



CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232

SOL BLUMENFELD
Community Development Director

(310) 253-5710
FAX (310) 253-5721

ZONING CODE INTERPRETATION AND REFERRAL TO BOARD OF ZONING ADJUSTMENT ZCI 18-01

Date: March 28, 2018

From: Sol Blumenfeld, Community Development Director

Subject: Zoning Code Interpretation - 10950 Washington Boulevard, Culver City

1. Confirmation that the Commercial Regional Business Park ("CRB") zone is consistent with the General Plan Light Industrial designation with regard to the allowable building height
2. Clarification that the minimum allowable drive aisle and parking spaces dimensions shall be determined under the City's discretionary approval of a Conditional Use Permit ("CUP") for related automated parking for the project.

Code Sections:

- (1) Chapter 17.120: Interpretation of Zoning Code Provisions;
- (2) Section 17.220.010: Purpose of Commercial Zoning Districts
- (3) Chapter 17.530: Administrative Use Permits and Conditional Use Permits
- (4) Chapter 17.320: Off-street Parking and Loading

Background:

Chapter 17.120 of the Zoning Code authorizes the Director to interpret zoning requirements in order to resolve questions about the meaning or applicability of various code provisions. The Planning Division received a Preliminary Project Review (PPR) submittal related to the addition of parking stackers ranging from two (2) to four (4) levels, including a set of two-level stackers to be located on the rooftop parking level of an existing parking structure, and the implementation of tandem/managed parking at 10950 Washington Boulevard (Project), in order to maximize off-street parking. Stacked parking and tandem parking require a Conditional Use Permit (CUP) and Administrative Use Permit (AUP) respectively, which are

subject to certain findings, including that the use is consistent with the General Plan. The purpose of the subject interpretation is two-fold. First, the interpretation seeks to determine the consistency of the proposal with the associated General Plan Land Use designation of Light Industrial, while adhering to the development standards of the Commercial Regional Business Park (CRB) zoning designation. In addition, the interpretation seeks to establish the process by which the minimum allowable off-street parking stall and drive aisle dimensions are determined when they are part of managed parking within a parking operations plan.

Consistent with Zoning Code Section 17.120.A, the Director shall have the responsibility and authority to interpret the requirements of this Title. Further, per Section 17.120.015.C, the Director may also refer any interpretation to the Board of Zoning Adjustment (BZA) for a determination.

Project Description/Request:

General Plan Consistency for Height Allowance

The owner is seeking to install automated parking facilities (auto stackers) at 10950 Washington Boulevard, including on the roof-level of an existing parking structure, to accommodate parking demand for the existing use(s), which includes media production and supporting office. The auto stackers and associated screening structure will extend to fifty-three (53) feet in height, approximately fourteen (14) above the existing roofline of the parking structure. The zoning designation of CRB allows a maximum height of fifty-six (56) feet; therefore, the proposal complies with the allowable height for the CRB Zone. However, the General Plan land use designation for the site is Light Industrial, which is generally understood to correspond with the Industrial Light (IL) zoning designation of the Zoning Code and Zoning Map as specified in Section 17.230.010 of the Zoning Code. The IL Zone allows for a maximum height of forty-three (43) feet, which is exceeded by the preliminary proposal. However, the General Plan Land Use Element (page LU-21) indicates the industrial designations are intended to allow for various uses, including commercial, and further specifies that maximum building intensity, specify types of use, and development standards shall be controlled by zoning. Therefore, the height would be dictated by the zoning designation of the specified property.

Further, the Zoning Code also indicates under Section 17.220.010 that the CRB Zone is consistent with the Industrial Park designation of the General Plan, indicating that the CRB Zone can be consistent with industrial designations of the General Plan and that the development standards are intended to be established by the Zone rather than the General Plan designation. In addition, the required use permit finding specifies the use, which is automated/stacked parking and tandem parking, must be consistent with the General Plan. Since the subject use(s) is allowed in all zones, the use itself would conversely be consistent with all designations of the General Plan.

The subject site is also unique in that the prevailing zoning designation along Washington Boulevard is Commercial General (CG), which also allows for a maximum height of fifty-six (56) feet, and the prevailing General Plan designation along this corridor is General Corridor. Moreover, the nature of studio and media related work has changed dramatically over the past decade and the light industrial designation may not be entirely consistent with the kinds of digital media activity now being conducted on the property. For these reasons, the property owner and their representative believe that since the zoning of the subject site is consistent with the prevailing land use and should be permitted to construct a structure up to the maximum allowable height limit of the CRB Zone applicable to the site irrespective of the General Plan designation, and that the automated/stacked parking use developed at this height would still be consistent with the intent of the General Plan and the Light Industrial land use designation applicable to the subject site and the surrounding commercial land uses. It is important to note that the City is commencing a General Plan Update now and the subject site may soon be re-designated to better reflect current, non-industrial, business operations.

