

Kavadas, William

From: Blumenfeld, Sol
Sent: Thursday, January 17, 2019 9:40 AM
To: Michael Doyle
Cc: Nachbar, John; Allen, Michael; Kavadas, William
Subject: Culver Crest Neighborhood Association - Proposed Zoning and Building Code Amendments

Dear Mr. Doyle,

Thank you for your email indicating that the Culver Crest Neighborhood Association (CCNA) is withdrawing its recommendations regarding the Culver Crest Neighborhood Overlay Zone Text Amendment. We will reflect the withdrawal in our staff report for the upcoming hearing.

Sincerely,

Sol Blumenfeld
Director Community Development
City of Culver City

From: Michael Doyle [mailto:mdoyle1856@gmail.com]
Sent: Tuesday, January 15, 2019 1:23 PM
To: Blumenfeld, Sol <sol.blumenfeld@culvercity.org>
Subject: Fwd: Culver Crest Neighborhood Assn (CCNA) - Proposed Amendments to Culver Crest Building Codes

RE: Culver Crest Neighborhood Assn (CCNA) - Withdraw - Proposed Amendments to the Culver Crest Building Codes.

Dear Mr. Blumenfeld,

Please be advised that the Culver Crest Neighborhood Assn (CCNA), through this email, is formally withdrawing its proposed Amendments (attached) to the new Culver Crest Building Codes to be effective in March, 2019.

Sincerely,

Michael F. Doyle
President, Culver Crest Neighborhood Assn (CCNA)
(310) 570-6020

Kavadas, William

From: Java DeLaura <java.delaura@alumni.usc.edu>
Sent: Wednesday, January 09, 2019 9:03 AM
To: Kavadas, William
Subject: Hillside Build Regulations

Mr. Kavadas,

I am a long Culver Crest resident, my family has live in the Crest since 1953. This makes me a third generation and my daughter a fourth generation resident. My point is that we have a long vested stake in Culver City and in our Crest neighbourhood. The CCNA claim that many crest residents oppose the recommendations and wording for zone code amendments for hillside properties is absolutely not true in my case. Personally I have not encountered anyone who lives in the crest that shares CCNA opinion that does not have the immediate goal of overdeveloping for profit.

To be clear, I am in full support of the recommendations given by JKA Associates for zone code amendments for hillside properties.

Thank you,

Java DeLaura MA, OTR/L
10748 Stephon Terrace Culver City 90230

Say YES to Safe & Respectful Development

On Wednesday, January, 9, the Culver City Planning Commission will review the final Hillside Ordinances specifying updated building codes on the Crest. Please attend the meeting at City Hall starting at 7pm, to prevent property speculators from pushing lax standards in pursuit of profit.

- The new measures still allow remodeling and construction of spacious, modern homes that also show consideration for neighbors and the neighborhood like the examples below.
- They take into account the fact that building on hillsides is different from building on flat land and specific safety issues such as the dangers presented by landslides, fire, narrow roads, and population density.
- Huge, boxy structures loom over neighbors, take their air, light and privacy, and hurt their property values.
- In February 2017, after a council meeting attended by around 100 residents protesting an over-sized development on Cranks Road, the City Council retained an independent consultant to examine the issue.
- After 3 public meetings inviting input from the community, the consultants recommended reducing the Floor Area Ratio (FAR) from 0.6 to 0.45, which means on a flat 10,000 sq. ft. lot, you could build a 4,500 sq. ft. house instead of a 6,000 sq. ft. house. This was approved by the City Council.
- The new FAR is the same figure adopted for hillside communities by the City of Los Angeles in March 2017, and by other neighboring cities. The Crest is the first of ten communities to consider this issue, and reducing the FAR to 0.45 will likely set the standard for the rest of Culver City.
- Failure to reduce the FAR to a tried and tested respectful level, will make the Crest a magnet for developers.
- Mansionization makes a quick buck for speculators but makes adjoining properties less appealing. Realtors estimate they cost their next-door neighbors \$50,000 to \$100,000 in property value.
- Appropriate regulation promotes stable long-term property values across entire communities.
- Property values have held strong in communities where stricter standards have been adopted.
- Residents have the right to do what they want with their property, but not at their neighbor's expense.



