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MEMORANDUM

Date: October 17, 2017
To: Michael Allan, Contract Planning Manager, City of Culver City
From: John Kaliski, Principal
Carolyn Matsumoto, Project Manager
Re: Considerations and Recommendations for Accessory Dwelling Units and R-1 Neighborhood Development Standards in the Culver Crest Neighborhood

SUMMARY

Culver City staff requested that John Kaliski Architects (JKA) outline planning methods that the City could consider relative to hillside density consistent with the findings of the Hillside Development Study, specifically addressing the Culver Crest neighborhood. Culver Crest is a hillside community constrained by several existing conditions that increase safety concerns. These include overlap with a Very High Fire Hazard Severity Zone, an area where liquefaction of soils needs to be considered, potential for surficial landslides that could close emergency vehicle access and response to portions of the community, and potentially sub-standard street right-of-ways that may constrain emergency response during hazard events.

Based upon review of the existing City of Culver City Zoning Code, City documents, zoning codes and standards in other cities, and recent State legislation, the City may want to consider such hillside safety issues in preparing hillside area development standards, define certain hillside streets as substandard, and:

1. Limit, constrain, and/or prohibit further intensification of uses in communities where there is a safety impact related to further development. In the case of Culver Crest, and given the conditions that exist, the City may want to potentially prohibit construction of additional ADUs.

2. Constrain additional density, specifically with respect to the location of Accessory Dwelling Units (ADUs).

BACKGROUND

This memorandum summarizes potential constraints to development in hillside areas and constraints and/or limits on ADU construction in those areas where safety issues have been identified by the City. Based upon observation of existing conditions, review of the existing Culver City Zoning Ordinance, review of other City documents, such as but not limited to the City of Culver City and Culver City Unified School District Multi-Jurisdictional Hazard Mitigation Plan, and review of recent State legislation, these conditions are observed in the Culver Crest neighborhood.

Review of City materials indicates the eastern half of the Culver Crest neighborhood is in a "Very High Fire Hazard Severity Zone (VHFHSZ). Other potential hazards in the Culver Crest area include the potential for liquefaction (the western portions of the neighborhood) and individual locations for potential surficial landslide hazards located in various areas across the neighborhood (see attached Hazards Map). Finally, mapping of the Culver Crest neighborhood indicates that some streets and rights-of-way may be considered substandard (see attached Existing Right-of-Way Map).

Per the above factors related to the existing conditions and hazards, the City may want to explore means to limit the intensification of development and ADUs in the Culver Crest neighborhood and/or hillside areas. General review of limitations and constraints on primary or main structures are the subject of ongoing review and development of recommendations related to Culver City Zoning Code standards that will be presented to the community in a forthcoming workshop. The following constraint concepts address potential for limitations on ADUs.

POTENTIAL APPROACHES TO CONSTRAIN AND/OR LIMIT ACESSORY DWELLING UNITS IN CULVER CREST

1. **Define certain streets as substandard as to width and safety access.**
   The City may clarify, define, and/or designate "substandard street widths" where existing or in hillside areas (see attached Right-of-Way Map). Substandard street widths may limit response time or emergency vehicle access during emergencies. Research indicates that numerous California cities define streets as substandard in hillside neighborhoods when they do not meet minimum curb to curb dimensions. These cities often impose additional standards for and/or limitations on development along these streets to ensure safety. Examples include the following:

Table 1: Minimum Hillside Standard Street Width Dimensions	
City of Los Angeles, Hillside	**City of Oakland, Hillside**
28-Feet Curb to Curb 36-Feet Right of Way	24-Feet Curb to Curb 20-Feet Curb to Curb allowed with CUP

