



City of Culver City

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Staff Report

File #: 22-373, **Version:** 1

Item #: A-3.

CC - (1) Adoption of an Ordinance Amending the Culver City Zoning Map Establishing Planned Development Zone No.16 and Approving the Comprehensive Plan for a Five-Story, 230 Unit Mixed Use Development at 11111 Jefferson Boulevard (Project); and (2) Adoption of a Resolution Approving the In-Lieu Parkland Fees for the Project, Inclusive of a Recreational Facilities Credit.

Meeting Date: October 11, 2021

Contact Person/Dept: William Kavadas/Assistant Planner
Jeff Anderson/Interim Current Planning Manager
Sol Blumenfeld/Community Development Director

Phone Number: 310-253-5727

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☒

Action Item: ☐

Attachments: Yes ☒ No ☐

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius of the Project site (08/04/2021), (E-mail) Master Notification List (08/05/2021), (Posted) City website (08/05/2021), (Sign) Posted on the site (09/07/2021), (Published) Culver City News (08/05/2021), (E-Mail) Meetings and Agendas - City Council (10/07/2021)

Department Approval: Sol Blumenfeld, Community Development Director (10/06/2021)

RECOMMENDATION:

Staff recommends the City Council (1) adopt an Ordinance for a mixed-use residential development located at 11111 Jefferson Boulevard, consisting of approximately 66,500 square feet of commercial area and 230 residential units (Project) that amends the Culver City Zoning Map, as referenced in Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.200.015, establishes Planned Development Zone No. 16 (Zoning Map Amendment, P2021-0025-ZMA), and approves a Comprehensive Plan (P2021-0025-CP), subject to Conditions of Approval (Attachment No. 1); and (2) adopt a resolution approving the in-lieu parkland fees for the Project, inclusive of a recreational facilities credit toward the Project's required parkland dedication, consistent with CCMC Section 15.06.320, thereby partially reducing such fees.

BACKGROUND:

On August 25, 2021, the Planning Commission adopted Resolution Nos. 2021-P008 and 2021-P009, recommending to the City Council certification of the Project Environmental Impact Report (EIR) and adoption of CEQA Findings and the Mitigation Monitoring Program (MMP) in compliance with CEQA; approval of a Zoning Map Amendment to establish a Planned Development Zone; and approval of a Comprehensive Plan, Density and Other Bonus Incentives (DOBI), Tentative Parcel Map, Administrative Use Permit, subject to Conditions of Approval. The Planning Commission revised the following project Conditions of Approval:

- Established a Project mobility requirements for 50% reimbursement of monthly TAP cards at one per residential unit and two per commercial tenant.
- Removed two Transportation Demand Management (TDM) measures to clarify requirements.
- Directed staff to work with the applicant to refine the fair share of funds allocated towards the design and installation of bike lanes and other Project mobility enhancements.
- Clarified that only two (2) Project carshare spaces are required.
- Directed staff to clarify the traffic control measures on Machado Road at Heritage Place.
- Clarified that the City will be responsible for conducting a parking study to determine if permit parking is needed in the Heritage Park area and that the applicant will be responsible for the cost of the study.
- Removed Condition of Approval 15.d of Exhibit B to Resolution No. 2021-P009 Mobility Improvement Fees (CCMC Section 10.06.500) because the project application was deemed complete and vested in 2020 under SB35, prior to the Mobility Fee Ordinance adoption.

On September 27, 2021, City Council adopted a Resolution certifying the EIR and approving the DOBI, Tentative Parcel Map, Administrative Use Permit and Community Benefit Incentive, and introduced the proposed Ordinance for a Zoning Map Amendment and Comprehensive Plan. In approving the Project, the City Council modified Condition No. 15.c to require Developer's requested recreational facilities credit be determined in accordance with CCMC Section 15.06.320.B and set forth in a Resolution to be adopted by the City Council at a future meeting.

The proposed Ordinance and parkland in-lieu fee Resolution are presented to the City Council for adoption.

ANALYSIS:

Parkland Dedication and In-Lieu Fee

The Project is subject to parkland dedication or payment of an in-lieu parkland fee (CCMC Sections 15.06.300, et seq.). These CCMC provisions require three acres of parkland space be provided per 1,000 persons for new residential units and stipulates the density per unit based upon the type of residential use (single family or multi-family). The density factor for a multi-family development is two people per unit and the Project's parkland dedication requirement is 1.38 acres (60,112.8 sq. ft.) based on the proposed 230 new residential units.

