

RESOLUTION NO. 2017-P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT (P2017-0117-ZCA) AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE), SECTION 17.300.020 – SETBACK RESULATIONS AND EXCEPTIONS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2017-0117-ZCA)

WHEREAS on July 12, 2017 the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2017-0117-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.300.020 – Setback Regulations and Exceptions, 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 __ to __, to recommend to the City Council approval of Zoning Code Amendment P2017-0117-ZCA, 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 recitations and the provisions of the CCMC, the following required findings for an amendment to the Zoning Code, as outlined in CCMC Section 17.620.030.A, 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.

1 The proposed Zoning Code Amendment is intended to address changes in trends
2 and preferences with regard to aesthetics and site improvements related to
3 residential properties by allowing freestanding trellis structures within front yard
4 setbacks, in order to improve the implementation and enforcement of the Zoning
5 Code, which implements the goals, objectives, and policies of the General Plan.
6 The existing Zoning Code language provides allowances for projections of
7 architectural features within required setbacks, including carport structures and
8 freestanding fences. The proposed amendment will simply add freestanding trellis
9 structures to the site features allowed within front setbacks in residential zones.
10 The proposed amendment will create Zoning Code provisions and guidelines
11 consistent with General Plan Land Use Element Objective 4, *Neighborhood*
12 *Conditions*, by maintaining the quality living environment throughout the City
13 through the creation of development standards specific to freestanding trellis
14 structures within front yard setbacks for residential zones. Therefore the proposed
15 Zoning Code Amendment does not conflict with the goals, policies and strategies
16 of any elements of the General Plan, nor create any inconsistencies.
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22 **2. The proposed amendment would not be detrimental to the public**
23 **interest, health, safety, convenience or welfare of the City.**

24 The proposed Zoning Code Amendment will add freestanding trellis structures to
25 list of allowed projections into setbacks, and create standards and restrictions to
26 allow such structures within front yards of residentially zoned property. The
27 amendment will serve to improve the implementation and enforcement of the
28 Zoning Code with regard to these types of structures which are already commonly
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1 found throughout residential neighborhoods in the City. Further, the proposed
2 amendment will continue to apply specific necessary development standards and
3 restrictions (e.g. safety sightline restrictions) to ensure freestanding trellis
4 structures within front yards in residential zones are allowed and approved in a
5 manner consistent with the orderly and character desired for the City, and in
6 support of the public interest, health, safety, convenience and welfare of the City.
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9 **3. The proposed amendment is in compliance with the provisions of the**
10 **California Environmental Quality Act (CEQA).**

11 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
12 (CEQA), Zoning Code Text Amendment (P2017-0117-ZCA) is within the scope of the
13 Culver City General Plan Update Program EIR approved on September 24, 1996
14 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program
15 Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances
16 under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no
17 new significant information has been found that would impact either PEIR 1 or PEIR 2;
18 therefore, no new environmental analysis is required.
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22 **SECTION 2.** Pursuant to the foregoing recitations and findings, the
23 Planning Commission of the City of Culver City, California, hereby recommends to the
24 City Council approval of Zoning Code Amendment P2017-0117-ZCA, as set forth in
25 Exhibit A attached hereto and made a part thereof.
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1 APPROVED and ADOPTED this 12th day of July, 2017.

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3 DAVID VONCANNON, CHAIRPERSON
4 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

5 Attested by:

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7 Susan Yun, Senior Planner