



# City of Culver City

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## Staff Report

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**File #:** 18-0500, **Version:** 1

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**PC: Adoption of Resolution 2017-P020 Recommending to the City Council Approval of Zoning Code Amendment (P2017-0239-ZCA) Amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards, Section 17.320.020 Table 3-3A Residential Uses, and Recommending Approval of a Resolution Amending the Community Benefit Incentive Program in the Transit Oriented Development (TOD) District in Connection with Section 17.400.065.**

**Meeting Date:** November 22, 2017

**Contact Person/Dept:** Sol Blumenfeld / Community Development Director  
Michael Allen / Contract Planning Manager

**Phone Number:** 310-253-5727

**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 - Planning Commission (11/17/17); (Posted) City Website (11/17/17); (Published) Culver City News (11/09/17);

**Department Approval:** Sol Blumenfeld, Community Development Director (11/16/17)

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### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution 2017-P020 (Attachment No. 1), recommending to the City Council approval of Zoning Code Amendment (P2017-0239-ZCA) amending Culver City Municipal Code (CCMC), Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards, Section 17.320.020 Table 3-3A Residential Uses, and recommending approval of a Resolution amending the Community Benefit Incentive Program in connection with Section 17.400.065 of the Zoning Code.

### **BACKGROUND:**

On May 9, 2016, the City Council directed staff to conduct a Visioning Study (Study) for the TOD District around the Culver City Expo Station that can be used to inform the planning, design and

development of future TOD projects and identify area mobility improvements. An RFP was issued in July 2016 and the Study was completed and approved at City Council on November 6, 2017.

## **DISCUSSION:**

Staff has commenced work on the various implementation measures recommended in the Study in order to timely respond to the development projects that are currently in process in the TOD District and surrounding area. The TOD Visioning Study includes the following policy recommendations:

*Transit-Oriented Development (TOD) District Policies - To guide development within the TOD area, to define and design certain improvements that address mobility, and to clarify and document the City's expectations regarding conditions for new development:*

- *Expand the existing TOD district boundaries to account for future development demand.*
- *Adopt a TOD ordinance (specific plan) including urban design guidelines that require pedestrian easements, modified setbacks, and active street frontages.*
- *Encourage more mixed use and affordable housing to address the jobs/housing balance and to promote walk-to-work options.*
- *Reduce or re-define parking requirements to encourage alternate mode use and require funding of a Mobility Fund.*
- *Develop shared parking strategies and other Transportation Demand Management (TDM) policies.*

## **TOD District Boundary Extension**

Consistent with the recommendations of the TOD Visioning Study, staff recommends that the TOD District boundaries be expanded to a 1/4 mile radius from the Culver City Expo Station. Currently the District extends approximately 1/8 mile from the Station. (See attached TOD District Map). The proposed boundary expansion extends from the easterly edge of the Downtown to the westerly edge of the Helms District. The Mixed Use Development Ordinance provides additional development density within the TOD District and this density standard will apply within the expanded area.

## **TOD District Parking**

The Zoning Code establishes the minimum required project parking. In order to discourage auto use and encourage ridership on the Expo Line, staff is recommending that for all

discretionary projects, the City Council have the option to reduce the amount of project parking consistent with the mobility goals in the Visioning Study.

### **TOD District Mixed Use Development Setback Standards**

New requirements for front building setbacks have been included for the ground level of TOD projects to provide for additional pedestrian improvements within the TOD District.

All of the proposed changes are reflected in Exhibit A (CCMC Section 17.400.065, Mixed Use Development Standards, which also includes updated terms and a revised Ordinance Map 4-1 reflecting the expansion of the TOD District area to a 1/4 mile radius from the Culver City Expo Station. The proposed changes are also reflected in Exhibit B (CCMC Section 17.320.020 (H)1 Residential Uses, Table 3-3A) which includes cross reference notation for multi-family dwellings parking reductions when approved by City Council.

### **TOD District Community Benefits**

The Mixed Use Ordinance establishes community benefit incentive zoning on a district basis. In CCMC Section 17.400.065 (E)3 density may be increased up to 65 dwelling units per acre on lots identified for Transit Oriented Development, shown on Map 4-1, and which incorporate community benefits established by resolution of the City Council to address community concerns related to impacts of increased development.

The existing Resolution establishes the community benefits types, approval process and the amount of contribution. As part of the existing Community Benefit Program, the following benefits currently include:

- A. Streetscape Improvements
- B. Pocket Parks and Public Open Space
- C. Metered Public Parking
- D. Other Benefits approved by City Council

Based upon prior City Council direction, staff is proposing that the City Council adopt an amended resolution deleting metered public parking, and adding affordable housing (low, moderate, and workforce) as a Community Benefit within the TOD District.

### **Mobility Fund**

One of the key Visioning Study recommendations is the establishment a new citywide Mobility Fund to help address citywide mobility improvements in general and in particular, help fund first and last mile mobility solutions around the Culver City Expo Station. Staff is exploring how best to accomplish amending the CCMC to require a Mobility Fee with new discretionary

permit project approvals. The Finance Department is assisting with retaining a consultant to help guide that process.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), Zoning Code Text Amendment (P2017-0239-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.

### **FISCAL ANALYSIS**

There are no fiscal impacts related to this Code Amendment.

### **ATTACHMENTS**

1. Exhibit A - Mixed Use Ordinance
2. TOD Neighborhood Proximity Map
3. Exhibit B - Parking Table 3-3A
4. Planning Commission Resolution No. 2017-P020

### **MOTION**

That the Planning Commission:

Adopt Resolution No. 2017-P020, recommending to the City Council approval of Zoning Code Amendment (P2017-0239-ZCA) amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards, Section 17.320.020 Table 3-3A Residential Uses, and recommending approval of a Resolution establishing the Community Benefit Incentive Program in Connection with Section 17.400.065.