

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING IN-LIEU PARKLAND FEES, INCLUSIVE OF A RECREATIONAL FACILITIES CREDIT, FOR THE FIVE-STORY, 230 UNIT MIXED USE DEVELOPMENT AT 11111 JEFFERSON BOULEVARD

(In-Lieu Parkland Fee and Recreational Facilities Credit)

WHEREAS, on September 27, 2021, City Council adopted a Resolution certifying the Environmental Impact report and approving the Density and Other Bonus Incentives, Tentative Parcel Map, Administrative Use Permit and Community Benefit Incentive, and introduced an Ordinance for a Zoning Map Amendment and Comprehensive Plan, for a mixed-use residential development located at 11111 Jefferson Boulevard, consisting of approximately 66,500 square feet of commercial area and 230 residential units (Project); and

WHEREAS, in approving the Project, the City Council modified Condition No. 15.c of the Project Standard Conditions of Approval to determine the Project's in-lieu parkland fees, inclusive of a recreational facilities credit toward the Project's required parkland dedication, consistent with Culver City Municipal Code (CCMC) Section 15.06.320, thereby partially reducing such fees; and

WHEREAS, the Project is subject to parkland dedication or payment of an in-lieu parkland fee, pursuant to CCMC Sections 15.06.300, et seq., which require three acres of parkland space be provided per 1,000 persons for new residential units, and stipulates the density per unit based upon the type of residential use (single family or multi-family). The density factor for a multi-family development is two people per unit and the Project's parkland

1 dedication requirement is 1.38 acres (60,112.8 sq. ft.) based on the proposed 230 new
2 residential units; and

3 WHEREAS, a fee in lieu of parkland dedication is allowed should there not be
4 sufficient onsite land available to dedicate as a park and the Project's in-lieu parkland fee is
5 estimated at \$2,471,273 (\$10,744.50/unit) based on the fair market value of the proposed
6 Project multiplied by the required parkland area; and
7

8 WHEREAS, the 19 affordable units are exempt from the Parkland Fee (CCMC
9 Section 15.06.325.B), which reduces the fee to \$2,267,091 (\$10,744 multiplied by 211 Units);
10 and
11

12 WHEREAS, CCMC Section 15.06.320.B allows an applicant to request a credit
13 against the required parkland dedication, up to 50% of the dedication, if the project includes
14 sufficient private open space that can be developed with recreational facilities or can be
15 "reasonably adaptable for use for recreational park purposes, taking into consideration
16 factors such as the size, shape, topography, geology, access, and location of such area
17 within the development;" and
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19 WHEREAS, in review of the Comprehensive Plan documents it was determined
20 that a combination of portions of the following private open space areas could reasonably be
21 credited towards total open space:
22

- 23 • **20,310 square feet** of private common open space at the Project third
24 floor level including pool and pool deck amenities, but not including 3,690
25 square feet required to contribute to the minimum Code required 75
26 square feet per unit for private open space;
- 27 • **5,511 square feet** of "Courtyard" open space on the ground floor
28 (accessible to the public and not including outdoor dining areas directly
29 associated with restaurants or open space directly accessible and
dedicated to office users on the second floor); and
- **2,000 square feet** of parkette at the corner of Sepulveda and Jefferson
Boulevards; and

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2 WHEREAS, the resulting open space credit equals 27,821 square feet and a
3 remainder of 32,291 square feet would need to be provided through in-lieu fees at the rate of
4 \$41.11 per square foot, resulting in an in-lieu park fee of \$1,217,821 or \$5,771.67 per unit
5 (\$5,771.67 x 211 = \$1,217,822), including the affordable unit exemption.
6

7 NOW, THEREFORE, the City Council of the City of Culver City, California,
8 DOES HEREBY RESOLVE as follows:

9 Pursuant to the foregoing recitations and the provisions of CCMC Sections
10 15.06.300, et seq., the City Council:
11

- 12 1. Approves a recreational facilities credit of 27,821 square feet toward the
13 Project's parkland dedication requirement of 1.38 acres (60,112.8 sq. ft.).
- 14 2. Approves the Project's in-lieu parkland fee in the total amount of \$1,217,821
15 or \$5,771.67 per unit (\$5,771.67 x 211 = \$1,217,822), inclusive of the
16 affordable unit exemption and approved recreational facilities credit.
17

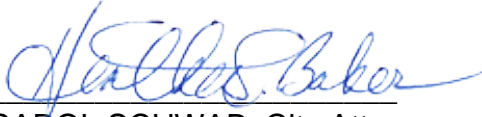
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19 APPROVED and ADOPTED this 11th day of October 2021.
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23 _____
ALEX FISCH, Mayor
City of Culver City, California

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25 ATTESTED BY:

APPROVED AS TO FORM:

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27 _____
JEREMY GREEN, City Clerk

28 
for CAROL SCHWAB, City Attorney

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A21-00163