Off-street Parking Dimensions

The applicant's proposal includes stacked/automated parking and tandem/managed parking, which will require approval of a CUP and AUP if an application is submitted. As part of the CUP for the stacked/automated parking, the future applicant will also be required to submit a parking operations plan and studies related to vehicle circulation. Combined, these materials will inform the appropriate dimensions for vehicle storage (e.g. parking stall dimensions) and vehicle access (e.g. parking aisle and backup dimensions) given that the "tandem parking" will be fully managed, rather than accessible by the users as is often the case in other scenarios. Further, due to the requirement for an operations plan and related technical studies, it is appropriate that the parking stall dimensions be established based upon the findings of the technical studies, rather than applying the standard Zoning Code dimensions of nine (9) feet wide and eighteen (18) feet deep for tandem stalls, twenty-four (24) feet width for two-way drive aisles, etc.

Interpretation:

- (1) Confirmation that Section 17.220.030 – Commercial Regional Business Park (CRB) zone is consistent with the General Plan Light Industrial designation such that the maximum allowable height for the Property is that allowed under the CRB Zone, or fifty-six (56) feet; and
- (2) Confirmation that because the Project requires the City's discretionary approval of a Conditional Use Permit (CUP) to allow for the use of automated parking under the City's Alternative Parking – Automated, Semi-Automated, and Stacked Parking ("Stacked Parking") regulations, the minimum allowable drive aisle and parking space dimensions shall be determined by the City based on the required parking operations plan and technical studies, which shall govern over the standards set forth in Section 17.320.035 of the CCMC.

Determination: Pursuant to Zoning Code Sections 17.120.015 – Procedures for Interpretations, the following is recorded as an official interpretation of the Zoning Code.

Under CCMC Section 7.220.010 – Purpose of Commercial Zoning Districts and Chapter 17.530 – Administrative Use Permits and Conditional Use Permits, the CRB Zone shall be deemed to be consistent with the Industrial Light land use designation of the General Plan, and development standards such as height and setbacks shall be based on the designation of the Zoning Code and Map. Further, the finding of consistency with the General Plan required for a use permit shall be relative to the proposed use rather than the specific development standards of the Zone.

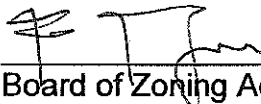
Under Chapter 17.320 – Off-street Parking and Loading, when associated with a stacked/automated parking project, parking dimensions (e.g. stall, aisle, backup, circulation, etc.) for managed/tandem parking are to be determined through the parking operations plan and associated technical studies.

Development Standards: The Planning Division will review a project application describing the proposed use and operations and related plans. If the proposal is determined to be consistent with this Zoning Code Interpretation then it shall be processed according to this determination and subject to the development standards of the applicable Zone. Further, parking dimensions for managed parking associated with a stacked/automated parking proposal shall be reviewed and approved according to the parking operations plan and technical studies related to automated/stacked parking proposal.

Record of Interpretation: In accordance with Zoning Code Section 17.120.015.B.2:

1. This Zoning Code Interpretation shall be distributed to the City Council, Planning Commission, City Attorney, City Clerk and all pertinent staff; and
2. The Zoning Code shall be amended as soon as practical to reflect the Director's determination set forth in this Zoning Code Interpretation.

By:


