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City of Culver City Motel Reuse Feasibility Study Step 1 Screening Criteria Meeting Agenda

Date: 08/21/2020

Re: City of Culver City Motel Reuse Feasibility Study – Step 1 Screening Criteria Development

Step 1 Screening Criteria Development Executive Summary

John Kaliski Architects (JKA) was retained by the City of Culver City to survey the existing motel/hotel sites and to develop screening methodology for candidate motel/hotel properties most suitable for adaptive reuse for affordable housing. As part of the surveying exercise, JKA has conducted a Google-Based virtual site survey, produced GIS documentations of the motel/hotel sites and the surrounding neighborhood context, and additionally verified the operation statuses of these motels/hotels over phone. Based upon the survey observations and findings, JKA developed a set of criteria for the preliminary screening process and further utilized these criteria to evaluate, rank, and select a few candidate sites for the Step 2 field verifications/inspections. Below are JKA's findings and recommendations:

1. Findings

The findings of the surveying exercise are as follows:

- The owner of the Deano's motel and Sunburst motel expressed interest in selling both properties.
- All motels are located within the Commercial General (CG), Commercial Neighborhood (CN), or Commercial Downtown (CD) zones where 1) motels/hotels and 2) mixed use projects with multi-family residential, SROs, and/or supportive & transitional housing are allowed.
- All hotels utilize surface parking. Approximately one parking space is provided for each room.
- New motel/hotel development on these sites are constrained by maximum allowable building height typically at 43' and/or 56' and the parking ratio at 1.05 space/room. Assume 56' maximum height and surface parking, a typical site may realize a maximum density of approximately 100 guest rooms per acre.
- Redeveloping these sites with market-rate multifamily residential uses is constrained by the maximum residential density allowance at 35 DUs/acre or less. The maximum residential density may be increased by 35%, or to approximately 48 DUs/acre or less if the State-mandated affordable housing bonus program is utilized.
- Over 50% of motels and all the hotels are located within walking distance to two intersecting major bus/rail transit lines.
- No motel and four (4) hotels are located within 500' of at least one (1) of the City-designated social service amenities.
- All motels/hotels except the Encore Motel are within 500' of an R-1, R-2, or R-3 zoned property.
- The majority of these motels/hotels were initially constructed between the 1920s and the 1970s. The Culver Motel (est. 1924) and the Palihotel Culver City (est. 1923) are historically significant.
- All motel sites are approximately rectangular in site configuration and range from x sf to y sf in lot area.

2. Step 1 Screening Methodology Recommendations

Based upon the observations as noted above, JKA recommends the City of Culver City considering the following screening methodology:

- Consider forwarding all motel/hotel sites of which the owners expressed willingness to sell as candidates for the Step 2 field verification.
- Consider disqualifying a motel/hotel property from the Step 2 field verification process if it meets with any of the following criteria:
 - Historically significant buildings
 - Franchise/Flag hotel (*extra costs associated with purchase of franchise/operator rights*)
 - Construction/renovation date after 2000 (*extra costs associated with recent renovation*)
- Consider adopting the following point system. The motel/hotel sites with the highest scores utilizing this point system will be forwarded to the Step 2 field verification process.
 - Baseline: 50 points
 - Lot Area:
 - Greater than half an acre (21,780 sf): +15 points (*allows additional on-site amenities*)
 - Greater than 17,000 sf: +5 points (*allows additional on-site amenities*)
 - Zoning Designation:
 - CG or CD: +10 points (*allows residential use; typ. 56' maximum height*)
 - CG & CN: +7.5 points (*allows residential use; typ. 43' max. height for CN*)
 - CG/RMD: +5 points (*allows residential use; typ. 2 stories & 30' max. height for RMD*)
 - Transit Proximity
 - Tier 3: +15 points
 - Tier 2: +10 points
 - Tier 1: +5 points
 - Social Service Proximity: +10 points
 - Single- / Two-Family Residential Proximity: -10 points
 - School Proximity: -10 points
 - Freeway Buffer Zone: -10 points
 - Liquefaction Zone: -10 points

3. Candidates for Step 2 Field Verification

Utilizing the recommended Step 1 screening methodology, JKA identified the following motel/hotel sites with the highest scores as candidates for the Step 2 field verification:

- 1) El Astro Motel – 80 points
- 2) Deano's Motel – 75 points (*Note: the owner is willing to sell this property*)
- 3) Sunburst Motel – 72.5 points (*Note: the owner is willing to sell this property*)
- 4) Circle K Motel – 65 points
- 5) Encore Motel – 65 points