

RESOLUTION NO 2005-P015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE COMPREHENSIVE ZONING CODE UPDATE – TITLE 17 OF THE CULVER CITY MUNICIPAL CODE (CCMC)

(Comprehensive Zoning Code Update)

WHEREAS, on July 22, 1996, the City Council adopted the Land Use Element of the City's General Plan and

WHEREAS, the Comprehensive Zoning Code Update is being carried out pursuant to implementation measures of the Land Use Element in order to establish land use and development standards consistent with the policies and objectives of the General Plan, and

WHEREAS, the Zoning Code is the primary tool to implement the vision of the General Plan and guide the day-to-day development decisions within the City. The Zoning Code expands on the information in the General Plan maps and text by providing the parcel specific rules and regulations for the location of various land uses. The Zoning Code also provides detailed specifications for the site planning and design of proposed development in the City and

WHEREAS, the new Zoning Code will replace an outdated existing code which is often inconsistent with the General Plan. The new code will be a comprehensive, modern and user friendly code that is consistent with and implements the General Plan, and

WHEREAS, the new Zoning Code is organized and written to be readily accessible and understandable to all users and

WHEREAS, the new Zoning Code uses clear language written in the simplest terms possible to describe regulations and specifications, and

WHEREAS, the new Zoning Code strikes a balance between certainty in the development standards and review process, and flexibility to allow varied criteria and design based on site conditions, design preferences and the community objectives, and

WHEREAS, the new Zoning Code will regulate development through five major components: 1) the zoning map that divides the City into separate zoning districts, 2) a list of

1 the types of land uses allowed in each zoning district 3) standards for site planning and
2 development 4) rules and procedures for obtaining City approval for development, and 5)
3 rules for zoning code administration The five major components are organized into seven
4 articles contained in the Zoning Code The seven articles are as follows

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6 Article 1- Zoning Code Applicability

7 Article 2- Zoning Districts, Allowable Land Uses, Zone, and Zone Specific
8 Standards

9 Article 3- Site Planning and General Development Standards

10 Article 4- Standards for Specific Land Uses

11 Article 5- Land Use and Development Permit Procedures

12 Article 6- Zoning Code Administration

13 Article 7- Definitions
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15 WHEREAS, on May 11, 2005, the Planning Commission held a duly noticed Study
16 Session during which staff presented the general approach for the overall Zoning Code
17 Update, and presented Article 2 for review and comment, and

18 WHEREAS on May 25, 2005, the Planning Commission held a duly noticed second
19 Study Session during which staff presented the residential and commercial design guidelines
20 from Article 2 and the Landscaping Chapter from Article 3 for review and comment, and

21 WHEREAS, on June 8, 2005 the Planning Commission held a duly noticed third study
22 session during which staff presented the Off-Street Parking and Loading Chapter from Article
23 3 for review and comment, and

24 WHEREAS, on July 13 2005, the Planning Commission conducted a duly noticed
25 public hearing on Articles 1, 2, and 3 of the proposed Comprehensive Zoning Code Update,
26 providing comments to staff and continued the public hearing to July 27, 2005 and

27 WHEREAS, on July 27, 2005, the Planning Commission conducted a duly noticed
28 public hearing on Article 4 of the proposed Comprehensive Zoning Code Update, providing
29 comments to staff and continued the public hearing to August 10 2005 and

1 WHEREAS, on August 10, 2005, the Planning Commission conducted a duly noticed
2 public hearing on Articles 5, 6, and 7 of the proposed Comprehensive Zoning Code Update
3 providing comments to staff and continued the public hearing to August 24, 2005, and

4 WHEREAS, Section 15162 of the California Environmental Quality Act (CEQA)
5 Guidelines states that when an EIR has been certified for a project no subsequent EIR shall
6 be prepared for a subsequent project whose impacts are fully addressed in the initial EIR,
7 unless there is substantial evidence of the following

- 8 1 The subsequent project will require major revisions to the initial EIR,
- 9 2 The circumstances under which the EIR was prepared have significantly
10 changed or
- 11 3 New information of substantial importance, which was not previously known,
12 could impact the project

13 Pursuant to Section 15162 of the CEQA Guidelines, no new environmental analysis is
14 needed because there is no substantial evidence that the Zoning Code Update will require
15 substantial revisions to either the General Plan Update Program EIR (PEIR 1) or the Culver
16 City Redevelopment Plan Amendment and Merger Program Subsequent EIR (PEIR 2), the
17 circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly
18 changed and no new significant information has been found that would impact either PEIR 1
19 or PEIR 2, and

20 WHEREAS, at the conclusion of the public hearing and thorough discussion of the
21 subject matter, the Planning Commission, by a vote of ___ to ___, determined that the
22 Comprehensive Zoning Code Update should be recommended to the City Council for
23 approval as set forth in Exhibits A and B attached hereto and thereby made a part hereof

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25 NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
26 CITY, CALIFORNIA, RESOLVES AS FOLLOWS

27 SECTION 1 Pursuant to the foregoing, the following findings are hereby made
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29

1 The Comprehensive Zoning Code Update is consistent with the City's General Plan
2 and the General Plan expressed goals, objectives, and policies as specific statements and
3 also within the descriptive text, and

4 2 The Comprehensive Zoning Code Update establishes land use and development
5 standards consistent with the policies and objectives of the General Plan, and

6 3 The new Zoning Code is a comprehensive, modern and user-friendly code that will be
7 readily accessible and understandable to all users and strikes a balance between certainty in
8 the development standards and review processes and flexibility to allow varied criteria and
9 design based on site conditions, design preferences and community objectives

