

ATTACHMENT NO. 1

RESOLUTION NO. 2017-P024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT P2017-0227-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING (ZONING CODE) CHAPTER 17.610 - NONCONFORMING USES, STRUCTURES, AND PARCELS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2017-0227-ZCA)

WHEREAS on February 14, 2018, the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Text Amendment (P2017-0227-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.610 – Nonconforming Uses, Structures, and Parcels, 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 P2017-0227-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.

The proposed Zoning Code Amendment is intended to correct ambiguities and clarify the nonconforming sections of the Zoning Code in order to improve the

1 implementation of the Zoning Code, which implements the goals, objectives, and
2 policies of the General Plan. The existing Zoning Code language addresses
3 nonconforming uses, structures, and parcels. The proposed amendment will clarify
4 and/or add code language regarding expansion of non-conforming residential uses
5 and demolition of nonconforming residential structures. The proposed amendment
6 creates internal consistency and guidelines consistent with General Plan Land Use
7 Element Implementation Measure 1.B – Code Revisions because said amendment
8 will define criteria for what should be permitted and encouraged with regard to
9 nonconforming residential uses and structures.

10 The amendment is consistent with General Plan Land Use Objective 1 –
11 Neighborhood Character because it will explicitly prohibit expansions of
12 nonconforming residential uses and establish thresholds for reconstruction of
13 nonconforming residential structures, thereby protecting the low- to medium-density
14 character of residential neighborhoods.

15 Therefore the proposed Zoning Code Amendment does not conflict with the goals,
16 policies and strategies of any elements of the General Plan, nor create any
17 inconsistencies.

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

20 The proposed Zoning Code Amendment will help ensure that the Zoning Code is
21 clear and internally consistent with regard to nonconforming uses, structures, and
22 parcels. It will provide clear language for the expansion of non-conforming
23 residential uses where the General Plan Land Use Designation and Zoning are not
24 consistent and ensure nonconforming residential structures are reconstructed to
25 code standards in instances of significant demolition. Therefore the amendment will
26 serve to improve the implementation of the nonconforming section of the Zoning
27 Code. Further, the proposed amendment will more readily lead to compliance with
28 current Code development standards and restrictions that result in a more balanced
29 community as envisioned by the General Plan Land Use Element and Zoning Code.
Such amendment is in support of the public interest, health, safety, convenience and
welfare of the City.

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

32 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
33 (CEQA), Zoning Code Amendment, P2017-0227-ZCA is within the scope of the Culver
34 City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and
35 the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR
36 approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and
37 PEIR 2 were prepared have not significantly changed and no new significant information

1 has been found that would impact either PEIR 1 or PEIR 2; therefore, no new
2 environmental analysis is required.

3 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
4 Commission of the City of Culver City, California, hereby recommends to the City
5 Council approval of Zoning Code Amendment P2017-0227-ZCA, as set forth in Exhibit
6 A attached hereto and made a part thereof.
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8 APPROVED and ADOPTED this 14th day of February, 2018.
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DANA SAYLES, AICP- CHAIRPERSON
12 PLANNING COMMISSION
13 CITY OF CULVER CITY, CALIFORNIA

14 Attested by:

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Susan Yun, Senior Planner
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