

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 02/09/09		Item Number: <u>C-7</u>	
AGENDA ITEM: Adoption of an Ordinance (Zoning Code Amendment ZCA P-2009001) Amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.220.035 "Commercial Downtown (CD) District Requirements" to Increase the Quantitative Parking Requirements for Restaurant Uses Within the CD Zone.			
Contact Person/Dept.: Thomas Gorham, Planning Manager		Phone Number: (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐	Attachments: ☒
Public Notification: Master Notification List (02/04/09)			
Department Approval: Sol Blumenfeld (02/04/09)		City Attorney Approval: Carol Schwab (by H. Baker) (02/04/09)	
Fiscal Impact Review: Jeff Muir (by N. Kimball) (02/04/09)		City Manager Approval: Jerry Fulwood (02/04/09)	

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance (Zoning Code Amendment ZCA P-2009001) amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.220.035 "Commercial Downtown (CD) District Requirements" to increase the quantitative parking requirements for restaurant uses within the CD Zone. (Attachment No. 1).

BACKGROUND:

At the January 26, 2009 City Council meeting, the Council introduced the Ordinance (Attachment 1) by a 5-0 vote. At the time of discussion of the Ordinance, there were questions regarding the applicability of the current parking requirements to pending restaurant applications. In response to Council questions, staff explained the intent of the Ordinance, as recommended by the Planning Commission, is to allow restaurant applicants, who submitted applications on or before January 14, 2009, to follow the parking requirements in effect on that date. Whereas, restaurant applicants, who submit applications after January 14, 2009, must comply with the parking requirements as set forth in the Ordinance unless building permits have been issued and substantial tenant improvements have been completed, as determined by the Building Official, prior to the effective date of the Ordinance. The Council introduced the Ordinance with this understanding. The language in Section 3 of the Ordinance has been revised to clarify the Council's understanding and intent in this regard. As this revision merely provides further clarification of the intent of the Council upon its introduction of the Ordinance, and is not substantive in nature, the Council is not required to reintroduce the Ordinance. As such, the Ordinance as revised, is brought back tonight for adoption.

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FISCAL IMPACT:

There is no fiscal impact associated with adoption of this ordinance.

ATTACHMENTS:

- 1) Proposed Ordinance

MOTION:

That the City Council:

Adopt an Ordinance (Zoning Code Amendment ZCA P-2009001) amending Title 17, Zoning, of the Culver City Municipal Code, Section 17.220.035 "Commercial Downtown (CD) District Requirements" to increase the quantitative parking requirements for restaurant uses within the CD Zone.