CULVER CREST OVERLAY ZONE
CCNA Recommended Changes to the Proposed
Chapter 17.260 Ordinance
Updated – January 3, 2019 at 1:15 pm

FLOOR AREA RATIO (FAR):

0%-15%: Should be **.60** (same as the rest of Culver City), not **.45 (proposed)**

CCNA PROPOSAL:

For flat properties, the FAR should be the same **.60 FAR** for Culver Crest as for the rest of Culver City.

Suggested Adjustment to Table 2-12:

0% - 15%	0.60
15%-30%	0.45
30% - 45%	0.40
45% - 60%	0.35
>60%	0.30

SIDE YARD SETBACK:

FIRST FLOOR – Side Yard Setback:

- 5' Culver City - **Current** Requirement
- 5'-10' (10% lot width) – Culver City - **Proposed** Requirement

CCNA PROPOSAL:

5' Culver Crest (CCNA) – **Request to keep it the same as current code**

SECOND FLOOR – Side Yard Setback:

- 5' – Culver City - **Current** Requirement
- PROPOSED NARROW SETBACK:
16% of lot width, minimum 8', but not greater than 24'
- PROPOSED WIDE SETBACK:
24% of lot width, minimum 12', but not greater than 24'

CCNA PROPOSAL:

Same setback for narrow and wide lots.

Not less than 5' and no greater than 7':

(5' for first 18' and 1' additional for every 10' thereafter)

FRONT YARD SETBACK:

FIRST FLOOR:

- 20' minimum – Culver City - **Current** Requirement

CCNA PROPOSAL:

- 20' maximum. **Prevailing Setback** would override the required setback.

Use **PREVAILING SETBACK METHOD** to establish first floor minimum setback for all Culver Crest hillside properties. Guidelines can be similar to the City of Los Angeles guidelines (See attached). 40% average.

SECOND FLOOR:

- 25' minimum – **Current** Requirement
- 30' minimum – **Proposed** change.

CCNA PROPOSAL:

Set the second story back an additional 5' from the first floor's prevailing setback.

REAR SETBACK:

- 15' minimum – Current Requirement. No change

DETERMINING FRONT YARDS, WHEN SUBJECT TO THE "PREVAILING SETBACK" REGULATION

This information bulletin provides the general approach that should be used in determining the required front yard of main buildings or structures when subject to the "Prevailing Setback" regulation for RA, RE, RS, R1, and R2 zoned lots. A careful review of other regulations (i.e. Hillside Ordinance, Hillside "Purple" Street, Specific Plans, building line, lot orientation, etc.) must be taken into consideration once the site and the type of project is known so as to determine the applicability of using the "Prevailing Setback" regulation.

I. DEFINITIONS

Prevailing Setback

"Prevailing Setback" is a phrase used to define the front yard regulations for RA, RE, RS, R1, and R2 zoned lots. The Zoning Code reads in part "... that where all of the developed lots which have front yards that vary in depth by not more than 10 ft comprise 40 % or more of the frontage, the minimum front yard depth shall be the average depth of the front yards of such lots. Where there are two or more possible combinations of developed lots comprising 40% or more of the frontage, each of which has front yards that vary in depth by not more than 10 ft, the minimum front yard depth shall be the average depth of the front yards of that combination which has the shallowest average depth. In determining the required front yard, buildings located on key lots, entirely on the rear half of lots, or on lots in the C or M Zones, shall not be counted; provided, however, that nothing contained in this paragraph shall be deemed to require front yards which exceed 40 ft in depth."

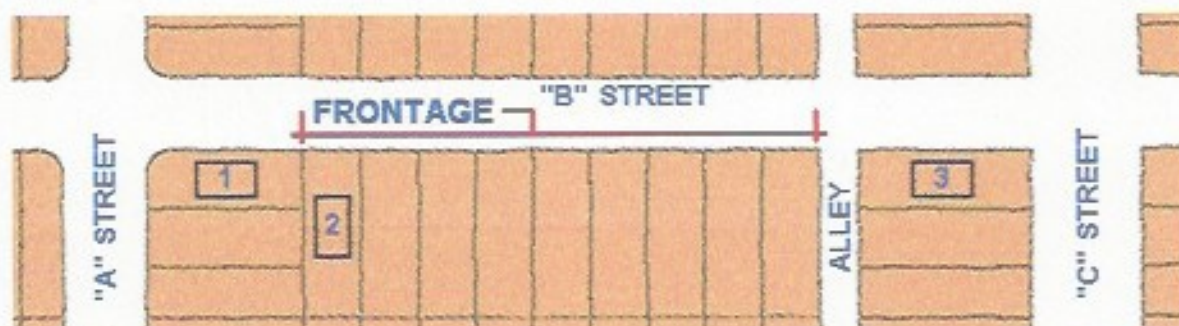
Due to the fact the above definition requires an average of such lots, there must be a minimum of 2 lots that have setbacks within 10 feet of each other in order to establish a prevailing setback.

