

MEETING DATE: **03.11.13**

AGENDA ITEM: Public Hearing – Introduction of an Ordinance Amending Title 17 of the Culver City Municipal Code: Zoning Code Amendment, ZCA P-201170, to add “Food Retail” to the list of permitted uses in the Commercial and Industrial Zones; to establish parking requirements for “Food Retail” uses; and to add a definition for “Food Retail”.

ATTACHMENTS

	<u>Pages</u>
1. Ordinance No. _____	1 - 4
2. Exhibit A – Proposed Text Changes in “striketrough/underline” format	5 - 14
3. Example floor plans	15 - 16
4. Planning Commission Resolution No. 2011-P006	17 - 19

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.220.0015, TABLE 2-5; SECTION 17.230.015, TABLE 2-8; SECTION 17.260.035, AND TABLE 2-11 TO ADD "FOOD RETAIL" TO THE LIST OF PERMITTED USES IN THE COMMERCIAL AND INDUSTRIAL ZONES; SECTION 17.320.020H, TABLE 3-3B TO ESTABLISH PARKING REQUIREMENTS FOR "FOOD RETAIL"; AND SECTION 17.700.010 TO ADD A DEFINITION FOR "FOOD RETAIL" AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(Zoning Code Amendment P-201170)

WHEREAS, on December 14, 2011, after conducting a duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-201170 regarding food retail establishments and related parking requirements, including full consideration of all reports, studies, testimony, and environmental information presented, the Planning Commission adopted Resolution No. 2012-P001, recommending to the City Council approval of Zoning Code Amendment, ZCA P-201170; and

WHEREAS, on March 11, 2013, after conducting a duly noticed public hearing on Zoning Code Amendment, ZCA P-201170, including full consideration of all reports, studies, testimony, and environmental information presented, the City Council, by a vote of ___ to ___, introduced, for first reading, the Ordinance approving Zoning Code Amendment, ZCA P-201270, as set forth herein below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City Municipal Code (CCMC), Title 17, Section 17.620.030, the following findings for a Zoning Code (Text) Amendment are hereby made:

1. **The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code Amendment.**

ZCA P-201170 ensures and maintains internal consistency with the goals, policies, and strategies of the General Plan and will not create any inconsistencies with the Zoning Code. Establishment of the new Food Retail land use will be consistent with the General Plan's policies to establish distinct commercial land use categories in order to ensure compatibility in the various commercial zoning districts. The addition of a Food Retail land use designation and parking requirements of said use will be consistent with Zoning Code provisions for establishing land uses and parking requirements.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

ZCA P-201170 is not detrimental to the public interest, health, safety, convenience and welfare of the City. Food Retail land uses are distinguished from restaurants in several ways. Food Retail uses have limited or no kitchen facilities, which makes them incapable of preparing full meals. They tend to be more self service, in that they have no wait staff or table service and typically operate without a large full-time staff other than cashiers or clerks. In addition, they are usually a business that customers use as part of other activities and where customers pick up the food or beverage and leave the establishment, therefore seating is typically limited. A restaurant is a use that tends to be more of a destination where customers sit down for an extended period of time. Restaurants have a higher parking demand as patrons sit down for a meal and monopolize parking either on-street or on-site for an extended period. The proposed amendment creates a distinct land use designation for Food Retail uses that specifically differentiates those uses from sit-down or counter service restaurants.

3. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

Pursuant to Sections 15162 and 15168 of the CEQA Guidelines, ZCA P-201170 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

1 changed and no new significant information has been found that would impact either
2 PEIR 1 or PEIR 2. Therefore no new environmental analysis is required.

3 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the
4 City of Culver City, California, hereby introduces, for first reading, the Ordinance approving
5 Zoning Code Amendment, ZCA P-201170, as set forth in Exhibit "A" attached hereto and
6 incorporated herein by reference.
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8 SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall
9 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621
10 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City
11 Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City
12 News and shall post this Ordinance or a summary thereof in at least three places within the
13 City.
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APPROVED and ADOPTED this _____ day of _____, 2013.