Board of Zoning Adjustment Member

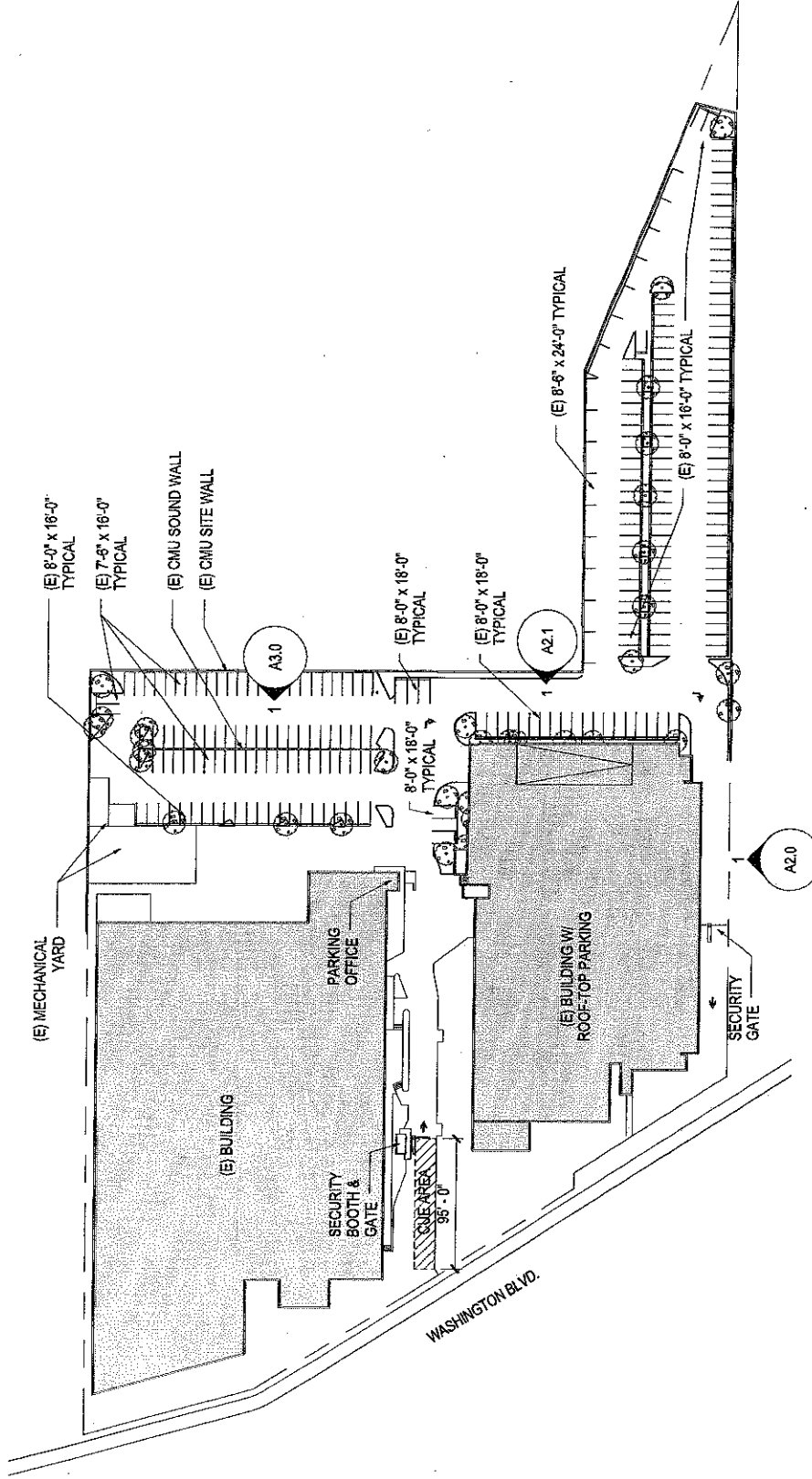
3/28/18
Dated


Board of Zoning Adjustment Member

3/28/18
Dated

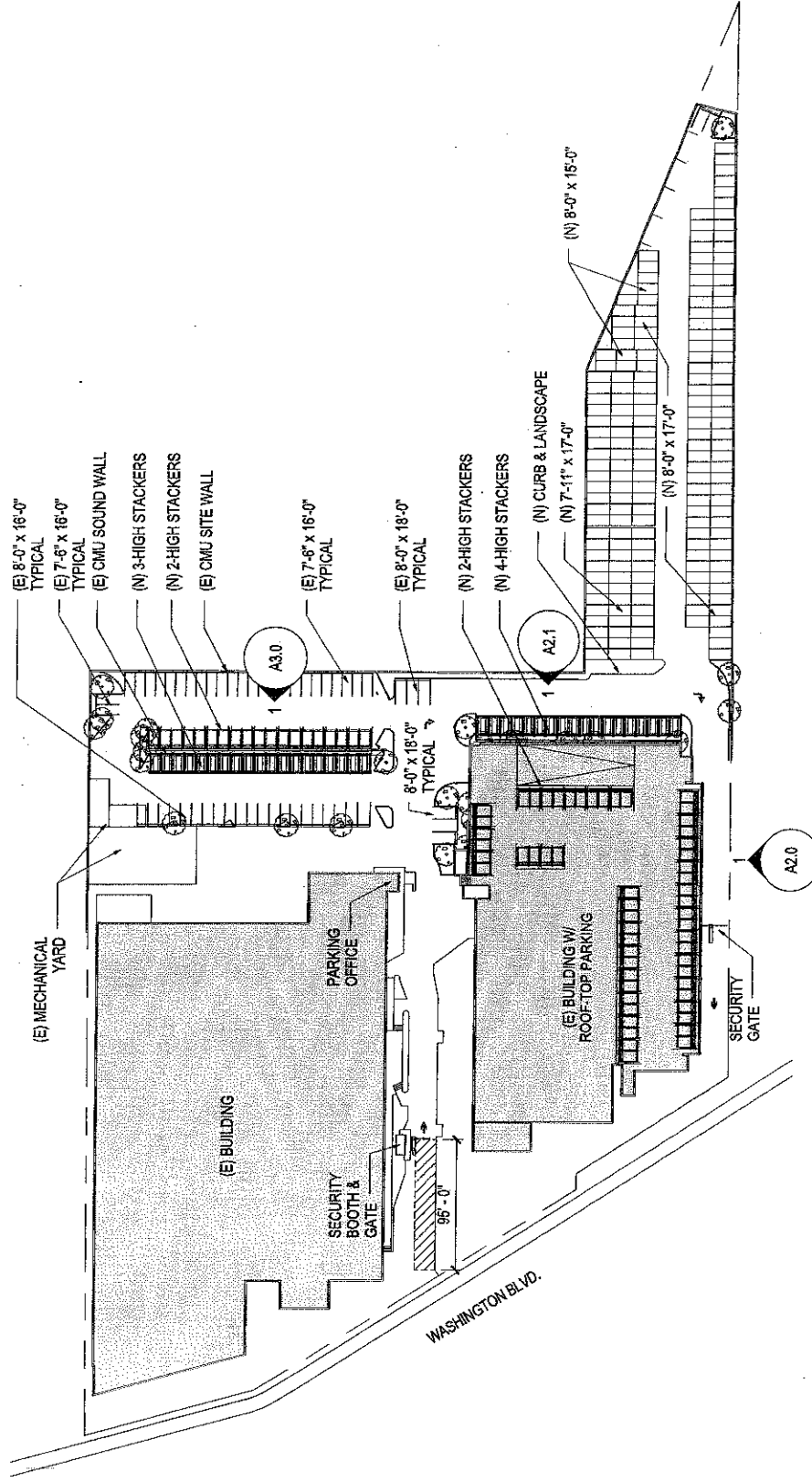
10950 WASHINGTON

SITE PLAN - EXISTING