Frontage

Zoning Code Section 12.03 defines a frontage as "all property fronting on one side of the street between intersecting or intercepting streets, or between a street and right-of-way, waterway, end of dead end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts."

An alley is a right-of-way and therefore defines the boundary of the frontage in the same manner as a street. A public walk, a flood control channel, or land dedicated to power transmission lines are all examples of public rights-of-way that define the boundary for frontage calculations.

See the drawing below which illustrates the definition of frontage.



NOTES:

1. A reverse corner lot does not contribute to the frontage on street "B" because it is fronting on street "A".
2. A key lot is included for the purpose of determining the frontage, but not for the setback averaging calculation.
3. This lot does not contribute to determining the frontage since it is located across the alley and is a corner lot fronting on street "C".

II. HOW TO DETERMINE PREVAILING SETBACK

Step 1

Measure all of the developed lots front yard setbacks and the frontage of all the lots fronting on the same side of the street where the lot for which the prevailing front yard setback is being determined.

Step 2

Determine the total length of street frontage of "...all property fronting on one side of the street..." where the front yard "Prevailing Setback" is to be applied.

Step 3

Determine the 40% of the total frontage as determined in Step 2.

Step 4

Select "...all of the developed lots which have front yards that vary in depth by not more than 10 ft...." Start by selecting the lot with the smallest front yard setback and add 10 ft. Include all the lots within that 10 ft range, excluding any lot which has a front yard established by a discretionary approval, such as a yard variance.

Step 5

Determine the total frontage of the selected lots. If the total frontage of the selected lots equals or exceeds the 40% of the total frontage determined in step 3, go to Step 6. If the total frontage of the selected lots is less than the 40% of the total frontage determined in step 2, move to the next larger front yard setback combination and repeat the selection process until the sum of the frontage of the lots equals

or exceeds the required 40% frontage. If there are no combinations which yield a frontage which equals or exceeds the minimum 40% frontage, or if there are not at least 2 lots with setbacks within 10 feet of each other, then the "Prevailing Setback" regulation does not apply. Refer to the Zoning Code for the required front yard setback and consult with an LADBS staff member to make an appropriate determination.

Step 6

Determine the required front yard setback by dividing the total front yard setbacks of the selected lots by the number of the selected lots. If the average front yard setback determined is greater than 40 feet, then the maximum required front yard setback is 40 feet.

III. AUTOMATED PREVAILING SETBACK DETERMINATION

You can utilize the computerized calculation available on LADBS website at <http://www.ladbs.org> by entering the data from Step 1 in Section II to determine the required front yard setback.

Click <http://www.permitla.org/PS/index.cfm> for Automated Prevailing Setback Calculation.

IV. EXAMPLE

The illustration below demonstrates how the "Prevailing Setback" for a new dwelling on Lot 9 is determined.

Lot Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Existing Setback (ft)	21	23	19	30	24	(3)	14	23	(2)	22	26	29	27	29	29	14	11	(1)
Lot Frontage (ft)	50	45	45	55	50	(3)	40	50	55	45	50	55	60	55	50	55	50	(1)

Steps 1 & 2. Total Frontage⁽¹⁾⁽²⁾⁽³⁾. Select Lot 1 thru 17.

$$\text{Frontage} = 40 + 3 \times 45 + 6 \times 50 + 5 \times 55 + 60 = 810 \text{ ft}$$

Step 3. Minimum Frontage Required.

