

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 05/23/05		Item Number: _____	
AGENDA ITEM: Consideration of Adoption of an Ordinance to Establish an Open Space Zone in Title 17, Zoning Code, of the Culver City Municipal Code.			
Contact Person/Dept.: Thomas Gorham		Phone Number: (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒	Attachments: ☒
Public Notification: Master Notification List on 5/18/05. E-mail notification to Interested Parties on 5/10/05.			
Department Approval: Susan Evans 5/11/05		CAO Approval:	
City Controller Approval:			

RECOMMENDATION:

That the City Council consider the adoption of an ordinance to amend Title 17, Zoning Code, of the Culver City Municipal Code (CCMC) by adding Article XVI.C establishing an Open Space Zone (Attachment No. 1).

BACKGROUND/DISCUSSION:

At the April 11, 2005 City Council meeting, the Council introduced the proposed Open Space Ordinance, as amended, by a unanimous (5-0) vote. The Ordinance was brought back to the Council on March 2, 2005 for adoption. However, the Council directed staff to make additional substantive language changes and bring the revised ordinance back for adoption. These changes are as follows:

- 1) Change the requirements in Section G.1.d (v) to replace the word "property" with the word "building" to reflect the original language approved by the Planning Commission and as originally presented to the City Council on April 11, 2005. This change is outlined below:
 - v. *Rest areas adjacent to residentially zoned parcels may only be permitted with the explicit consent of owners of "primary abutting properties" which are: (a) any property directly abutting the proposed rest area boundary and (b) the next abutting property in either direction; and approval from at least fifty percent (50%) of owners of*

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property extending one hundred (100) feet beyond the primary abutting properties in either direction. If the proposed rest area boundary abuts a multi-family residential property of three (3) or more units, approval from at least fifty percent (50%) of the residents of ~~said property~~ any building adjacent to Ballona Creek shall be required. Approval of the proposed rest area location shall be verified by the Community Development Director via a City approved petition form circulated by the project applicant.

- 2) Change the noticing requirements in Section H.1 to require a 1,000 foot radius. This change is outlined below:
 1. Notice of an application for a Comprehensive Plan, modification of an approved Comprehensive Plan, or a zone change to the OS Zone, shall be given pursuant to the requirements of Section 37-116.6. (a), (b), (c), and (d), with the exception of the required noticing radius, which shall be increased to one-thousand (1000) feet.

The revised Ordinance is now before the Council for adoption.

FISCAL IMPACT:

None anticipated.

ATTACHMENTS:

1. Proposed Ordinance No. 2005-_____ and Exhibits A and B

MOTION:

That the City Council:

Adopt Ordinance No. 2005-_____, to amend Title 17, Zoning Code, of the Culver City Municipal Code (CCMC) by adding Article XVI.C establishing an Open Space Zone.