly in the early 1990's by the Planning Commission and Council, affirming the existing zoning and development guidelines which I believe are largely those in effect today. While it may be worthwhile for a discussion again, there is a very small but vocal group of people (unknown if they are homeowners) pushing for a moratorium on building permits for residential construction while this is being debated.

I have several concerns I'd like to share – first is regarding the moratorium: denying current homeowners their right to remodel under current standards is a worrisome precedent for an issue that does not immediately threaten health or welfare. Our staff is perfectly capable of taking action upon direction from Council in short order, without the need to declare a moratorium. Issuing a moratorium for any policy should be reserved for rare circumstances and by the recommendation of staff and with community support, as was recently discussed with regard to the change in message oversight.

Both a moratorium and change of allowable construction will have an effect on many of the local architects and construction companies, which are mostly small businesses, within the community.

Allowing residents the opportunity to increase the size of their homes generally leads to greater investment in to our community and higher home values for us all. This helps our local economy, including restaurant patrons, retail shoppers, and service users. Our City generates revenue on building permits which are tied to construction, and property taxes that bolster our General Fund. With all of the activity in throughout Culver City and nearby Playa Vista, our property values are at an all-time high, and I'd hate to see our City do something to curtail that economic growth.

I look forward to your thoughtful consideration on this topic, and was pleased to see that the Staff report did not seem to identify this as an over-burdensome problem for the vast majority of our fellow residents.

Thank you,
Kevin

Kevin R. Lachoff
Director



Newmark Grubb Knight Frank
1875 Century Park East, Suite 1380
Los Angeles, CA, 90067

Direct: 310.407.6580 • Fax: 310.201.2077
klachoff@ngkf.com CA Lic# 1481846

 Please consider the environment before printing this email. Thank you.

NOTICE: This e-mail message and any attachments are intended solely for the use of the intended recipient, and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient, you are not permitted to read, disclose, reproduce, distribute, use or take any action in reliance upon this message and any attachments, and we request that you promptly notify the sender and immediately delete this message and any attachments as well as any copies thereof. Delivery of this message to an unintended recipient is not intended to waive any right or privilege. Newmark Grubb Knight Frank is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.

Cole, Martin

From: Michael Hamill <hamillconsulting@gmail.com>
Sent: Monday, June 08, 2015 12:52 PM
To: Cole, Martin
Subject: City Council Agenda Item A-1

Mr. Cole,

Please distribute to the member of City Council and read into the minutes this evening if possible.

Regarding City Council Agenda, Item A-1:

As a Culver City resident, my concerns are several--current homeowners have the right to remodel under current standards. Taking that right away is wrong. Additionally, the effect any new restrictions this would have on local small businesses like architects and construction companies.

Allowing residents the opportunity to increase the size of their homes leads to greater investment in Culver City and higher home values for us all. Additionally, the higher home values will give the city the added benefit of increased property taxes for our city's general fund. Our city needs growth to pay for our municipal services and long underfunded pension obligations that are not going away.

Regards,

Michael Hamill
Resident of Sunkist Park
11175 Orville St.
Culver City, 90230

Cole, Martin

From: mary_hey1@sbcglobal.net
Sent: Monday, June 08, 2015 12:59 PM
To: Cole, Martin
Cc: mary_hey1@sbcglobal.net
Subject: Email from City Website: RE: Agenda Item A-1 (Mansionization)

Email message from the City's Website from:

Mary Heyl
10733 Farragut Drive
Culver City, 90230
(310)839-3861

Email:

Members of the Culver City Council, The discussion about mansionization is long overdue. The rumor is that builders are coming to Culver City because they are not permitted to "over build" properties in other Cities. Hopefully a compromise can be reached to allow property owners to expand their properties while keeping the home town charm of Culver City.

Cole, Martin

From: Kyle V <kylesv@gmail.com>
Sent: Monday, June 08, 2015 10:17 AM
To: Clerk, City
Subject: Action Item A-1 -- Mansionization

I am a resident of Culver City and would like to formally enter my comments on the June 8th City Council Action Item A-1 (Mansionization in Culver City) into record to be read aloud at the June 8th City Council Meeting.