A fee in lieu of parkland dedication is allowed should there not be sufficient onsite land available to dedicate as a park. The in-lieu parkland fee is estimated at \$2,471,273 (\$10,744.50/unit) based on

the fair market value of the proposed Project multiplied by the required parkland area.

The 19 affordable units are exempt from the Parkland Fee (CCMC Section 15.06.325.B), which reduces the fee to \$2,267,091 (\$10,744 multiplied by 211 Units).

CCMC Section 15.06.320 allows an applicant to request a credit against the required parkland dedication, up to 50% of the dedication, if the project includes sufficient private open space that can be developed with recreational facilities or can be “*reasonably adaptable for use for recreational park purposes, taking into consideration factors such as the size, shape, topography, geology, access, and location of such area within the development.*” (emphasis added) (CCMC Section 15.06.320.B). At the September 27, 2021 City Council public hearing, the City Council determined that the open space provided on site was enough to grant a partial credit against the parkland dedication requirement and directed staff to return with an acceptable amount of parkland dedication that would qualify for such credit.

In order to qualify for the credit, the private open space must comply with the criteria noted above and as stated in CCMC Section 15.06.320.B. Staff reviewed the Comprehensive Plan documents and determined that a combination of portions of the following private open space areas could reasonably be credited towards total open space.

- 20,310 square feet of private common open space at the Project third floor level including pool and pool deck amenities, but not including 3,690 square feet required to contribute to the minimum Code required 75 square feet per unit for private open space.
- 5,511 square feet of “Courtyard” open space on the ground floor (accessible to the public and not including outdoor dining areas directly associated with restaurants or open space directly accessible and dedicated to office users on the second floor)
- 2,000 sf of parkette at the corner of Sepulveda and Jefferson Boulevards

The resulting open space credit equals 27,821 square feet and a remainder of 32,291 square feet would need to be provided through in-lieu fees at the rate of \$41.11 per square foot. This would result in a park fee of approximately \$1,217,822 or \$5,771.67 per unit ($\$5,771.67 \times 211 = \$1,217,822$) and includes the affordable unit exemption. The Open Space areas are shown in Section 2.3.1 of the Comprehensive Plan.

If the amount of the recreational facilities credit and total amount of the required in-lieu parkland fees are acceptable, staff recommends the City Council adopt the proposed Resolution approving the credit and final fee amount.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act guidelines, a Final Environmental Impact Report was certified and CEQA findings and a mitigation monitoring program were adopted by the City Council on September 27, 2021, which determined that the project will not have a significant adverse

impact on the environment and that a certified EIR with mitigations finding was appropriate. The ordinance adoption and partial credit of the required parkland dedication are within the scope of the certified EIR and adopted CEQA findings and mitigation monitoring program and the circumstances under which the EIR was prepared have not significantly changed and no new significant information has been found that would impact the EIR, CEQA findings, and mitigation monitoring program, and therefore no new environmental analysis is required.

FISCAL ANALYSIS

As discussed in detail above, the in-lieu parkland fee is estimated at \$2,267,091, based on the fair market value of the proposed Project multiplied by the required parkland area, less the exemption for 19 affordable units. If the City Council approves the requested recreational facilities credit, the total in-lieu parkland fee will be reduced to approximately \$1,217,822, which funds are recorded in Fund 419 - Park Facilities Fund.

ATTACHMENTS

1. 2021-10-11_ATT - City Council Ordinance for P2021-0025-ZMA, P2021-0025-CP with Exhibit A - Zone Change Map and Exhibit B - Conditions of Approval, Code Requirements and CEQA Mitigation Measures.
2. 2021-10-11_ATT - City Council Resolution for Parkland In-Lieu Fees

MOTIONS

That the City Council:

1. Adopt an Ordinance approving a Zoning Map Amendment establishing Planned Development Zone No. 16 (P2021-0025-ZMA) and approving the Comprehensive Plan (P2021-0025-CP) for the Project, and waive further reading; and
2. Adopt a Resolution approving the in-lieu parkland fee, inclusive of an approved recreational facilities credit.