

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

Meeting Date: November 12, 2013		Item Number: <u>PH-1</u>	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING - Introduction of an Ordinance - Zoning Code Amendment (ZCA P-2013126) Amending Zoning Code Section 17.320.025 - Alternative Parking Provisions - Creating "Parking Districts" within the Hayden Tract and Smiley Blackwelder Industrial Areas.			
Contact Person/Dept.:		Phone Number	
Sol Blumenfeld		310 -253-5727:	
Thomas Gorham		310- 253-5700	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: September 13, 2013	
Planning Commission			
Public Notification: On 8/21/13 notices were mailed to all property owners and occupants within the Hayden Tract and Smiley Blackwelder industrial districts. Email to the Master Notification List was made on 8/21/13; Notice published in Culver City News on 8/29/13; Meetings and Agendas – City Council (11/05/13)			
Department Approval:		City Attorney Approval:	
Sol Blumenfeld (10/31/13)		Carol Schwab (by H. Baker) (11/05/13)	
Chief Financial Officer Approval:		City Manager Approval:	
Jeff Muir (by M. Noller) (11/05/13)		John Nachbar (11/05/13)	
<u>RECOMMENDATION:</u> Staff recommends the City Council introduce an Ordinance approving Zoning Code Amendment (ZCA P-2013126) amending Zoning Code Section 17.320.015, Alternative Parking Provisions, to establish parking districts within the Hayden Tract and Smiley Blackwelder industrial districts (Attachments Nos.1 & 2). <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file affidavit of mailing and posting of public notice. 2. Mayor seeks motion to declare the public hearing open and calls on staff for a brief staff report and City Council poses questions to staff as desired. (As the City is the applicant in this case, the staff report will also serve as the applicant's presentation and shall be made after the public hearing has been opened.) 3. City Council receives comments from the general public.			

City of Culver City, California
Agenda Item Report

4. Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. City Council discusses the matter and arrives at its decision.

BACKGROUND:

On August 14, 2013, the Planning Commission conducted a workshop regarding proposed Zoning Code Amendment (ZCA P-2013126) to create parking districts within the Hayden Tract and Smiley Blackwelder industrial areas.

On September 11, 2013 the Planning Commission conducted a public hearing regarding the subject amendment and recommended to the City Council approval of ZCA P-2013126.

Both the workshop and the public hearing were well attended.

DISCUSSION:

Industrial land uses have significantly less parking demand than office uses, and industrial buildings generally have significantly greater building coverage with little room on-site to accommodate parking. Large industrial buildings are highly desirable to creative office tenants, but the lack of onsite parking is a problem to the businesses which have significantly higher parking demand than manufacturing uses. Staff conducted land use surveys over the last year to identify the land use changes that have occurred in the Hayden Tract and the Smiley Blackwelder industrial areas and found that such areas had largely transitioned from traditional manufacturing to creative office and that the change had not been accompanied by significant increases in parking demand. As a result, both areas have experienced severe parking shortages. (Please see Attachment No. 3).

In order to address the increased parking demand in these areas, staff recommended several strategies to make supplying parking more flexible and to use new parking technologies to maximize the amount of parking that can be provided on-site.

The proposed changes involve an amendment to Zoning Code Section 17.320.015, Alternative Parking Provisions, to establish:

- Parking Districts with Alternative On-site and Off-Site Parking Regulations
- Alternative Parking Design Standards
- Parking Plan Administrative Approval
- Parking Management Option; and
- Automated, Semi-Automated and Stacked Parking

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

SUMMARY OF DRAFT REGULATIONS:

Parking District / Off-Site Parking Regulations

The Zoning Code currently restricts off-site parking to within 750 feet of the primary land use. The proposed Zoning Code Amendment will allow all required parking to be situated within the Parking District and up to 750 feet beyond the District (subject to Parking Plan approval) if located in a publicly owned or leased or privately owned or leased parking facility as shown in the Parking District maps in the draft text amendment.

Parking Stall Standards

Current parking regulations require standard parking stall dimensions of 8.5' x 18' for all parking. In order to provide more parking within the same land area, the District minimum parking stall size is recommended to be reduced to allow up to 30 percent of required parking as compact stalls (7.5' x 17.5').

Parking Plan

The proposed amendment requires preparation of a Parking Plan (subject to administrative approval) which must include the following: a site plan showing the location of any off-site parking; the business operating hours; the proposed use(s) to be parked; the number of stalls; and percentage of compact stalls (if any) provided at the off-site location. In addition, a City approved parking covenant restricting the off-site parking location to the proposed use and evidence of a long-term parking lease to secure the off-site parking location with a minimum ten year term with one five year option must be recorded notifying future tenants of the requirements of the Parking Plan. Such covenant shall include a provision for liquidated damages payable to the City for violations of the conditions of approval, parking lease and requirements of the Parking Plan. The Parking Plan approval would terminate: (1) upon expiration of the long-term parking lease, (2) if the use for which the parking is provided ceases operation, or (3) if there is a change of use which modifies the parking requirements. Upon termination of the Parking Plan the business must obtain City approval of alternative parking or discontinue the use.

Parking Management

When required parking cannot be entirely provided on-site or at an approved off-site location, the required parking may be managed through valet service as approved under the Parking Plan. The Parking Plan must indicate the total required parking spaces, the hours and method of parking operation, number of parking attendants serving the parking site and management of the parking site during non-operating hours.

