



# City of Culver City

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## Staff Report

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**File #:** 18-0574, **Version:** 1

**Item #:** PH-4.

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**CC - (PUBLIC HEARING CONTINUED FROM NOVEMBER 27, 2017):** (1) Introduction of an Ordinance Amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards and Section 17.320.020, Table 3-3A Residential Uses (P2017-0239 -ZCA); and (2) Adoption of a Resolution Amending the Community Benefits Established for the Washington/National Transit Oriented Development District in Connection with the Community Benefit Incentive Program and Section 17.400.065 of the Zoning Code - Mixed Use Development Standards.

**Meeting Date:** December 11, 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 (11/22/17); (Posted) City Website (11/21/17); (Published) Culver City News (11/09/17);

**Department Approval:** Sol Blumenfeld, Community Development Director (12/4/17)

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### RECOMMENDATION

Staff recommends that the City Council (1) introduce an Ordinance (Attachment 1) amending Culver City Municipal Code, Title 17 - Zoning Section 17.400.065 Mixed Use Development Standards and Section 17.320.020, Table 3-3A Residential Uses (P2017-0239-ZCA); and (2) adopt a Resolution amending the Community Benefit Incentive Program for Mixed Use Projects within the Transit Oriented Development (TOD) District in connection with Section 17.400.065.

### PROCEDURE:

1. The Mayor declares that, on November 27, 2017, the City Council adopted a motion to receive and file the affidavit of mailing and posting of public notice.

2. The Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.
3. The Mayor declares that the public hearing was opened on November 27, 2017 and continued to December 11, 2017.
4. The City Council receives public comment.
5. The Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. The City Council discusses the matter and arrives at its decision.

### **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 included 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***

Within the TOD District, mixed use developments may obtain additional density through the

community benefits zoning incentives under the Mixed Use Development Ordinance.

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 in order to allow increased housing opportunities in proximity to mass transit. 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.

### ***TOD District Parking***

The Visioning Study also recommends minimizing the amount of project parking within the TOD District in order to discourage auto use and encourage ridership on Expo. The Zoning Code establishes minimum required parking, but does not address a parking maximum and staff is recommending that for all mixed use development projects, the City Council have the option to reduce the amount of parking consistent with mobility goals.

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

New TOD requirements for front building setbacks have been proposed for the ground level of TOD projects in order to enhance the pedestrian environment. Formerly this requirement was established through the discretionary permit process but not codified in the Zoning Code.

All of the proposed changes are reflected in Exhibit A of the proposed Ordinance (CCMC Section 17.400.065, Mixed Use Development Standards), which also includes updated terms and a revised 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 of the proposed Ordinance (CCMC Section 17.320.020.H.1 Residential Uses, Table 3-3A) which includes cross reference notation for multi-family dwelling 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.

Resolution No. 2008-R053 (Attachment 4), adopted by the City Council on July 28, 2008, specifically prescribed the Community Benefits for the Washington National TOD District to be limited to the following:

- A. Public Parking;
- B. Pocket Parks and Public Open Space;
- C. Streetscape Improvements;
- D. Funding for a City Shuttle Service.

Based upon recent City Council direction, staff is proposing that the City Council amend the

Community Benefits prescribed for the Washington/National TOD District to delete metered public parking (for consistency with the proposed related Ordinance change), add affordable housing (low, moderate, and workforce), and expand funding to mobility efforts as approved by City Council within the TOD District.

The proposed Resolution (Attachment 2) establishes an amended list of Community Benefits for the TOD District (which adds affordable housing, removes public parking, and expands funding for mobility efforts) and rescinds the prior Resolution for this area.

### ***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 to accomplish amending the Culver City Municipal Code 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.

### ***Planning Commission Recommendation***

On November 22, 2017, the Planning Commission held a special meeting to review and make a recommendation on the proposed Zoning Code Amendments. After the receipt of public comment, and Commission discussion, the Planning Commission by a vote of 4 to 0, adopted a Resolution (Attachment 3), recommending to the City Council approval of the proposed Zoning Code Amendments.

### ***City Council Consideration***

On November 27, 2017, the City Council held a special meeting to review and introduce the proposed Zoning Code Amendments. In order to allow additional time for public review and comment, the public hearing was continued to December 11, 2017.

### ***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. Proposed Ordinance (including Exhibits A and B)
2. Proposed Resolution Amending TOD Area Community Benefits
3. Planning Commission Resolution No. 2017-P020
4. Resolution No. 2008-R053

**MOTION**

That the City Council:

1. Introduce an Ordinance 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 (P2017-0239-ZCA); and
2. Adopt a Resolution amending the Community Benefits established for the Washington National TOD District in connection with Section 17.400.065 and rescinding Resolution No. 2008-R053.