ATTEST:

~~APPROVED AS TO FORM:~~

~~CAROL A. SCHWAB, City Attorney~~

EXHIBIT A

CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Commercial Zoning Districts

17.220

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing	-	-	-	-	-	P	
Electronics and equipment manufacturing	-	-	-	-	-	P	
Fabric products manufacturing	-	-	-	-	-	P	
Handcraft industries	-	-	-	-	-	P	
Media production - Indoor support facilities	-	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	
Printing and publishing	-	P	P	-	P	P	
Recycling facility - Incidental small collection	-	P	P	-	-	P	17.400.090
Recycling facility - Small collection	-	AUP	AUP	-	-	AUP	17.400.090
Research and development (R&D)	-	-	-	-	-	P	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade	-	AUP	AUP	P(3)	AUP	-	
Clubs, lodges, and private meeting halls	-	P	P	P(4)	-	P	
Health/fitness facilities	-	P	P	P(4)	P	P	
Indoor amusement/entertainment facilities	-	P	P	P	P	-	
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools (5)	CUP	CUP	CUP	CUP	-	CUP	
Religious places of worship	CUP	P	P	-	-	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Emergency shelters	CUP	CUP	CUP	-	-	-	
Home occupations	P	P	P	P	-	-	17.400.055
Live/work units	P	P	P	P	-	-	17.400.060
Mixed use projects	P	P	P	P	-	-	17.400.065
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (6)	-	P	P	-	-	-	
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (5) AUP required for schools up to 1,500 square feet in area.
- (6) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).

Continues on next page.

EXHIBIT A

CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Commercial Zoning Districts

17.220

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE(1)	CN	CG	CC	CD	CRR	CRB	

RETAIL TRADE(cont.)

Auto and vehicle sales/rental (2)	-	P	P	-	AUP	-	
Auto parts sales, retail	P	P	P	-	P	P	
Bars, night clubs (3)	-	CUP	CUP	CUP	CUP	CUP	
Building material stores	-	P	P	-	P	-	
Convenience stores (3)	P	P	P	-	P	P	
Firearms sales	-	CUP	CUP	-	CUP	CUP	
<u>Food Retail</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
General retail stores (3)	P	P	P	P	P	P	
Internet Cafe	AUP	P	P	P	P	P	
Mobile home and RV sales	-	CUP	-	-	-	CUP	
Outdoor retail sales and display (4)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.075
Pawnshops	-	CUP	-	-	-	-	17.400.085
Pet Shop	P	P	P	P	P(5)	P	
Plant nurseries, retail	P	P	P	P	P	P	17.400.080
Restaurants, counter service (3)	AUP	P	P	P	P	P	
Restaurants, table service (3)	P	P	P	P	P	P	
Restaurants, outdoor dining (3)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.070
Second hand stores	P	P	-	-	-	-	
Shopping center	P	P	P	-	P	-	
Warehouse retail stores	-	-	-	-	CUP	-	

SERVICE

Adult day care facilities	CUP	CUP	CUP	-	-	CUP	
Automated teller machines (ATMs)	P	P	P	P	P	P	17.400.025
Banks and financial services	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P(6)	P	P	
Catering services	P	P	P	P(6)	P	P	
Check cashing businesses	-	CUP	CUP	-	CUP	CUP	17.400.030
Child day care centers	CUP	CUP	CUP	CUP	-	CUP	
Child day care, Large family day care homes	AUP	AUP	-	-	-	-	17.400.035
Child day care, Small family day care homes	P	P	-	-	-	-	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Auto sales establishments selling used vehicles exclusively are subject to approval of a Conditional Use Permit (see Chapter 17.530).
- (3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (4) Ancillary to a primary retail use.
- (5) Only one pet shop shall be permitted within any one shopping center. The tenant space shall be located so as to share no more than one common wall with any other tenant.
- (6) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements)

Continues on next page.