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

Automated, Semi-Automated, and Stacker Parking

The proposed amendment will allow fully automated, semi-automated and stacker parking through administrative approval of the Parking Plan or through the Site Plan Review (SPR) approval process when the parking is part of a project subject to SPR requirements. The submittal requirements include:

- 1) A Site Plan prepared by a design professional indicating all structures, and the automated, semi-automated or stacked parking location, number of required parking stalls, parking facility address and address of the property served by the parking, site ingress and egress location(s), proposed queuing location (if any) and the identification of adjacent land uses.
- 2) Technical studies demonstrating that the proposed design and operation of the automated or semi-automated parking will not be detrimental to the surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation and existing on-site improvements.
- 3) Screening plan and noise attenuation plan, as required.
- 4) Parking and circulation analysis, as required.
- 5) Documentation that the proposed automated or semi-automated parking is serviced with alternative back-up power supply to allow emergency operation of the parking system.
- 6) Submittal of an automated or semi-automated parking facility annual maintenance inspection report prepared at the sole expense of the applicant for submittal and review by the Planning Division.

Other Alternative Parking Provisions

In addition to the proposed Zoning Code Amendment, the existing Zoning Code provisions related to in-lieu parking, shared parking, and use of Administrative Modifications to permit reduced parking stall size, aisle widths and parking lot dimensions may be used when it can be determined that they will not have a deleterious effect on property or improvements in satisfying parking requirements.

Public Comments on Proposed Text Amendment

The proposed text amendments were generally supported by those in attendance at the Commission workshop and public hearing. The Commission received public comment about extending the boundaries of the proposed amendment and whether locating required parking anywhere within the proposed parking districts would be ineffective if it was too far away to be conveniently used.

City of Culver City, California
Agenda Item Report

In response, the attached one to ten minute walking radius distance maps were prepared. The maps demonstrate that it is possible to reach any point within the proposed districts within three to five minutes, and that convenient off-site parking may be located anywhere within the districts. When necessary, access to off-site parking is also permissible by shuttle subject to Parking Plan approval. (Please see Attachment No. 4)

The Commission received testimony from parking stacker vendors and one property owner regarding the cost impacts associated with requiring stacked parking within a structure. The City's financial consultant Keyser Marston Associates prepared a general analysis of the costs associated with enclosing a stacker in an industrial type structure and the related impacts upon tenant rents. According to KMA, the difference in cost to enclose stacked parking in an industrial type building with extra building height is approximately \$25.30 per sq. ft. including building sprinklers, concrete slab floor and non-conditioned building space. This equates to \$8,855 per space for the enclosed space or \$59.33 per square foot per month. Amortized over 30 years at 7% interest, the cost passed on to tenants would be approximately \$.18 per sq. ft. which is an acceptable charge for tenant parking. If the end user is not a tenant but the building owner, the cost per space is still substantially less than constructing an above grade or subterranean parking structure. The building costs were confirmed with general contractors. Therefore, requiring stacked parking in an industrial type structure would not be cost prohibitive and would provide the type of full enclosure necessary to prevent the unattractive visual effects car stackers may have upon an area. (Please see Attachment No. 5).

Some of the automated parking vendors disputed the KMA analysis. However, the evidence provided by the vendor includes the costs of the stackers and all other site development costs rather than the incremental difference in costs which was the Commission's concern. Under the proposed amendment, the only difference in cost is the requirement to install an industrial type structure with fire sprinklers. All of the other costs are constant.

The Commission unanimously agreed that screening was not an acceptable solution because the stackers are generally visible from four sides and from below and above and that even screening for conventional parking structures was not always effective. The Commission did not want to undermine the aesthetic quality of the industrial and creative office districts simply to improve area parking.

ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), the proposed Zoning Code Amendment (ZCA P-2013126) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under

City of Culver City, California
Agenda Item Report

which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 or PEIR 2; therefore, no new environmental analysis is required.

SUMMARY:

Parking is a critical concern within the Hayden Tract and Smiley Blackwelder industrial areas, where current parking shortages are a constraint upon continued growth and redevelopment. The provision of additional parking requires a creative approach that manages parking operations, maximizes on-site and off-site parking supplies, and where appropriate, utilizes innovative parking technologies to create flexibility in meeting area parking needs.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the City Council:

1. Approve the proposed amendment if the required findings for a Zoning Code Amendment can be made, as set forth in the proposed Ordinance.
2. Approve the proposed amendment with modified language if deemed necessary to meet the required findings for a Zoning Code Amendment.
3. Disapprove the amendment request if it does not meet the required findings.
4. Continue this Public Hearing and direct staff to conduct additional analysis prior to arriving at a final determination.

FISCAL ANALYSIS:

There is no fiscal impact associated with the adoption of the proposed Ordinance. However, as the proposed Ordinance is implemented there may be increases in area parking supply. Since parking is one of the limiting factors related to land use transitions from manufacturing to creative office, there may be an associated increase in creative office uses and corresponding increases in property tax, sales tax, and utility user tax revenues. There may also be some marginal increases in expenditures for related municipal services. Some underutilized properties may also be put into more productive land uses creating increased demand for area goods and services.

ATTACHMENTS:

1. Proposed Ordinance
2. Exhibit A – Proposed Zoning Text Changes in “strikethrough/underline” format.
3. Planning Commission Staff Reports Dated August 14 and September 11, 2013
4. Parking District Walking Radius Maps

City of Culver City, California
Agenda Item Report

5. KMA Financial Analysis of Enclosed Stacker Parking
6. Planning Commission Resolution No. 2013-P005
7. Parking Stacker Images

MOTION:

That the City Council:

Introduce the proposed Ordinance approving Zoning Code Amendment (ZCA P-2013126) amending Section 17.320.015, Alternative Parking Provisions, to establish parking districts within the Hayden Tract and Smiley Blackwelder industrial districts.