I'm a resident of Culver City's Carlson Park area and live directly behind a very large developer-built home currently under construction. This is just one of numerous oversized home projects that have begun to adversely affect the neighborhood's appearance. Like many residents, I came to Culver City for the character of the neighborhood and great quality of life. It is now evident that these homes are negatively altering the character of the city and greatly impacting residents' rights to privacy. I support the growing consensus that an immediate moratorium on the issuing of permits to new large homes and additions is required.

With the amount of home construction currently taking place, this problem is worsening by the day. A moratorium will put a stop to a serious issue that is affecting the longtime residents of Culver City, and give the public a chance to voice their opinions. It is imperative that we establish building codes that respect neighbors, support reasonable growth, and preserve local architectural integrity.

Thank you,

Kyle Valentic

Cole, Martin

From: edgar carlos <edgarcarlos300@gmail.com>
Sent: Monday, June 08, 2015 1:29 PM
To: Clerk, City
Subject: June 8th

To the Members of the Culver City Council:

I am a resident of Culver City and would like to formally enter my comments for the June 8th, City Council Action Item A-1 (Mansionization in Culver City) into the record to be read aloud at the Council Meeting. I currently live in the Carlson Park area of Culver City on Vinton and reside on the same side of the street, 2 houses north from a mansion under construction. This is just one of numerous oversized residences under construction that's disrupting the architectural integrity of Carlson Park. I can provide pictures of the balcony of the house under construction. It's set up so that they can see into several neighbors backyards. Imagine being in your backyard sharing special moments with your family only to know that you are being watched by people having brunch or a party on their balcony. It's too late for us but how do we prevent this from happening to others?

The best way to see the problem is to visit this particular mansion. You'll instantly see how it dwarfs structures around it & ruins the modesty and harmony of the neighborhood. There are plenty of remodeled homes that are 2 stories high that were built with culver city aesthetics in mind, not square footage. These mansion-like homes are negatively altering the character of our city and greatly impacting residents' right to privacy, sunlight and the visible sky. I, like many, believe it is vital that we put in place an immediate moratorium on the issuing permits to new large homes and additions. Let's avoid the oversized boxes with tiny yards that are common in tract home neighborhoods. I hope this will put a stop to a problem that is happening right now in our City, and gives the public a chance to properly discuss the future of Culver City. Thank you.

Sincerely Yours,
Edgar Carlos
4233 Vinton Ave.

Cole, Martin

From: John Heyl <john_hey@sbglobal.net>
Sent: Saturday, June 06, 2015 6:14 PM
To: Clerk, City
Cc: John Heyl; O'Leary, Micheál; Weissman, Andrew; Sahli-Wells, Meghan; Clarke, Jim; Cooper, Jeffrey
Subject: City Council Meeting Agenda item A-1. (1) Discussion of the Subject of Large Single Family Developments ("Mansionization") in the City and (2) Direction to the City Manager Related Thereto.
Attachments: CIMG4461.JPG; CIMG4451.JPG