10 SECTION 2 Pursuant to the foregoing recitations and findings, the Planning
11 Commission of the City of Culver City, California, hereby recommends to the City Council
12 approval of Comprehensive Zoning Code Update, as set forth in Exhibits A and B attached
13 hereto and thereby made a part thereof
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17 APPROVED and ADOPTED this 24th day of August 2005
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21 _____
22 SHEILA M. THOMAS, CHAIRPERSON
23 PLANNING COMMISSION
24 CITY OF CULVER CITY, CALIFORNIA

25 Attested by
26
27

28 _____
29 Thomas Gorham
Senior Planner

ZONING CODE UPDATE
COMPARISON OF NON-RESIDENTIAL ZONING DISTRICTS

PROPOSED ZONE	CURRENT ZONE(S)	PROPOSED ZONING DISTRICT	GENERAL PLAN LAND USE CLASSIFICATION	GENERAL DESCRIPTION/ DESIRED USES
CN	C-1 C-2	Neighborhood Commercial	Neighborhood Serving Corridor	• Small scale neighborhood serving commercial uses • Retail offices services & mixed use housing • Pedestrian oriented environment
CG	C-3	General Commercial	General Corridor	• Small to medium scale commercial uses • Retail offices services & medium density housing
CC	C-3	Community Commercial	Community Serving Center	• Small to medium scale community serving uses • Retail offices services & mixed use housing • Pedestrian friendly environment
CD	C-3 DO	Downtown	Downtown	• Medium to large scale commercial uses • Entertainment retail visitor accommodations & mixed use housing • Pedestrian friendly environment
CRR	C-3 C-3a C-3b	Regional Commercial Retail	Regional Center	• Medium to large scale commercial uses • Two or more retail anchor tenants • Entertainment & visitor accommodations • Neighborhood to regional market areas
CRB	C-3 C-3e	Regional Commercial Business Park	Regional Center Industrial Park	• Large scale office & business parks • Specific light industrial uses • Retail entertainment & visitor accommodations
IL	M-1a L-M	Light Industrial	Light Industrial Industrial Park	• Light industry and manufacturing (processing distribution storage etc) • Protect adjacent residential areas • Indoor clean quiet industry commercial office and residential live/work uses
IG	M-1 M-2	General Industry	Industrial	• Variety of industrial uses but no heavy industry • Limited outdoor uses supporting retail entertainment & visitor accommodations
S	S	Studio	Studio	• Motion picture & television studios • Related media support facilities
E	H	Cemetery	Cemetery	• Cemeteries
OS	R-1	Open Space	Open Space	• Public & private open space resources • Parks nature preserves active & passive outdoor recreational activities
T	T-1	Transportation	Transportation	• Transportation business

ZONING CODE UPDATE COMPARISON OF RESIDENTIAL ZONING DISTRICTS

PROPOSED ZONE	CURRENT ZONE(S)	PROPOSED ZONING DISTRICT	GENERAL PLAN LAND USE CLASSIFICATION	GENERAL DESCRIPTION/ DESIRED USES
R1	R-1 R-1a	Single Family Residential	Low Density Single Family	• Construction of single family dwellings • Protect existing densities and characters of single family residential neighborhoods
R2	R-2	Two Family Residential	Low Density Two Family	• Construction of single family dwellings and duplexes • Protect character of existing neighborhoods
R3	R-4	Three Family Residential	Low Density Three Family	• Identify areas where single family homes duplexes & triplex development can be accommodated as additional housing opportunities for the community
RLD	R-3a	Low Density Multiple Residential	Low Density Multi Family	• Regulate quality large scale low density housing • May include multiple family dwellings single two & three family dwellings
RMD	R-4	Medium Density Multiple Residential	Medium Density Multi Family	• Regulate quality medium density housing • May include multiple family dwellings single two & three family dwellings
RHD	R-3	High Density Multiple Residential	Low Density Multiple Family/Planned Residential Development	• Regulate quality high density housing • May include multiple family dwellings single two & three family dwellings
PD	P-D	Planned Development	Planned Residential Development/ Other Land Use Designations	• Applied to areas of existing large scale multiple family residential complexes & sites suitable for similar multiple family development
OS	H-R	Open Space	Low Density Multi Family	• Santa Monica Mountains Conservancy acquired these parcels

ZONING CODE UPDATE COMPARISON OF OVERLAY ZONES

PROPOSED OVERLAY	CURRENT OVERLAY	PROPOSED ZONING NAME	GENERAL DESCRIPTION/ DESIRED USES
-RZ	R-1z (Zone)	Residential Zero Setback Overlay	Establish regulations for comprehensively planned single family tracts with a zero side yard building setback
-CZ	CSO	Commercial Zero Setback Overlay	Intended to preserve and reinforce a traditional city streetscape and create a more pedestrian oriented environment
-SL	NEW	Street Level Use and Design Overlay	Establish design and use criteria for commercial areas that will create a comfortable and welcoming pedestrian environment and encourage the development of street level uses that generate pedestrian activity
-RP	VARIES	Redevelopment Project Area Overlay	Pending City Council Action
-CV	CC	Supplemental Civic Center Zone	Provide a scheme for the harmonious relationship between the proposed and existing Civic Center buildings to be constructed within the area covered
-EX	NEW	Exposition Line Overlay	Provide guidance for a variety of mixed use office commercial retail and residential development within and adjacent to the area and along the transportation corridor
-EW	EWO	East Washington Blvd Overlay	Provide the special zoning regulations necessary for the successful implementation of the East Washington Boulevard Revitalization Program