



City of Culver City

Staff Report

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Item #: PH-4

Consideration of a Zoning Code Text Amendment (P2016-0077-ZCA) Amending Zoning Code Section 17.320.025 - Alternative Parking Provisions - Proposed amendments to allow automated and semi-automated parking in Commercial and Industrial Zones.

Meeting Date: September 28, 2016

Contact Person/Dept: Sol Blumenfeld, Community Development Director
Thomas Gorham, Planning Manager

Phone Number: (310) 253-5727

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Public Notification: Email to the Master Notification List was made on 9/22/16; Notice published in Culver City News on 9/15/16 and 9/22/16

Department Approval: Sol Blumenfeld, Community Development Director (09/22/16)

RECOMMENDATION

That the Planning Commission adopt Resolution No. 2016-P015 (Attachment No.1) recommending to the City Council approval of Zoning Code Text Amendment P2016-0077-ZCA related to automated parking.

PROCEDURES

1. Chair calls on staff for a staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing and receives comments from the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision

BACKGROUND

Providing sufficient commercial area parking is a fundamental concern in the City. In November 2013 the City Council, based on recommendations from the Planning Commission, adopted Zoning Code Amendment ZCA P-2013126 approving alternative parking provisions for the Hayden Tract and Smiley Blackwelder Industrial Districts. Such ZCA, among other things, established provisions to allow for automated and semi-automated parking in these specified areas of the City. Some of the compelling reasons to permit automated parking facilities include reduced land area required for parking, reduced construction costs and reduced energy demand due to reduced need for conditioned space.

The automated parking provisions approved in the Hayden Tract and Smiley Blackwelder areas permit fully automated, semi-automated and stacker parking through administrative approval of a Parking Plan or through the Site Plan Review (SPR) approval process, when the parking is part of a project subject to SPR requirements. Design and operational standards included in the Zoning Code for automated, semi-automated, and stacked parking include measures related to address noise, visual impacts, area parking and circulation, back-up power, maintenance, and existing on-site improvements. In order to address potential visual impacts of above ground automated or stacked parking, a screening plan is required as part of the review and approval process.

Since the effective date of the ordinance there have been two automated parking projects constructed in the Hayden Tract that have been administratively approved through approved Parking Plans: (1) 8500 Higuera Avenue containing a 3-level stacked parking system totaling 63 parking spaces (See Attachment No. 2); and (2) and 3515 Eastham Drive containing a 2-level stacked parking system totaling 22 parking spaces (See Attachment No. 3). There have also been a number of inquiries to allow automated parking for new projects and within existing developments outside of the Hayden Tract and Smiley Blackwelder areas similar to the two existing systems described above, as well as inquiries for utilizing a fully automated above ground system and a fully automated subterranean system.

These facilities are becoming more widespread. The City of West Hollywood has a fully automated above ground system at its City Hall (See Attachment No. 4) and the Helms Bakery Complex is currently constructing a semi-automated facility above ground system primarily located within the City of Los Angeles. In order to address the demand to permit automated parking citywide, a Zoning Code amendment is required.

DISCUSSION

SUMMARY OF DRAFT REGULATIONS:

Automated, Semi-Automated and Stacker Parking

The proposed amendment will allow fully automated, semi-automated and stacker parking through Planning Commission approval of either a Conditional Use Permit, or through the Site Plan Review (SPR) approval process when the parking is part of a project subject to SPR requirements. The proposed provisions for citywide automated, semi-automated, and stacker parking are similar to those permitted in the Hayden Tract and Smiley Blackwelder areas, except that Planning Commission approval of a Parking Plan is required. The proposed provisions are consistent with Zoning Code Section 17.320.025.D.3 and are outlined in Exhibit A - Proposed Zoning Text Changes in "strikethrough/underline" format. (See Attachment No. 1). The following summarizes the proposed submittal requirements:

- 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, semi-

automated, or stacked 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, when required.
- 4) Parking management plan and circulation analysis, when required.
- 5) Documentation that the proposed automated, semi-automated, or stacked parking is serviced with alternative back-up power supply to allow emergency operation of the parking system.
- 6) Submittal of an automated, semi-automated, or stacked parking facility annual maintenance inspection report prepared at the sole expense of the applicant for submittal and review by the Planning Division.

FINDINGS

Chapter 17.620 of the Zoning Code establishes the authority and procedures for amending the General Plan, Zoning Map and Zoning Code through City Council approval of three mandatory findings. The necessary findings to approve the proposed Zoning Text Amendment, may be made as follows:

Finding No. 1: The proposed amendment will ensure and maintain the internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies.

The proposed text amendment, will create consistency between the General Plan and Zoning Code relative to parking requirements. Policy 1.H of the General Plan calls for “Adequate Parking within each neighborhood to meet parking demands”. Parking and associated costs are a critical concern within both newly developed and redeveloped sites. Existing development sites with current parking shortages are a constraint upon continued growth and redevelopment. Allowances for alternative parking provisions to maximize the number of parking spaces, such as stacked parking on existing sites, will help existing projects to grow and adapt to new demands for parking, and can remedy non-conforming parking situations. Allowing alternative parking for newly developed sites, including automated parking in either above ground or below ground parking structures, is a creative solution to manage parking operations, maximize on-site parking supplies, and utilize innovative parking technologies to create flexibility in meeting project parking needs and neighborhood parking demands. The proposed amendment will create consistency between the General Plan and the Zoning Code relative to off-site parking requirements and will help ensure that parking supply adequately meets parking demand.

Finding No. 2: The proposed amendment(s) would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed Zoning Code Amendment will help ensure that adequate parking is provided for land uses in Commercial and Industrial Zones ensuring that adequate parking supply protects adjacent neighborhoods from spillover parking in support of the public interest, health, safety, convenience and welfare of the City.

Finding No. 3: The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), Zoning Code Text Amendment (P2016-0077-ZCA) 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 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.

ENVIRONMENTAL DETERMINATION

No new significant information has been found that would impact the environmental analysis for the Culver City General Plan Update Program EIR (PEIR 1, September 1996) or the Culver City Redevelopment Plan Amendments and Merger Program Subsequent EIR (PEIR 2, November 16, 1998), and no new environmental analysis is required for the subject Zoning Code Amendment pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA).

SUMMARY

Parking is a critical concern in the City and providing cost effective methods to satisfy parking needs within both newly developed and redeveloped sites is a citywide concern. Inadequate parking supply constrains growth, reinvestment and redevelopment. Providing alternative parking provisions such as semi-automated or stacked parking that maximize parking supply on existing sites will facilitate redevelopment and reduce the problems of spillover parking in adjacent neighborhoods; and allowing automated parking in new developments (either above ground or below ground) will allow for more creative site planning since less land must be dedicated to providing parking and more can be dedicated to site amenities.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Recommend that the City Council approve the proposed amendments if the required findings for a Zoning Code Amendment can be made.
2. Recommend that the City Council approve the proposed amendments with additional or different amendment 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 the Agenda Item and request staff to conduct additional analysis prior to arriving at a final recommendation.

ATTACHMENTS

1. Draft Resolution No. 2016-P015
2. Exhibit A - Proposed Zoning Text Changes in “~~strikethrough~~/underline” format.
3. 8500 Higuera Street Stacked Parking
4. 3515 Eastham Drive Stacked Parking
5. City of West Hollywood Automated Parking Structure