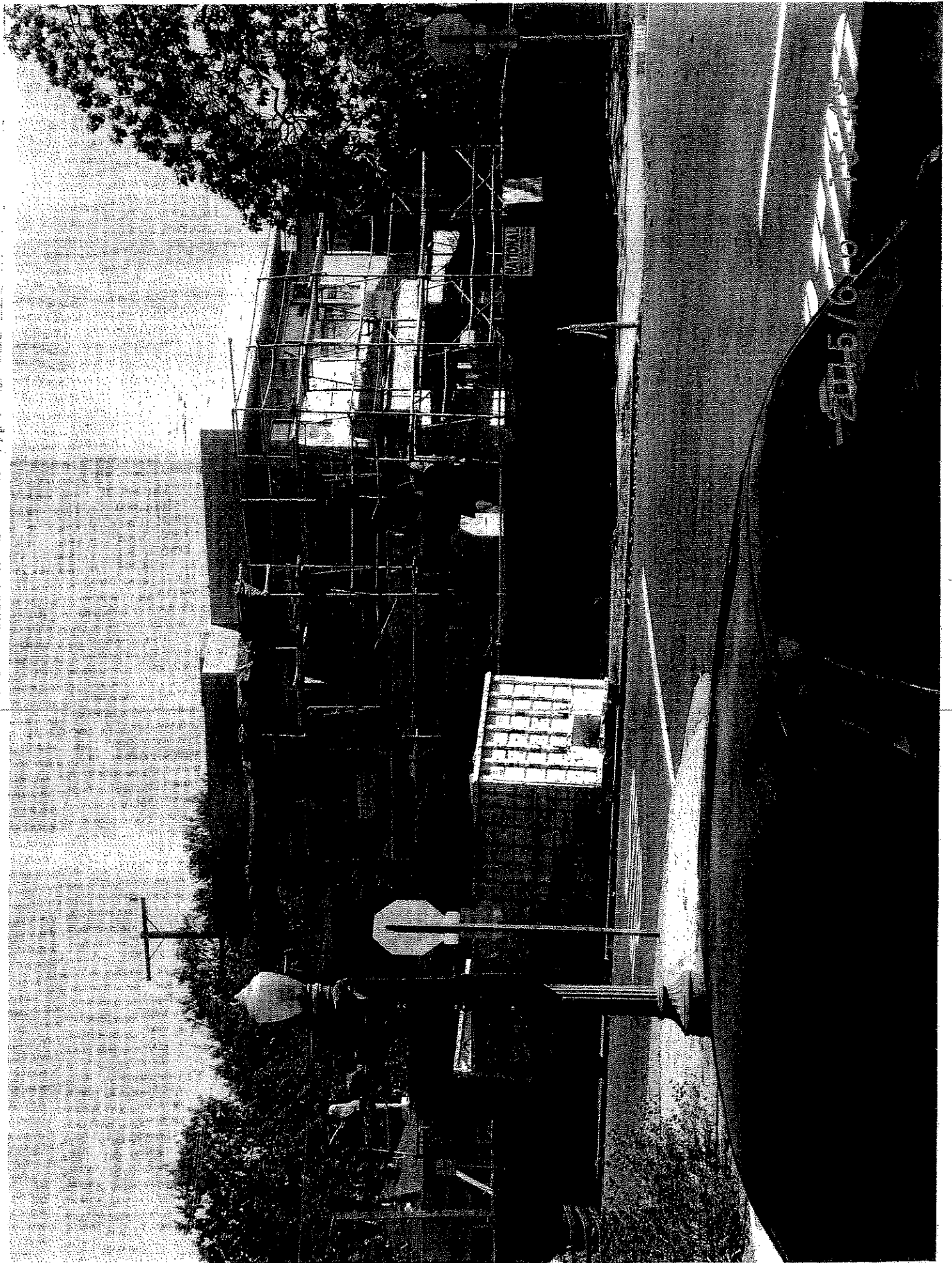
Members of the Culver City Council,

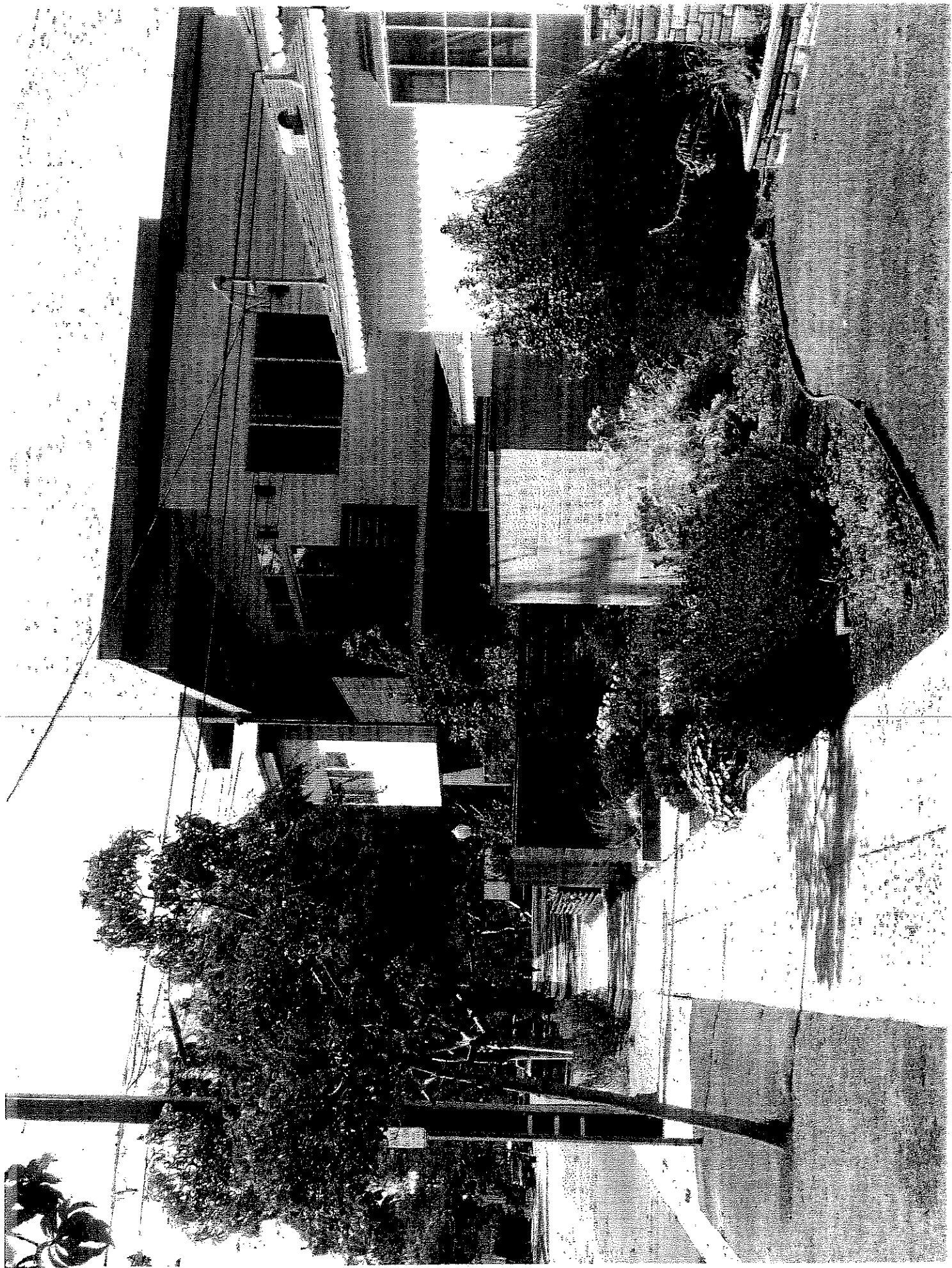
The discussion about "Mansionization" is long overdue in Culver City. It is my understanding that builders come to Culver City because they are not allowed to put up such structures in other cities. Examples of this kind of construction are easily found in our neighborhoods. The attached photos are of the residences at Coombs St. and Bairman. They are obviously not a good fit with surrounding structures. Hopefully there can be some compromise to allow property owners to expand but not destroy the flavor of our existing neighborhoods.

Respectfully Yours

John L. Heyl
10739 Farragut Drive
Culver City CA

IMPORTANT WARNING: This email (and any attachments) is only intended for the use of the person or entity to which it is addressed, and may contain information that is privileged and confidential. You, the recipient, are obligated to maintain it in a safe, secure and confidential manner. Unauthorized re-disclosure or failure to maintain confidentiality may subject you to federal and state penalties. If you are not the intended recipient, please immediately notify us by return email, and delete this message from your computer.





Cole, Martin

From: Adam Karasick <adamck@gmail.com>
Sent: Sunday, June 07, 2015 6:54 PM
To: Clerk, City
Subject: June 8th City Council Action Item A-1

To the Members of the Culver City Council,

I am a resident of Culver City and would like to formally enter my comments on the June 8th City Council Action Item A-1 (Mansionization in Culver City) into record. Like many residents, I chose to live in Culver City for the character of our neighborhoods and great quality of life. However, there has been a high number of oversized homes built near me recently. These homes, many built by developers, are negatively impacting the character of my street and diminish the privacy and even sunlight enjoyed by their neighbors.

I strongly support that Culver City put in place an immediate moratorium on the issuance of permits for large homes and additions.

This will put a much needed immediate halt to a worsening problem, while allowing the City Council and Planning Depart to review and change our zoning appropriately -- just as many areas of LA are already doing.

More reasonable and responsible residential zoning will only help to maintain long term home values, ensure the quality of our neighborhoods, and protect the rights of current homeowners.