EXHIBIT A
CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE

Commercial Zoning Districts

17.220

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P	-	-	P	
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	17.400.045
Hotels and motels	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs	-	P	P	P(2)	P	P	
Medical services - Hospitals	-	P	P	P	-	P	
Mortuaries	-	P	P		-	P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care	-	AUP	AUP	-	AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP	-	AUP	AUP	17.400.080
Vehicle services - Accessories installation	-	P	-	-	P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP	-	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	17.400.125
Vehicle services - Towing, no storage	-	P	P	-	-	P	17.400.125
Veterinary clinics and animal hospitals	-	AUP	AUP	-	AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	-	P	P	P	-	P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

Industrial Zoning Districts

17.230

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE(1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
INDUSTRY, MANUFACTURING & PROCESSING			
Chemical product manufacturing	-	P	
Concrete, gypsum, and plaster products	-	P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing	-	P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing	-	P	
Handcraft industries	P	P	
Laundries and dry cleaning plants	-	P	
Lumber and wood product manufacturing	-	P	
Machinery manufacturing	-	P	
Media production - Backlots/outdoor facilities	-	P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops	-	P	
Motor vehicle/transportation equipment manufacturing	-	P	
Paper product manufacturing	-	P	
Paving and roofing material manufacturing	-	P	
Printing and publishing	P	P	
Recycling facility - Processing	-	P	17,400.090
Recycling facility - Large collection	-	P	17,400.090
Recycling facility - Small collection	AUP	P	17,400.090
Recycling facility - Incidental small collection	P	P	17,400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing	-	P	
Stone, clay and pottery product manufacturing	-	P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	

Notes: (1) See Article 7 for definitions of the land uses listed.

Continues on next page.

Industrial Zoning Districts

17.230

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P	Permitted Use	
	CUP	Conditional Use Permit Required	
	AUP	Administrative Use Permit Required	
	-	Use not allowed	
LAND USE(1)	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
RETAIL TRADE			
Accessory retail uses	P	P	
Adult entertainment businesses	P(2)	P(2)	
Artisan Shops	P	P	
Auto and vehicle sales/rental	CUP	CUP	
Building material stores	P	P	
Construction equipment sales	P	P	
Convenience stores (3)	P	P	
Food Retail	P	P	
General retail stores (3)	P	P	
Mobile home and RV sales	CUP	CUP	
Outdoor retail sales and display	AUP	AUP	17.400.075
Plant nurseries	P	P	
Restaurants, counter service (3)	P	P	
Restaurants, table service (3)	P	P	
Warehouse retail stores	P	P	
SERVICE			
Animal boarding and kennels	P(4)	P	17.400.020
Business and consumer support services	P	P	
Catering Services	P	P	
Child day care centers (4)	CUP	CUP	
Contractor's storage yard	P(5)	P	
Drive-thru facilities or services	CUP	CUP	17.400.045
Offices	P	P	
Public safety facilities	P	P	
Public utility facilities	P	P	
Storage facilities, personal storage	CUP (6)	CUP (6)	
Storage, outdoor	P	P	17.400.080
Vehicle services-Accessories installation	P	P	17.400.125
Vehicle services-Fueling stations	P	P	17.400.120
Vehicle services-Fueling, incidental repair	CUP	CUP	17.400.125
Vehicle services-Impounding/storage	CUP	CUP	17.400.125
Vehicle services-Maintenance/repair	CUP	CUP	17.400.125
Vehicle services-Paint/body	P (5)	P (5)	17.400.125
Vehicle services-Towing, no storage	P	P	17.400.125
Veterinary clinics and animal hospitals	P	P	17.400.020
TRANSPORTATION & COMMUNICATIONS			
Broadcast studios	P	P	
Heliports	CUP	CUP	
Parking facilities	P	P	17.320.
Pipelines and utility lines	P	P	
Telecommunications facilities, cellular	AUP	AUP	17.400.110
Telecommunications facilities, dish antenna	See Section 17.400.110 for permit requirements		

Notes: (1) See Article 7 for definitions of land uses listed.

(2) Use only allowed subject to approval of an Adult Use Development Permit (see CCMC Chapter 11.13).

(3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015

(4) Ancillary to a primary use only.

(5) Use only allowed indoors.

