



City of Culver City

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Staff Report

File #: 16-1017, **Version:** 2

Item #: C-13.

Adoption of a Resolution Designating Certain Commercial Districts as Commercial Revitalization Areas in Order to Promote Economic Development and Commercial Property Improvement in Culver City, and Rescinding Resolution No. 2017-R008.

Meeting Date: May 30, 2017

Contact Person/Dept: Elizabeth Garcia /CDD;
Todd Tipton/ CDD

Phone Number: (310) 253-5708

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☐ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (05/24/17);

Department Approval: Sol Blumenfeld, Community Development Director (05/17/17)

RECOMMENDATION

Staff recommends the City Council adopt a resolution designating certain commercial districts as Commercial Revitalization Areas (CRAs) in order to promote economic development and encourage improvements to commercial property, and rescinding Resolution No. 2017-R008.

BACKGROUND/DISCUSSION

On January 23, 2017, the City Council approved an amendment to Section 17.320.020 of the Culver City Municipal Code increasing the parking requirement for restaurants in all areas except those designated CRAs (See Attachment 1) and adopted Resolution No. 2017 R-008 approving certain CRAs. The purpose of the parking code amendment was to establish uniform parking requirements for all restaurants (1 space per 100 sq. ft. of floor area) except for those located within a designated CRA which are permitted to maintain a less restrictive requirement (1 space per 350 sq. ft.) for smaller restaurants (less than 1,500 sq. ft.). As demonstrated in the West Washington Boulevard commercial revitalization effort, less restrictive parking requirements promote economic development

and encourage reinvestment in commercial property; however, it also creates spillover neighborhood parking due to inadequate onsite parking supplies on older commercial properties. The City Council directed staff to work with the City Council Economic Development Subcommittee to identify additional areas where CRAs could be created. The Subcommittee and staff have recommended the following additions for CRAs along Sepulveda and Venice Boulevards and Washington Place as shown on Exhibit A to the proposed Resolution:

- Selmaraine between Bankfield and Slauson Avenues;
- Hayden Tract;
- Overland Avenue between Braddock Avenue and Culver Boulevard;
- Culver Boulevard between Overland and Madison Avenues; and
- Jefferson Boulevard between Jordan Way and Duquesne Avenue.

The recommendations were based upon the need to address underperforming properties, deferred maintenance and area disinvestment.

FISCAL ANALYSIS

There is no fiscal impact associated with the adoption of the Proposed Resolution.

ATTACHMENTS

1. City Council Staff Report, January 23, 2017
2. Proposed Resolution, including Exhibit A - map of proposed CRAs

MOTION

That the City Council:

Adopt the proposed resolution designating certain commercial districts as Commercial Revitalization Areas in order to promote economic development and encourage improvements to commercial property.