Thank you,

Adam Karasick
4228 Vinton Ave
Culver City, 90232

Cole, Martin

From: Amy Levit <amylevit.ccusd@gmail.com>
Sent: Friday, June 05, 2015 2:49 PM
To: Clerk, City
Subject: Mansionization

I live on the 4300 block of Motor Ave. I am very unhappy about the trend in the Carlson Park neighborhood of "flippers" coming in and building these huge homes that do not fit the neighborhood. I am especially upset about the new construction at the corner of Motor and LeBourget. I am terrified that my neighbors might move and someone will come in and build a house that will dwarf my house and make living here uncomfortable. The "talk of the neighborhood" is that these flippers are coming here because other cities are not allowing them to build these monster homes. They pay in cash so sellers are happy to get what they can and don't worry about who they are selling to.

Please help the neighborhood by immediately stopping this, and coming up with policies that are more in line with what our community should look like.

We cannot wait "years" to come up with a new policy!

Thank you!
Amy Levit

Cole, Martin

From: itisarah@aol.com
Sent: Monday, June 08, 2015 3:01 PM
To: Clerk, City
Subject: Mansionization
Attachments: Mansionization.pptx

Here are some quick comments in a power point.

I am not opposed to larger homes or modern homes. I don't think Culver City's zoning as it is currently written manages the issue of mansionization. I saw this happen in Pacific Palisades in the alphabet streets on small lots. It has caused problems with privacy, noise etc.

Culver City has only 10,000 SFR units. The character of the city could be impacted very quickly, especially since it is adjacent to Silicon Beach and has good schools.

