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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE COMMUNITY BENEFITS ESTABLISHED FOR THE WASHINGTON/NATIONAL TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT IN CONNECTION WITH THE COMMUNITY BENEFIT INCENTIVE PROGRAM REFERENCED IN SECTION 17.400.065 OF THE ZONING CODE - MIXED USE DEVELOPMENT STANDARDS AND RESCINDING RESOLUTION NO. 2008-R053.**

WHEREAS, on March 10, 2008, the City Council adopted Resolution No. 2008-R015 establishing a Community Benefit Incentive Program (Program) in connection with the Mixed Use Development Standards, which provides the following types of Community Benefits that may be included in a mixed use development project, including, but not limited to, streetscape improvements, pocket parks and public open space, metered public parking, and other Community Benefits as approved by City Council; and,

WHEREAS, this Program recognizes that with added development there are potentially added impacts to the community that can be mitigated, in whole or in part, through benefits established for the community; and,

WHEREAS, on May 12, 2008 the City Council identified the first Community Benefit District in the Washington/National TOD District which boundaries were coterminous with the Transient Oriented Development District in the Mixed Use Ordinance; and,

WHEREAS, in accordance with Program requirements, community meetings were held on May 21, 2008, June 27, 2008 and July 3, 2008 to discuss the benefits applicable to the area; and

WHEREAS, on July 28, 2017, the City Council adopted Resolution No. 2008-R053, establishing the prescribed Community Benefits for the Washington/National TOD

1 District to be limited to public parking, pocket parks and public open space, streetscape  
2 improvements, and funding for a City shuttle service; and

3 WHEREAS, as part of the TOD Visioning Study, the City Council has  
4 considered expanding the area of the TOD District as shown on Exhibit A to further address  
5 community mobility needs; and

6  
7 WHEREAS, the City Council has expressed interest in adding "affordable  
8 housing" (targeted at low and moderate income households, less than 50% and 80% of the  
9 Los Angeles County Median Income respectively), and "workforce housing" (targeted at  
10 household income that does not exceed 129% of Los Angeles County Median Income); and

11  
12 WHEREAS, in order to address these interests, the City Council desires to  
13 amend the Community Benefits for the Washington/National TOD District established by  
14 Resolution No. 2008-053.

15  
16 NOW, THEREFORE, the City Council of the City of Culver City, California,  
17 DOES HEREBY RESOLVE as follows:

18 1. The Community Benefits for the Washington/National TOD District shall  
19 be limited to the following:

20 a. Affordable Housing: Low and moderate income housing and  
21 workforce housing, as defined in this Resolution;

22  
23 b. Pocket Parks and Public Open Space;

24 c. Streetscape Improvements;

25 d. Funding for a City shuttle service.  
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2. The Community Benefit District for the Washington/National TOD District shall be extended to the area shown on Exhibit A, attached hereto and incorporated herein by this reference.

3. The above-listed Community Benefits shall be established in accordance with the requirements of Resolution 2008-R015.

4. Resolution No. 2008-R053 is hereby rescinded.

APPROVED and ADOPTED this 27th day of November, 2017.

JEFF COOPER, MAYOR  
City of Culver City, California

**ATTESTED BY:**

APPROVED AS TO FORM:

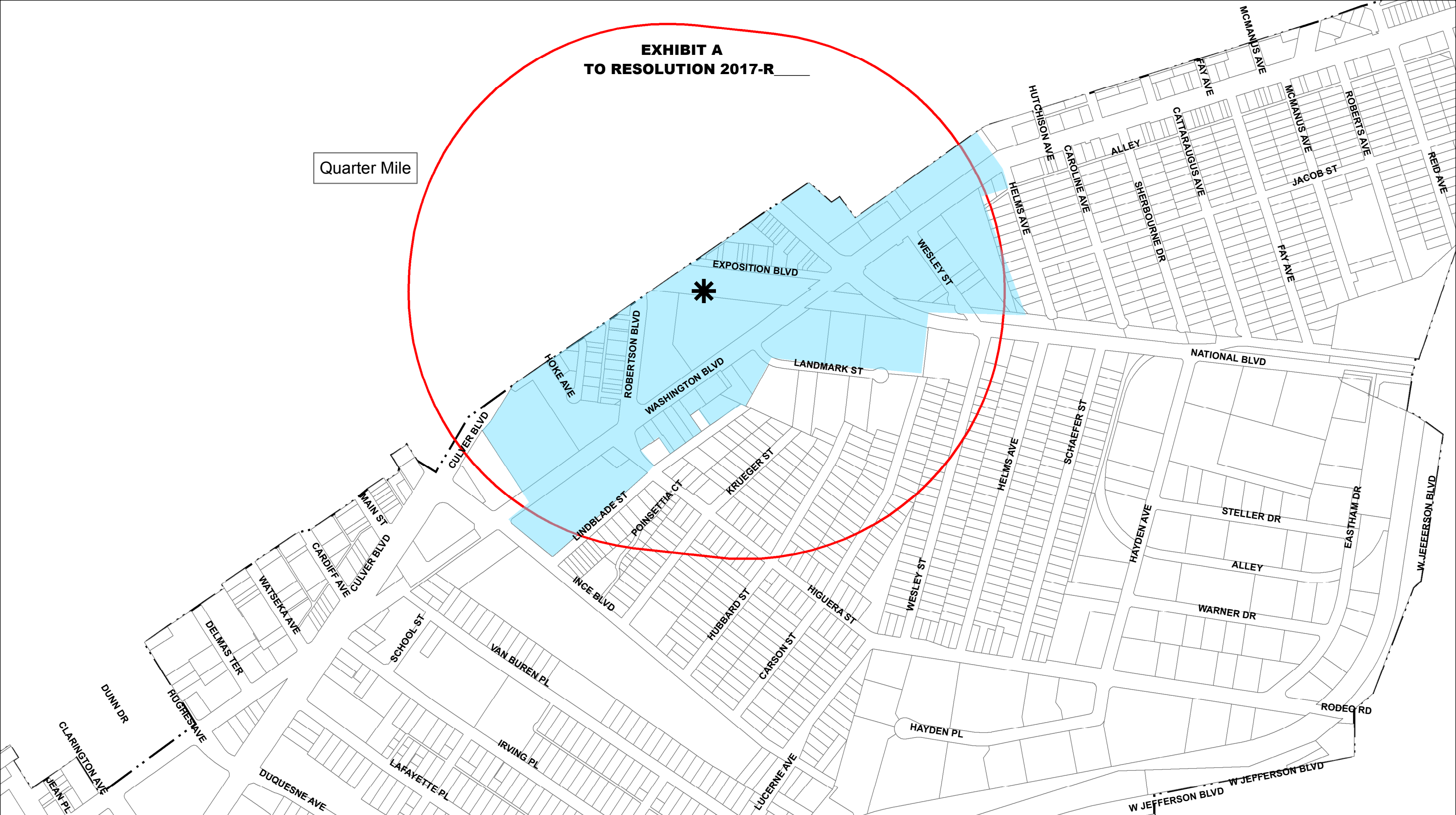
**JEREMY GREEN, City Clerk**

A17-00823

**CAROL A. SCHWAB, City Attorney**

**EXHIBIT A  
TO RESOLUTION 2017-R\_\_\_\_\_**

Quarter Mile



**Culver City - Transit Oriented Development (TOD)**



**Legend**

-  Culver City Expo Station
-  TOD District