



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 19-1307, **Version:** 1

Item #: A-5.

CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Chapter 17.320 - Off-Street Parking and Loading, as it Relates to the Standards and Requirements for Electric Vehicle Parking, Compact Parking, and Reduced Parking (Zoning Code Text Amendment, P2018-0186-ZCA).

Meeting Date: May 28, 2019

Contact Person/Dept: Gabriela Silva/Current Planning
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Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

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

Commission Action Required: Yes ☒ No ☐ **Date:** November 14, 2018

Public Notification: (Email) Master Notification List (01/24/19, 04/25/19); (Posted) City website (01/24/19, 04/25/19); (Published) in Culver City News (01/10/19, 04/25/19); Meetings and Agendas - City Council (05/22/19)

Department Approval: Sol Blumenfeld, Community Development Director (05/19/19)

RECOMMENDATION

Staff recommends the City Council, adopt an Ordinance (Attachment No. 1), which was introduced May 13, 2019, approving Zoning Code Text Amendment P2018-0186-ZCA, amending Zoning Code Chapter 17.320 - Off-Street Parking and Loading, to allow changes pertaining to the standards and requirements for electric vehicle parking, compact parking, and reduced parking.

BACKGROUND/DISCUSSION

As part of the Current Planning Division's ongoing review of dated standards or inconsistencies in the Zoning Code, staff identified certain "off-street parking" code provisions that could be more responsive to recent trends in sustainability and mobility, and presented draft amendment language

to the Planning Commission on September 12, 2018. On November 14, 2018, the Planning Commission approved Resolution No. 2018-P008, recommending to the City Council, approval of Zoning Code Text Amendment P2018-0186-ZCA, including changes to create requirements for electric vehicle (EV) charging, expanding compact parking allowances Citywide, and also expanding reduced parking provisions Citywide rather than just as part of mixed-use development in the transit oriented development (TOD) district.

On February 11, 2019, the City Council considered the Planning Commission's recommendation and directed staff to provide more context regarding the purpose of the text amendments relative to the goals of mobility and sustainability. In addition, the Council requested that staff look into other cities' experience with the shorter compact parking space lengths, and that staff look into increasing the proposed amount of required EV parking, whether distinguishing the level of charger requirements by use would be appropriate, as well as providing information about costs associated with providing EV within developments. On May 13, 2019, staff returned to the City Council with updated information as requested, as well as a summary of various parking strategies that fall into five broad categories addressing the overall goals of mobility, sustainability, and livability. In addition to the supplemental information, staff revised the percentages presented for EV parking requirements by doubling the required percentage for each category, except the multi-family residential guest parking. The City Council introduced the Ordinance, with the following refinements.

- Compact Parking
 - Allow up to 25% of parking provided to be compact (rather than 20% presented)
 - Allow a minimum compact stall length dimension of fifteen (15) feet (rather than the 17.5 feet presented)
 - Modify the compact stall length requirement in the Smiley Blackwelder and Hayden Tract Parking Districts to be consistent with new citywide dimension
- EV Parking
 - Establish definitions to distinguish EV Chargers/Charging Stations, EV Ready, and EV Capable
 - Require 10% EV Charging Stations, plus 10% EV Ready spaces, plus 20% EV Capable spaces for multi-family residential and non-residential developments (leave residential guest parking requirements as presented)
 - Require all Level 2 charging infrastructure (for Chargers/Charging Stations and EV Ready infrastructure)
 - Require that developers/landlords notify tenants of the availability of additional EV capacity

At the City Council meeting of May 13, 2019, the City Council by a vote of 4 to 1 introduced the proposed Ordinance approving Zoning Code Amendment P2018-0186-ZCA, amending Zoning Code Chapter 17.320 - Off-Street Parking and Loading, with the above described changes. The proposed Ordinance is now presented for adoption by the City Council.

SUMMARY

The proposed Zoning Code amendment will allow specific changes to off-street parking requirements in order to address recent changes in technology, the emergence of alternative energy vehicles and changing parking needs. Accordingly, the revised Zoning Code standards will reflect these changes to benefit the general public interest, safety, convenience and welfare of the City, and will serve to advance the City's overall sustainability and mobility objectives.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Code Amendment (P2018-0186-ZCA), to amend Zoning Code Chapter 17.320 - Off-street Parking and Loading, is considered exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), because it can be seen with certainty that there is no possibility that the Project will have a significant effect on the environment. The Project by itself, does not result in any physical changes in the environment because it will only amend the Zoning Code to require and allow certain types of parking as part of future development, and does not result in an intensification of development beyond what the Zoning Code already currently allows. Future projects incorporating the parking types specified by the proposed amendment will be reviewed individually pursuant to CEQA as may be applicable.

FISCAL ANALYSIS

There is no fiscal impact associated with the adoption of the proposed ordinance.

ATTACHMENTS

1. Proposed City Council Ordinance
2. Planning Commission Resolution No. 2018-P008

RECOMMENDED MOTION

That the City Council

1. Adopt an Ordinance approving Zoning Code Amendment P2018-0186-ZCA, amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Chapter 17.320 - Off-Street Parking and Loading.