(6) Modifications and/or expansion of existing facilities only

EXHIBIT A
Culver City Municipal Code - Title 17, Zoning Code

Overlay Zoning Districts

17.260

TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P CUP AUP -	Permitted Use Conditional Use Permit required Administrative Use Permit Required Use not allowed
LAND USE (1)	Permit Requirement	See Specific Use Regulations:

INDUSTRY, MANUFACTURING, & PROCESSING

Fabric products manufacturing, 5,000 sq.ft. or less	AUP	
Fabric products manufacturing, 5,001 to 10,000 sq.ft.	CUP	
Food and beverage manufacturing, 5,000 sq.ft. or less (2)	AUP	
Food and beverage manufacturing, 5,001 to 10,000 sq.ft (2)	CUP	
Furniture/fixtures manufacturing, 5,000 sq.ft. or less (3)	AUP	
Furniture/fixtures manufacturing, 5,001 to 10,000 sq.ft. (3)	CUP	
Handcraft industries, 5,000 sq.ft. or less (3)	AUP	
Printing and publishing, 10 employees maximum	P	
Recycling facility - Incidental small collection	AUP	17.400.090
Recycling facility - Large collection (4)	CUP	17.400.090
Recycling facility - Small collection	CUP	17.400.090
Second hand stores	AUP	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Clubs, lodges, and private meeting halls	AUP	
Health/fitness facilities	P	
Indoor amusement/entertainment facilities	AUP	
Religious places of worship	P	
Private Schools (5)	CUP	
Public Schools	P	
Studios – Art, dance, music, photography, etc.	P	
Theaters	P	

RESIDENTIAL

Live/work units	CUP	17.400.060
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RETAIL TRADE

Auto and vehicle sales/rental (6)(7)	P	
Auto parts sales, retail	P	
Convenience stores (8)	P	
<u>Food Retail</u>	<u>P</u>	
General retail stores (8)	P	
Internet café	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Includes packaging, processing, and wholesaling.
- (3) Includes assembly, restoration, and wholesaling.
- (4) Use only allowed on a site located a minimum of 300 ft from any residential zone.
- (5) AUP required for schools up to 1,500 sq.ft. in area.
- (6) All business activities with no outdoor display, storage or repair areas permitted shall be conducted wholly within completely enclosed buildings.
- (7) Used vehicles sales and service shall only be allowed incidental to new vehicle sales.
- (8) For permit requirements related to the sale of Alcoholic Beverages, see Section 17.400.015.

Table continues on next page

EXHIBIT A
Culver City Municipal Code - Title 17, Zoning Code

Overlay Zoning Districts

17.260

TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)	P	Permitted Use
	CUP	Conditional Use Permit required
	AUP	Administrative Use Permit Required
	-	Use not allowed
LAND USE (1)	Permit Requirement	See Specific Use Regulations:

RETAIL TRADE (continued)

Outdoor retail sales and display	P	17.400.075
Pet shops	P	
Plant nurseries, retail	P	
Restaurants, counter service (2)	P(3)	
Restaurants, outdoor dining (2)	AUP	
Restaurants, table service (2)	P	
Second hand stores	P	

SERVICE

Adult day care facilities	CUP	
Automated teller machines (ATMs)	P	17.400.025
Banks and financial services	P	
Business and consumer support services	P	
Child day care centers	CUP	17.400.035
Hotels and motels	CUP	
Medical services - Office/clinics (4)	P	
Medical services - Labs (4)	P	
Medical services - Hospitals	CUP	
Mortuaries	P	
Offices	P	
Personal services, except psychic readers	P	
Vehicle services - Fueling station	P	17.400.120
Vehicle services - Fueling, incidental repair	CUP	17.400.120
Vehicle services - Impounding/storage	AUP	17.400.125
Vehicle services - Maintenance/repair (5)	CUP	17.400.125
Veterinary clinics and animal hospitals (6)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	P	
Parking facilities	AUP	
Pipelines and utility lines	P	
Telecommunications facilities, cellular	AUP	17.400.110
Telecommunications facilities, wireless antenna	See Section 17.400.110 for permit requirements	

Notes:

- (1) See Article 7 for definitions of the land uses listed
- (2) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (3) If counter service restaurant is stand-alone, then a CUP is required.
- (4) Excluding animal experimentation.
- (5) Use only allowed indoors.
- (6) Use only allowed on a site located a minimum of 200 feet from any residential zone.