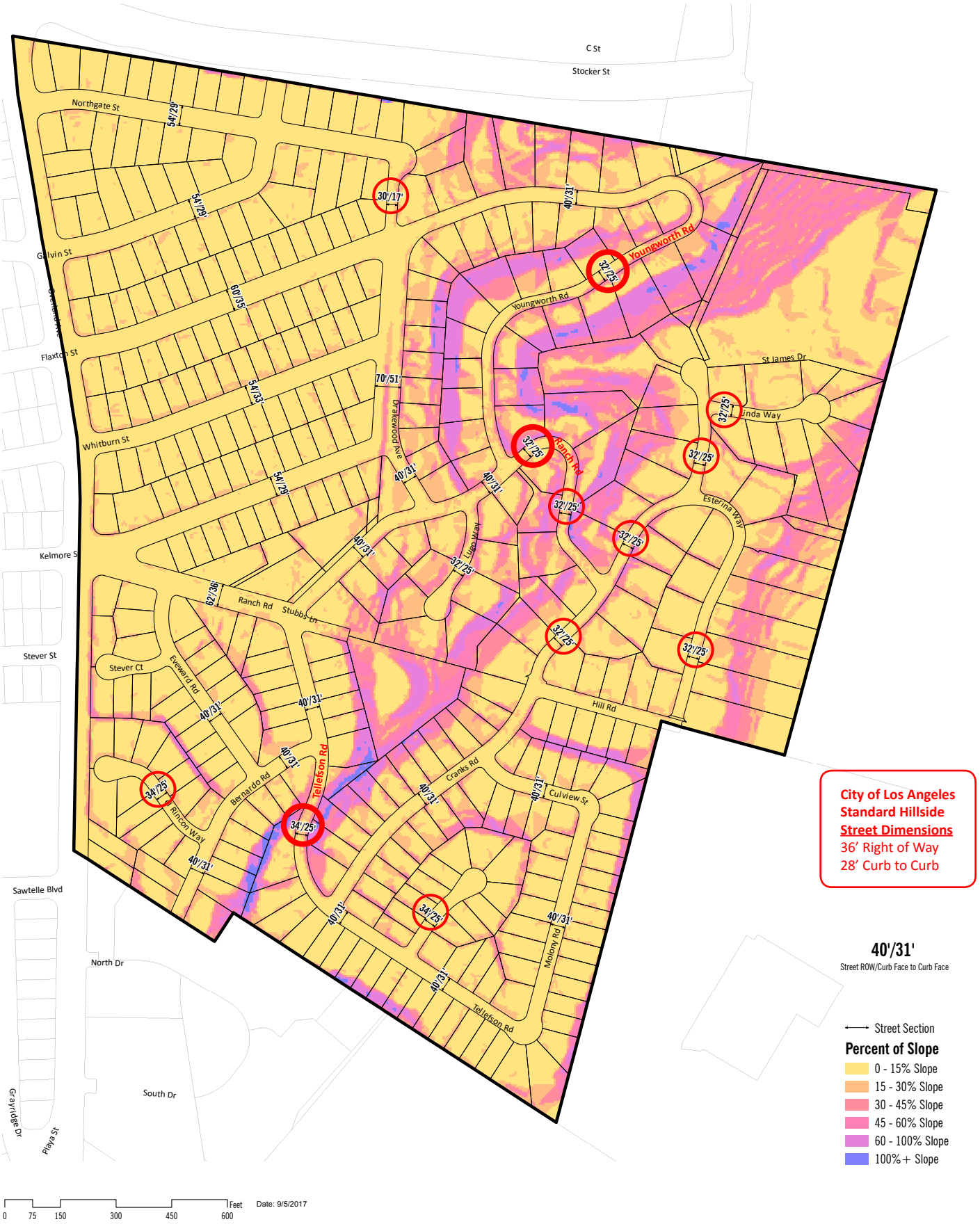
   Existing curb-to-curb dimensions for portions of Tellefson Road, Ranch Road, and Youngworth Road are less than the minimum street width standards utilized by the City of Los Angeles. In Los Angeles, additional requirements including additional on-site parking (to ensure that parked cars do not block emergency vehicles), required fire sprinklers, street dedications and revocable permits for improvements in dedication areas, as well as requirements to implement minimum roadway widths apply to ensure safety in hillside areas. Similar constraints for neighborhoods with substandard streets could be adopted in Culver City.

2. **Per recorded and mapped safety Issues, constrain and/or prohibit ADUs**.
   The City could review safety issues and emergency response in the Culver Crest neighborhood and/or other neighborhoods in relationship potential substandard streets (see "1" above and attached Right-of-Way Map) and previously documented hazards (see attached Hazards Map) including, limitations on emergency vehicle response time and/or access, wild fire hazard, liquefaction, and potential for surficial landslides, and determine that sufficient safety concerns exist, per the City's hazard mitigation planning programs, to limit additional density in hillside areas.

