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(Density Bonuses and Other Bonus Incentives, DOBI P-2014187)

WHEREAS, on January 27, 2016, after a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) adopted a Class 32 Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) adopted Resolution No. 2016-P001, conditionally approving Site Plan Review, SPR P-2014186, and Administrative Use Permit, AUP P-

1 2014185, and recommending to the City Council approval of Density Bonuses and Other
2 Bonus Incentives, DOBI P-2014187; and,

3 WHEREAS, on March 28, 2016, after conducting a duly noticed public
4 hearing on the aforementioned DOBI request, including full consideration of the
5 applications, plans, staff reports, environmental finding, Planning Commission
6 recommendation, and all testimony presented; the City Council (i) by a vote of ___ to ___,
7 determined that no new information has become available and no changes in the
8 proposed Project have been made since the Planning Commission adopted the Class 32
9 Categorical Exemption and, therefore, no additional environmental analysis is required;
10 and (ii) by a vote of ___ to ___, approved Density Bonuses and Other Bonus Incentives,
11 DOBI P-2014187, subject to Conditions of Approval referenced herein below.
12

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

17 Section 1. Pursuant to the foregoing recitations and the provisions of
18 Culver City Municipal Code (CCMC) Title 17, Section 17.580.020, the following required
19 findings for a Density Bonuses and Other Bonus Incentives request are hereby made:
20

21 **A. The project would be compatible with the purpose and intent of the General**
22 **Plan and the provisions of this Title.**

23 The proposed residential development is not anticipated to result in any significant
24 impacts on surrounding uses and is consistent with the goals of the General Plan.
25 The Project is consistent with applicable sections of the CCMC including the
26 Zoning Code. The proposed construction of 36 residential dwelling units will be at
27 a density consistent with the General Plan's Medium Density Multiple Family Land
28 Use designation and State Density law that allows for a 35% increase in the base
density of one unit per 1,500 square feet of net lot area in return for affordable
units; the Project will provide three very low income affordable units consistent with
State Density law. The Project will comply with RMD development standards
except for a reduction in the south facing side setback from 5 feet to 4.5 feet and
in the height from two stories and 30 feet to three stories and 37 feet, which is

allowable with an approved DOBI. The height and setback concessions are provided as an incentive to provide affordable housing consistent with State Density Law.

The Project is consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. The Project will replace 20 mobile homes with 36 apartments resulting in a net increase of 16 new dwelling units. The Project is consistent with Objective 3 of the Land Use Element which encourages affordable housing because the Project is providing three very low income affordable units. The granting of a density increase and a concession or relief from the Code required side setback on the south property line and the code required height limit is consistent with Land Use Element Policy 3.A that calls for providing incentives for the development of new affordable housing. The Project is consistent with Land Use Element Objective 24 that calls for enhancement of residential uses within the Western Sub-Area of the City. The Project, which is within the Western Sub-Area, will provide 36 apartment units and will provide a net increase of 16 dwelling units. The Project furthers Land Use Element Policy 24.G that calls for housing opportunities along Grand View Boulevard without regard to the nine-unit cap as required in other parts of the City.

This Project is consistent with the General Plan Housing Element which calls for an increase in the City's housing stock, especially affordable housing. The City's allocation for the current California State Regional Housing Needs Assessment (RHNA) cycle is 185 units. Of those 185 expected units, 24 are targeted for very low income households and 77 are targeted for market rates. This Project will address a portion of Culver City's share of the RHNA by constructing 33 market rate units with a net increase of 16 dwelling units and will provide three very low income affordable units. The previous mobile home park had no affordable or protected/covenanted units. Further the Project is consistent with General Plan Housing Element Objective 3, Policy 3.A, because the Project will provide three very low income affordable apartments within a new housing development by granting density, setback, and height incentives as called for by the Zoning Code and State Density law. The Project is consistent with Housing Element Policy 3.B which calls for support of affordable housing development by private developers. The Project is consistent with General Plan Housing Element Measure 4.A. which calls for the City to work with developers who wish to process DOBI applications.

B. The project will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The site provides adequate onsite circulation and parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. No off-site circulation hazards are presented by the proposed Project

1 since the access point is designed in the same manner as similar developments
2 along Grand View Boulevard.

3 The use and enjoyment of neighboring development is not negatively impacted or
4 interfered with, as the buildings are setback the required amount from all sides
5 while reduced by only six inches from the code minimum along the south property
6 line as part of the Project's DOBI request. Perimeter landscaping, including tall
7 growing bamboo as well as trees, bushes and groundcover, will be provided within
8 all setback areas providing a buffer between adjoining properties and the Project
9 and preserving privacy for both Project residents and neighboring properties. The
10 Project is bounded on the north by garages serving a two-story multi-family
11 complex, on the south by a single story convalescent group home, and at the rear
12 by the Vons Shopping Center. Direct alignment of windows will not be an issue
13 with such surrounding uses. The one story convalescent group home will be
14 buffered with a perimeter wall and landscaping. The conditions of approval and
15 compliance with all CCMC requirements will ensure that the proposed Project will
16 not be a detriment to the public interest, health, safety, or general welfare, or
17 injurious to persons, property, or improvements in the vicinity and zoning district in
18 which the property is located. The maximum use of the site for medium density
19 housing will compliment any future proposed medium density housing in nearby
20 properties that may seek to increase their density in similar fashion. Further, by
21 increasing housing density on the site and providing three affordable housing units
22 the Project will be in the best interest of the public health, and general welfare.

23
24 **C. The number of dwellings can be accommodated by existing and planned
25 infrastructure capacities.**

26 The site is located in an existing urbanized neighborhood, and is currently
27 developed as a mobile home park. Therefore, public facilities to the site currently
28 exist. It is not anticipated that the proposed Project and resulting additional 36
units will require new public facilities. If any upgrades to the existing facilities are
required, these will be provided. Further, the existing and proposed public service
facilities necessary to accommodate the Project such as: the width and pavement
of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks,
street lights, proposed street trees, fire protection devices, and public utilities are
provided for adequately as confirmed by the City agencies that reviewed the
Project during the interdepartmental review process.

29
30 **D. Adequate evidence exists to ensure that the development of the property
31 would result in the provision of affordable housing in a manner consistent
32 with Government Code, Section 65915, or as may be amended, and the
33 purpose and intent of this Title.**

34 The Project's base density per the Zoning Code is 26 units. Based on State
35 Density Law, the applicant is requesting a 35% density increase in return for
36 reservation of at least 11% of the total base density units for very low income
households. The Project proposes a density increase of 10 units for a total of 36

units. Eleven percent of the base 26 units will be made affordable to very low income households or individuals. This equates to $11\% \times 26 = 2.86$ or three units. The Project will result in 36 units with three of those 36 units covenanted for 55 years for very low income individuals or households. The covenant requiring affordability for 55 years will be a Project condition. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Government Code, Section 65915,

E. There are sufficient provisions to guarantee that the designated dwelling units would remain affordable in the future.

The Project will result in 36 units with three of those 36 units covenanted for 55 years for very low income individuals or households. The covenant requiring affordability for 55 years will be a Project condition and will be administered by the City's Housing Authority to ensure compliance with State affordable housing law including the renting of units to households meeting the criteria for very low income.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves Density Bonuses and Other Bonus Incentives, DOBI P-2014187; subject to the conditions of approval set forth in Exhibit A to Planning Commission Resolution No. 2016-P001.

APPROVED and ADOPTED this _____ day of _____, 2016.

MICHEÁL O'LEARY, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk

for 
CAROL A. SCHWAB, City Attorney

A16-00237