EXHIBIT A
CULVER CITY MUNICIPAL CODE - TITLE 17 - ZONING CODE

Off-Street Parking and Loading

17.320

2. Commercial uses.**Table 3-3B**

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Accessory Food Service	Same as primary use.
Accessory Retail Use	Same as primary use.
Animal boarding and kennels	1 space per 350 sf. of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Auto and Vehicle Sales	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Banks and financial services	1 space per 250 sf.
Bars and nightclubs	1 space per 100 sf, plus one space for every 30 sf of dance floor.
Convenience stores	1 space per 225 sf, with a minimum of 8 spaces.
Day care facilities	
Child or Adult Day Care Centers	1 space per 300 sf of floor area.
Large family day care home	1 space per employee, in addition to required residential spaces.
Small family day care home	As required for the single-family dwelling (see parking requirement for residential uses).
Food Retail	1 space per 350 sf.
Hotels and Motels	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.
Medical services	
Hospitals	1 space for each 1.5 patient beds, plus required spaces for accessory uses as determined by the Director.
Medical/dental offices, clinics and labs	1 space per 350 sf.
Offices, administrative, corporate, professional	1 space per 350 sf.
Plant Nurseries	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Restaurants	
General (Table Service) 1,500 sf or less.	1 space per 350 sf. with a minimum of 3 spaces.
Greater than 1,500 sf.	1 space per 100 sf.
Takeout (Counter Service), with customer tables	1 space per 75 sf, with a minimum of 8 spaces.
Takeout (Counter Service - 750 sf or less), no tables	1 space per 250 sf, with a minimum of 3 spaces.
Located in shopping centers: Less than 25% of floor area of center for all restaurants.	Parking requirement covered under the general requirement for shopping center.

EXHIBIT A

CULVER CITY MUNICIPAL CODE - TITLE 17 - ZONING CODE

Off-Street Parking and Loading

17.320

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
25% or greater of floor area of center for all restaurants.	Portion of restaurant(s) exceeding 25% of shopping center's floor area shall use the same parking requirement for general restaurants, above.
Outdoor dining:	No parking required for first 250 sf of outdoor dining area. Any outdoor dining area exceeding 250 sf shall be included as restaurant floor area in determining the parking requirement.
Retail and service uses, general	1 space per 350 sf.
Shopping centers – general (2)(3)	
Less than 5 acres in net parcel area	1 space per 250 sf (Also see restaurant requirements).
5 acres and greater of net parcel area	1 space per 200 sf (Also see restaurant requirements).
Storage, personal storage facilities	1 space per 50 storage units or 5,000 sf of storage area, whichever is greater. Plus 2 additional spaces for the manager's office, with a minimum of 5 spaces per facility.
Vehicle Services	
Carwash – self service	2 spaces for each washing stall.
Carwash – full service	10 spaces; plus 10 space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane.
Carwash – automated, accessory to fueling station	4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station).
Fueling stations	1 space per 225 sf (includes convenience store) with a minimum of 3 spaces. For parking required above the minimum of 3, half of the parking provided at pump islands may be credited towards meeting parking requirements.
Maintenance, repair, installation, and detailing	3 spaces per service bay (work station), plus 1 space for each 350 sf of additional retail sales and service.
Veterinary clinics	1 space per 350 sf.

Notes:

- (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.
- (2) Parking requirements for bars, nightclubs, health/fitness facilities and theaters shall be calculated separately in all cases.
- (3) A multi-tenant regional shopping center of 600,000 sf floor area or more with one or more traditional department stores, excluding those common areas as described in Subsection 17.320.020.C. of this Chapter, may provide a parking ratio as recommended in a parking demand study approved by the City; provided, that the parking demand study (i) is prepared, at the sole cost and expense of the applicant, by an independent traffic engineer licensed by the State of California who is reasonably approved by the Director prior to the commencement of that study, and (ii) presents reasonable justification for modification to the parking ratio(s) otherwise required under Table 3-3 (Parking Requirements by Land Use) of this Chapter. If, as reasonably determined by the Director, the parking demand study supports requiring a parking ratio greater than that otherwise required in this Title, then the higher parking ratio shall apply.