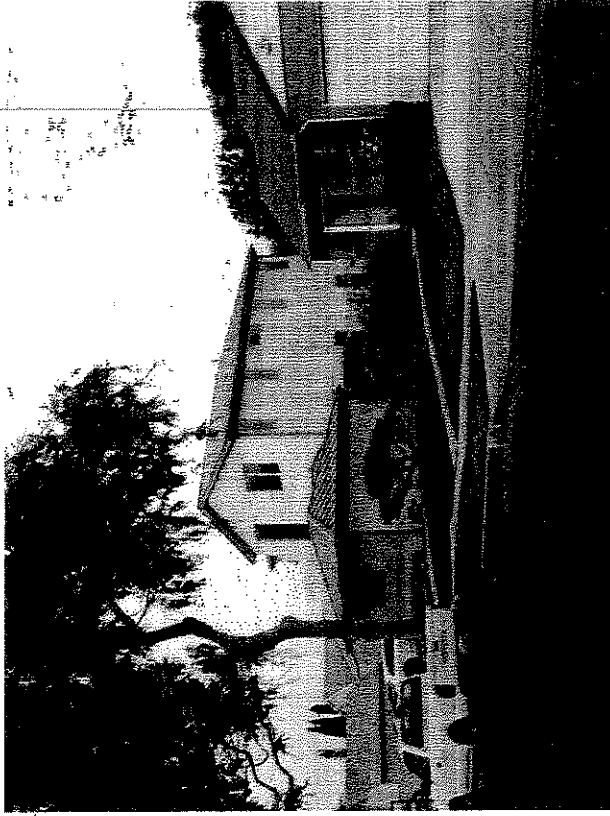
Sara Hartley

Mansionization

Or Thoughtfully Upsizing Homes in
Culver City

The Big Box

Out of scale



Un-engaged with the street



Same Street

Better scale



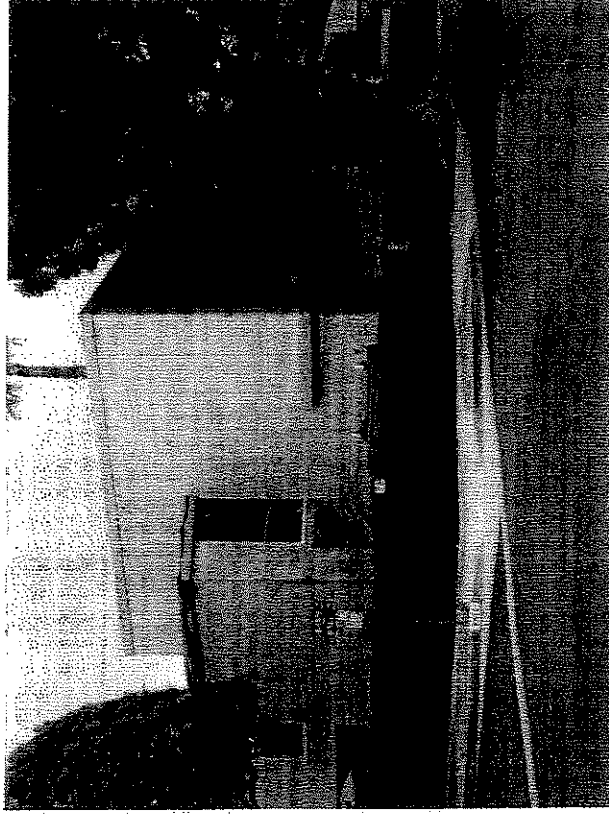
Better engagement with the street



Corner Lot Carlson Park

Scale and privacy for neighbor

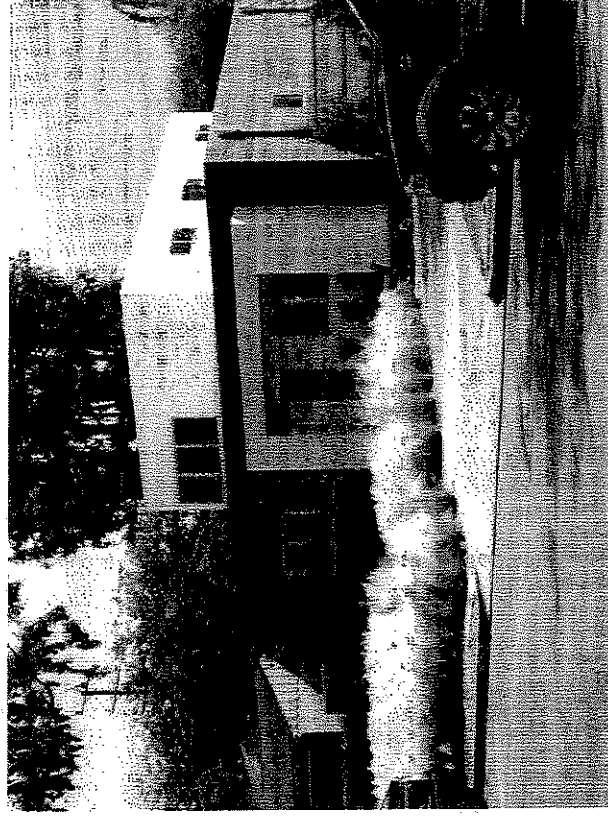
Engagement with the street



Carlson Park

Better Scale and Curb Appeal

Better Scale and Curb Appeal

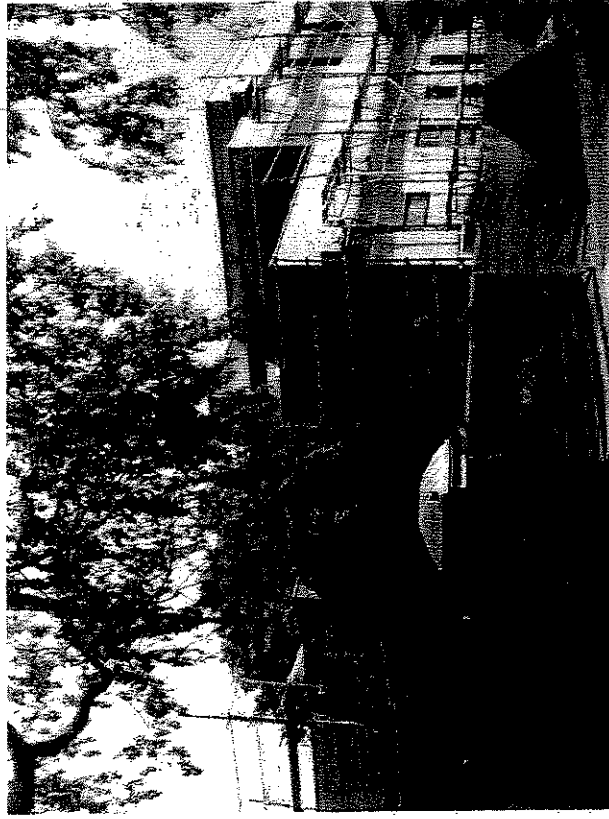


Separation and Setbacks



Carlson Park

Front Set Backs



Small Side Set Backs are an Issue



Prevent This

