

1 RESOLUTION NO. 2019-P010

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF ZONING CODE AMENDMENT P2019-0264-ZCA, AMENDING CULVER
5 CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING (ZONING CODE),
6 CHAPTER 17.230.015, TABLE 2-8 – INDUSTRIAL DISTRICT LAND USES AND
7 PERMIT REQUIREMENTS, TO ALLOW CHILD DAY CARE CENTERS AS A
8 PRIMARY USE IN THE CITY'S INDUSTRIAL ZONING DISTRICTS, AS SET
9 FORTH IN EXHIBIT "A" ATTACHED HERETO.

10 (ZONING CODE AMENDMENT, P2019-0264-ZCA)

11 WHEREAS on September 9, 2019, during a regular meeting, the City Council
12 discussed a potential City-initiated Zoning Code Amendment (P2019-0264-ZCA) amending
13 Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.230, Table
14 2-8 – Industrial District Land Uses And Permit Requirements, to allow child day care centers
15 as a primary use in the City's industrial zoning districts, and by a vote of 5 to 0 the City Council
16 approved a motion to direct staff to add the item to the Current Planning Division's Work Plan
17 and move forward with preparation of a draft amendment; and,

18 WHEREAS on November 13, 2019, the Planning Commission conducted a duly
19 noticed public hearing on a City-initiated Zoning Code Amendment (P2018-0186-ZCA)
20 amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter
21 17.230, Table 2-8 – Industrial District Land Uses and Permit Requirements, fully considering
22 all reports, studies, testimony, and environmental information presented; and

23 WHEREAS following the conclusion of the public discussion and thorough
24 deliberation on the subject matter, the Planning Commission determined by a vote of __ to __
25 recommend to the City Council approval of Zoning Code Amendment P2019-0264-ZCA, as set
26 forth herein below.
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1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

3 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
4 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
5 Section 17.620.030.A, are hereby made:
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7 **1. The proposed amendment ensures and maintains internal consistency**
8 **with the goals, policies and strategies of all elements of the General Plan and**
9 **will not create any inconsistencies.**

10 The proposed Zoning Code Amendment is intended to address changes in the trends
11 and preferences with regard to strengthening and protecting successful existing
12 uses, by allowing child day care centers as a primary use in the City's industrial
13 zoning districts where and when analyzed for compatibility, in order to improve the
14 implementation of the Zoning Code, which implements the goals, objectives, and
15 policies of the General Plan. The existing Zoning Code language does allow child
16 day care centers in both the General Industrial (IG) and Light Industrial (IL) zones
17 ancillary to a primary use only. The proposed amendment will simply the remove
18 this restriction for child day care centers, to allow the potential for child day care
19 centers as a primary use to locate near to and in support of the current and future
20 daytime employment population in the IG and IL zones. The proposed Amendment
21 will create Zoning Code provisions and guidelines consistent with General Plan Land
22 Use Element Objective 4, Neighborhood Conditions, by maintaining the quality
23 design and living environment throughout the City through the implementation of
24 development standards that are realistic and practical, and consistent with the
25 changes in technology, design, and sustainability preferences and objectives.
26 Further, the proposed Amendment is consistent with 6.B, which calls for focusing
27 "commercial development into cohesive districts by identifying and encouraging
28 intensities and qualities of commercial uses that are sensitive to their locations, and
29 by emphasizing specific uses (i.e., neighborhood serving or general commercial
corridors)". The proposed Amendment serves to ensure demand for child care
services near to existing and future employment concentrations in the IG and IL
zones are adequately addressed as the City moves towards the future. Therefore,
the proposed Zoning Code Amendment does not conflict with the goals, policies and
strategies of any elements of the General Plan, nor creates any inconsistencies.

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

27 The proposed Zoning Code Amendment will modify the allowed uses and permit
28 requirements for Industrial Zoning Districts in order to permit child day care centers
as a primary use within the City's Industrial Zones (IG, IL) in a manner that is

consistent with emerging preferences and objectives, changes in technology and industry standards, and changes in mobility and transportation trends. The proposed Amendment will serve to improve the implementation of the Zoning Code with regard to allowing child day care centers as a primary land use within the City's industrial zoning districts where they are currently as an ancillary use subject to a Conditional Use Permit. Therefore, the proposed Amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City. Further, the proposed Amendment will continue to apply specific necessary development standards and restrictions to ensure compatibility with other existing and/or proposed land uses allowed within the industrial zones in a manner consistent with the orderly and quality character desired for the City, and in support of the public interest, health, safety, convenience and welfare of the City.

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

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the proposed Zoning Code Text Amendment (P2019-0264-ZCA) is considered exempt because it can be seen with certainty that there is no possibility that the Project to amend Zoning Code Chapter 17.230.015, Table 2-8 – Industrial Districts will have a significant effect on the environment. The activity by itself, does not result in any physical changes in the environment because it will only amend the Zoning Code to require and allow the potential for child day care centers as a primary use in the IG and IL zones which is currently allowed as an ancillary use subject to a Conditional Use Permit. Furthermore, the proposed Zoning Code Amendment is not in conjunction with the specific approval of any existing development or use permit applications. Therefore, any projects seeking approval subsequent to the proposed Zoning Code Amendment, would be subject to appropriate CEQA analysis at that time of any such application, and do not result in an intensification of development beyond what the Zoning Code currently allows.

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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Zoning Code Amendment, P2019-0264-ZCA, as set forth in Exhibit A attached hereto and made a part thereof.

APPROVED and ADOPTED this 13th day of November 2019.

ANDREW REILMAN - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

EXHIBIT A

Resolution No. 2019-P010

Child Day Care Center Zoning Code Text Amendment P2019-0264

Section 17.230.015 - Industrial District Land Uses and Permit Requirements

TABLE 2-8 <i>Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts</i>	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
	IL	IG	

SERVICE

Child day care centers (+)	CUP	CUP	
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Notes: (4) Ancillary to a primary use only.