EXHIBIT A

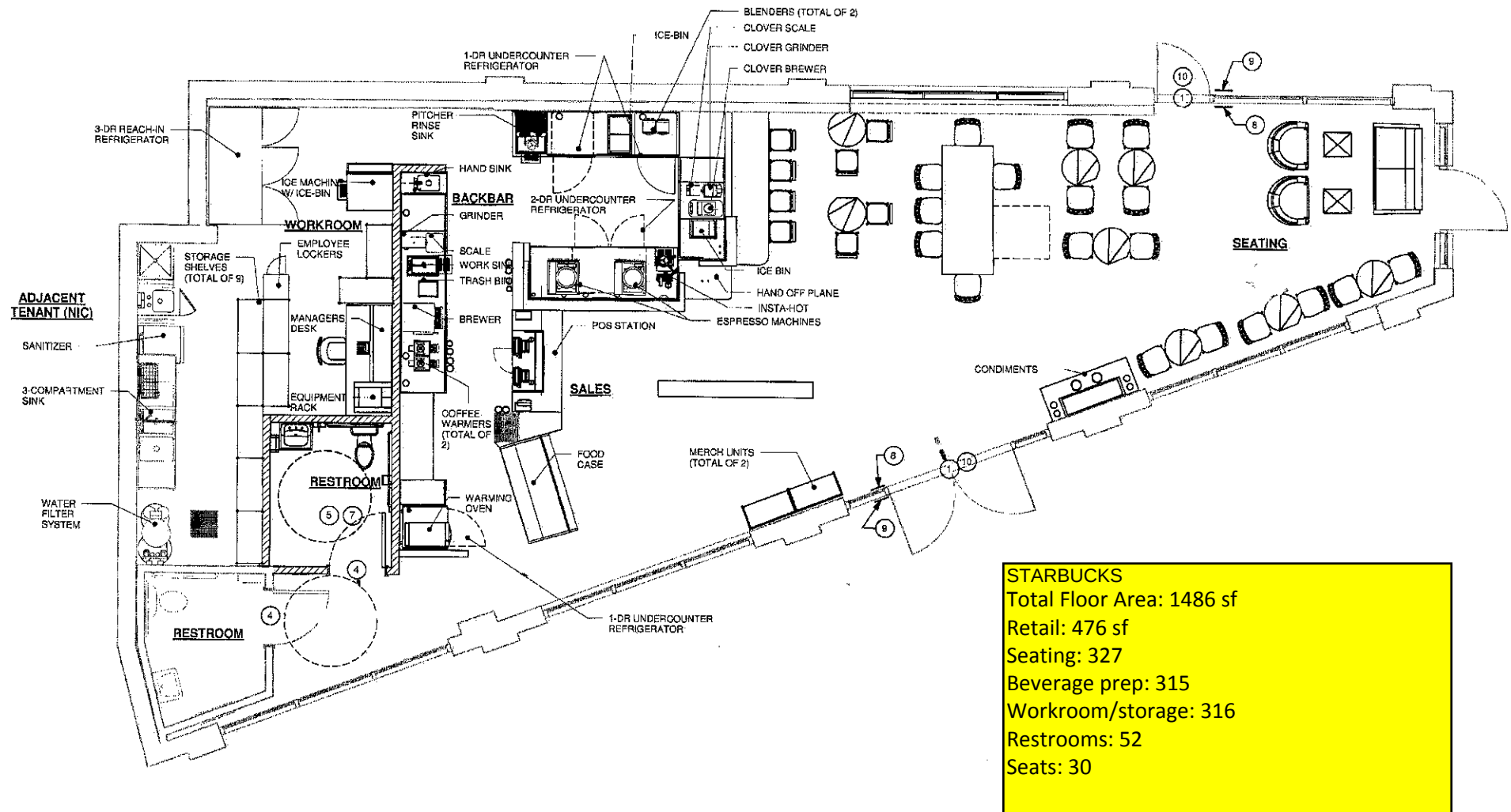
Continuation of Definitions, "R".

Research and Development. Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices - Production"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services - Offices/Clinics").

Residential Care Facility. Facilities providing 24 hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes: board and care homes; children's homes; transitional houses; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes facilities for persons requiring surgical or other primary medical treatment.