10950 WASHINGTON

SITE PLAN - PROPOSED



Ref North



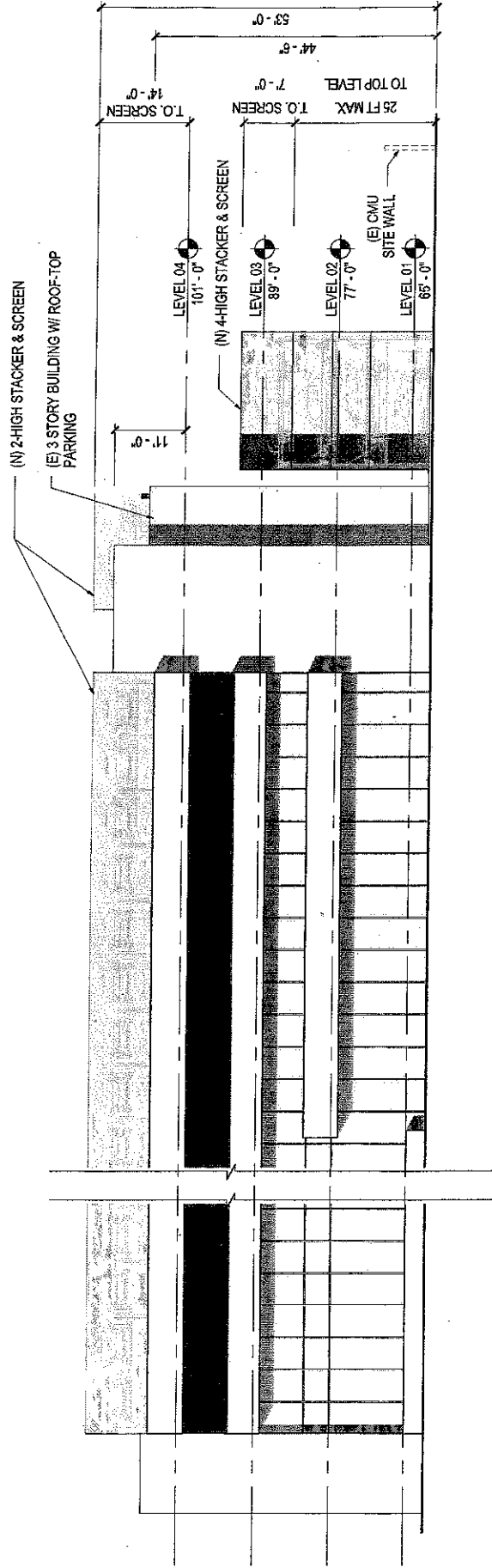
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05.1534.000 | SITE PLAN - PROPOSED | 09/19/17 | A1.1