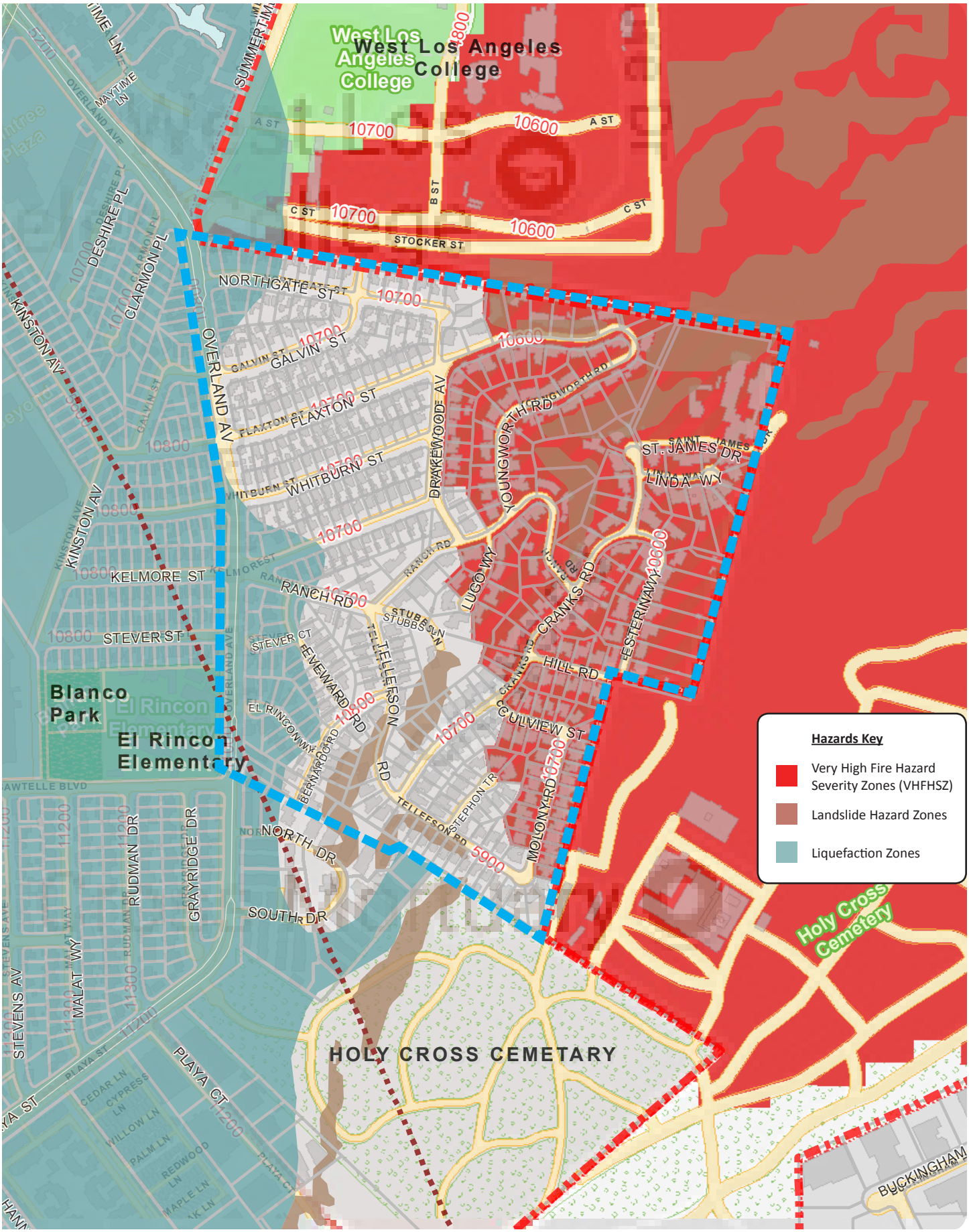
This approach should be reviewed and confirmed by the City Attorney.

Address questions or comments regarding the above by email to John Kaliski and/or Carolyn Matsumoto at jkaliski@johnkaliski.com and/or cmatsumoto@johnkaliski.com.

Existing Right-of-Way Map



Hazards Map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HILL RD
CULVIEW ST
MOLONY RD
STEPHON TR
Blanco Park
El Rincon Elementary
EL RINCON WY
BERNARD RD
NORTH DR
SOUTH DR
GRAYRIDGE DR
RUDMAN DR
MALAT WY
STEVENS AV
PLAYA CT
HOLY CROSS CEMETARY
Holy Cross Cemetery
BUCKINGHAM
Hazards Key
Very High Fire Hazard Severity Zones (VHFHSZ)
Landslide Hazard Zones
Liquefaction Zones