Retail:

1. **Artisan Shops.** Retail stores selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.
2. **Building Material Stores.** Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, tile, fixtures, nursery stock, lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies to the trade are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores," even if they sell some building materials.
3. **Construction Equipment Sales.** Retail establishments selling or renting heavy construction equipment, including cranes, earth-moving equipment, heavy trucks, etc.
4. **Convenience Stores.** Retail stores of 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.
5. **Food Retail.** A retail establishment where less than 750 square feet is utilized for on-site consumption of any food and/or beverage, including seating, counter space, or other eating arrangement, where the number of seats does not exceed 30 and is distinguished from a restaurant as it does not have kitchen equipment such as a grill, cook top or other similar equipment and is not capable of serving full meals; does not include wait service; and serves food and non-alcoholic beverages for consumption on the premises or for take-out and limited to bakeries, bagel shops, donut shops, cookie and candy shops, juice stores, coffee and tea shops, ice cream and yogurt shops, and other similar uses as determined by the Director.



③ Furniture, Fixtures and Equipment Plan

Scale: 1/4" = 1'-0"

Cherry on Top Yogurt
Store = 1400 s.f.
Seating area = 180 s.f.
Seats = 17



RESOLUTION NO. 2011-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING CODE AMENDMENT, ZCA P-201170 AMENDING TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC), SECTION 17.220.0015, TABLE 2-5; SECTION 17.230.015, TABLE 2-8; SECTION 17.260.035, TABLE 2-11 TO ADD "FOOD RETAIL" TO THE LIST OF PERMITTED USES IN THE COMMERCIAL AND INDUSTRIAL ZONES; SECTION 17.320.020H; TABLE 3-3 TO ESTABLISH PARKING REQUIREMENTS FOR "FOOD RETAIL"; AND SECTION 17.700.010 OF THE ZONING CODE, TO ADD A DEFINITION FOR "FOOD RETAIL" AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(Zoning Code Amendment P-201170)

WHEREAS, on December 14, 2011 the Planning Commission conducted a duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-201170 fully considering all reports, studies, testimony, and environmental information presented; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of **4 to 0** that Zoning Code Amendment, ZCA P-201170 should be recommended for approval to the City Council as set forth herein below.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing, the following findings are hereby made:

1. ZCA P-201170 ensures and maintains internal consistency with the goals, policies, and strategies of the General Plan and will not create any inconsistencies with the Zoning Code.

2. ZCA P-201170 is not detrimental to the public interest, health, safety, convenience and welfare of the City. Food Retail land uses are distinguished from

1 restaurants in several ways. Food Retail uses have limited or no kitchen facilities which
2 makes them incapable of preparing full meals; and second that there is no waiter or
3 waitress service. Food retail uses also tend to be more self service and typically without a
4 large full-time staff other than cashiers or clerks and are usually a business that one uses
5 as part of other activities, where one picks up the food or beverage and leaves the
6 establishment and where seating is typically limited. A restaurant is a use that tends to be
7 more of a destination where one sits down for an extended period for a meal.
8 Restaurants have a higher parking demand as patrons sit down for a meal and
9 monopolize parking either on-street or on-site for an extended period. The proposed ZCA
10 creates a distinct land use designation for Food Retail uses that clearly differentiates
11 those uses from sit-down or counter service restaurants.
12

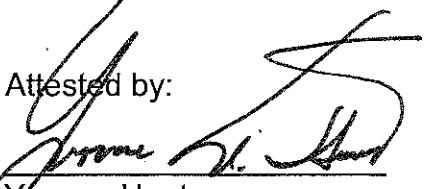
13
14 3. Pursuant to Sections 15162 and 15168 of the California
15 Environmental Quality Act (CEQA), the Zoning Code Amendment (ZCA P20170) is within
16 the scope of the Culver City General Plan Update Program EIR approved on September
17 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger
18 Program Subsequent EIR approved on November 16, 1998 (PEIR 2), the circumstances
19 under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no
20 new significant information has been found that would impact either PEIR 1 or PEIR 2.
21 Therefore no new environmental analysis is required.
22

23
24 **SECTION 2.** Pursuant to the foregoing recitations and findings, the
25 Planning Commission of the City of Culver City, California, hereby recommends approval
26 of Zoning Code Amendment (ZCA P-201170) to the City Council as set forth in Exhibit A
27 attached hereto and made a part thereof.
28
29

1 APPROVED and ADOPTED this 14th day of December, 2011.

3
4 
5 ANTHONY PLESKOW, CHAIRPERSON
6 PLANNING COMMISSION
7 CITY OF CULVER CITY, CALIFORNIA

8 Attested by:

9 
10 Yvonne Hunt
11 Administrative Secretary