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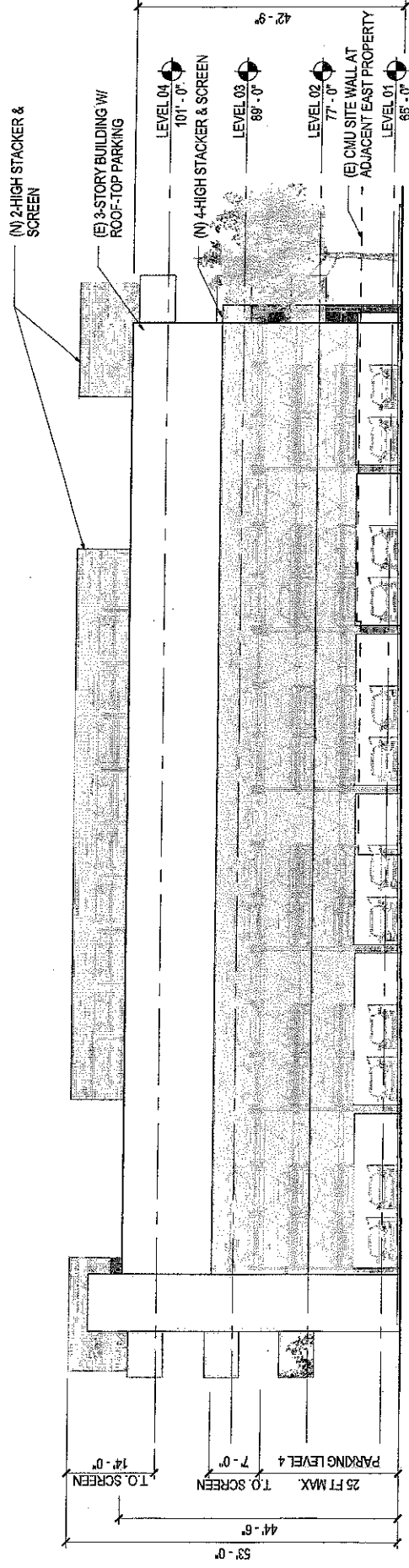
10950 WASHINGTON

WEST ELEVATION



10950 WASHINGTON

SOUTH ELEVATION - 1



Ref North
0' 8' 16' 32'

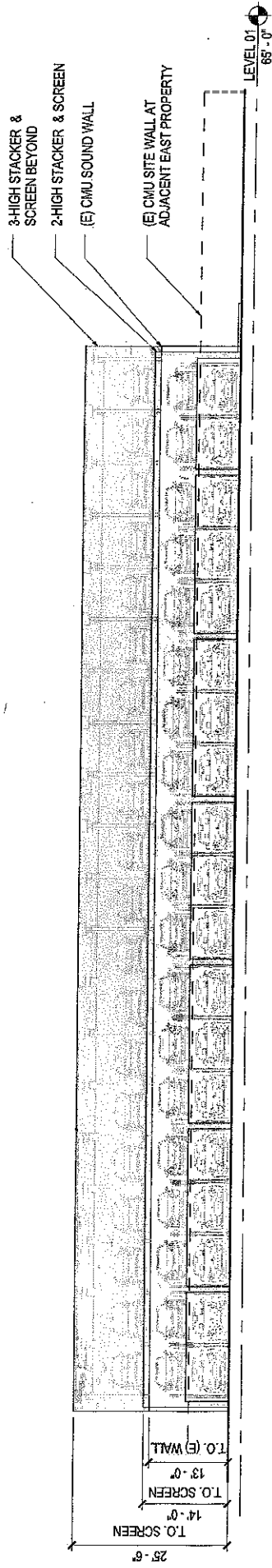
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05.1534.000 | SOUTH ELEVATION - 1 | 09/07/17 | A2.1

10950 WASHINGTON

SOUTH ELEVATION - 2



Ref North
 0' 8' 16' 32'
 Scale: 1/16" = 1'-0"
 05.1534.000 | SOUTH ELEVATION - 2 | 09/07/17 | A3.0
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