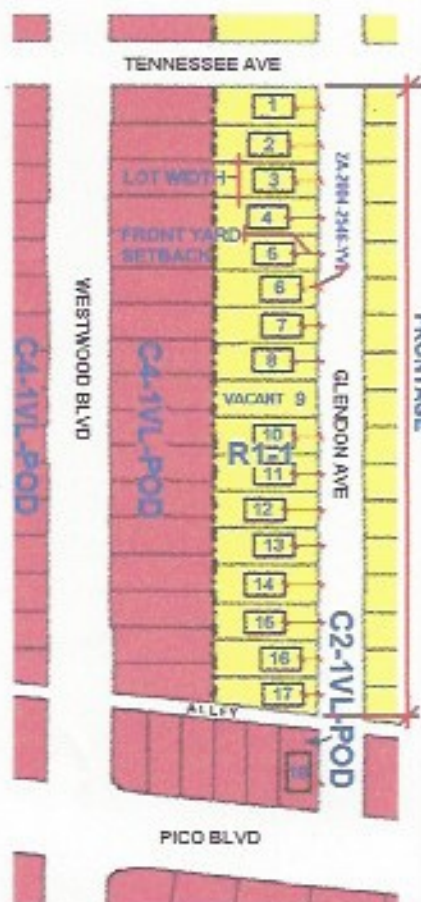
$$40\% \text{ Frontage} = 0.4 \times 810 \text{ ft} = 324 \text{ ft}$$

Steps 4 & 5. Lowest Range of Front Yard Setback Selected⁽³⁾. Lots 1, 3, 7, 16, and 17 are selected with the setbacks ranging between 11 ft and 21 ft. The frontage of these lots is:

$$\text{Frontage}^{(4)} = 50 + 45 + 40 + 55 + 50 = 240 \text{ ft} < 324 \text{ ft. Not good.}$$

The next lowest combination selected are Lots 1, 2, 3, 5, 7, 8, 10, and 16 with setbacks ranging between 14 ft and 24 ft. The frontage is:

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Frontage⁽⁴⁾ = 50 + 45 + 45 + 50 + 40 + 50 + 45 + 55
= 380 ft > 324 ft. Good. Okay to average.

Step 6. Setback Averaging Calculation⁽⁴⁾

Prevailing = (21 + 23 + 19 + 24 + 14 + 23 + 22 + 14) ÷ 8 = 20

The required front yard for Lot 9 is 20 ft.

NOTES:

- (1) Lot 18 is located across the alley, is a corner lot, and is a commercially zoned lot. It is not included in either the frontage calculation or the setback averaging calculation.
- (2) Lot 9 is a vacant lot. It is included in the frontage calculation, but not the setback averaging calculation.
- (3) Lot 6 has a front yard variance. It is not included in either the frontage calculation or the setback averaging calculation.
- (4) **All setbacks** within 10 ft of each other are averaged, not just 40% of the combination selected.

Public Comment for February 4, 2019 Special Meeting of the City Counsel

Please could the following comment be incorporated as part of the public record and attached to the agenda.

In the original JKA proposal, they apparently recommended that 200 sq. ft. be allowed for an attached garage which would not count towards the FAR. This is the same as for the Los Angeles hillside ordinance. This idea somehow got dropped along the way, and the Planning Commission recommended excluding this allowance. We view this as a mistake, and urge the City Council to re-instate a 200 sq. ft. allowance for attached garages. The Culver Crest Residents listed below see no reason why our codes should be more restrictive than those for Los Angeles hillside communities.

Furthermore, the Planning Commission voted to carve out an exemption from the FAR restrictions for detached garages. The undersigned are concerned that this would create an incentive for homeowners to create detached garages as part of any remodeling improvements. Not only might this increase the incidents of multiple structures on a lot but it might also lead to unpermitted garage conversions and other abuses of the building regulations. We believe the better course to address the garage issue is to adopt the consultant's original recommendation (discussed above) to not count toward the FAR up to 200 sq. ft. for an attached garage, with no exemption for a detached garage.

Sincerely,

Nicholas Cregor
Walt Shubin
Shu-yi Wu
Rich Kissel
Paul Asai
Mark Rothman
Sean Veder
Chak Chie
Daniel Mayeda
Suzanne Vahanian
Jennifer Merlis
Susan Rosales
Charles Stephens
Catherine Finamore
Cheng-Chin Wu
Kate Cregor
Jan Asai
Fran Kissel