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ORDINANCE NO. 2020-____

AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT P2019-0266-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17, ZONING CODE, SECTION 17.210.020 - RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS, 17.320.020 - NUMBER OF PARKING SPACES REQUIRED, AND 17.400.065 - MIXED USE DEVELOPMENT STANDARDS, ESTABLISHING STANDARDS AND REQUIREMENTS FOR RESIDENTIAL STUDIO MICRO-UNITS

(Zoning Code Amendment, P2019-0266-ZCA)

WHEREAS, on November 13, 2019, after conducting a duly noticed public hearing on City-initiated Zoning Code Amendment P2019-0266-ZCA, amending Culver City Municipal Code (CCMC) Title 17 – Zoning (Zoning Code), Sections 17.210.020 – Residential Zoning Districts Development Standards, 17.320.020 – Number of Parking Spaces Required, and 17.400.065 – Mixed Use Development Standards, establishing standards and requirements for residential Studio Micro-Units, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission, by a vote of 3 to 0, recommended to the City Council approval of Zoning Code Amendment P2019-0266-ZCA, as set forth herein below; and

WHEREAS, on January 13, 2020, after conducting a duly noticed public hearing on Zoning Code Amendment P2019-0266-ZCA, fully considering all reports, studies, testimony, and environmental information presented, the City Council, by a vote of __ to __, introduced an Ordinance approving Zoning Code Amendment P2019-0266-ZCA, as set forth herein below.

NOW, THEREFORE, the City Council of the City of Culver City, California DOES
HEREBY ORDAIN as follows:

1 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
2 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
3 Section 17.620.030.A, are hereby made:

4 **1. The proposed amendment ensures and maintains internal consistency**
5 **with the goals, policies and strategies of all elements of the General Plan and**
6 **will not create any inconsistencies.**

7 The proposed Zoning Code Amendment is intended to provide additional housing
8 options and alleviate housing costs in Culver City. The amendments will improve
9 the Zoning Code's implementation of the goals, objectives, and policies of the
10 General Plan. The existing Zoning Code language requires studio units to be a
11 minimum of 500 square feet in gross floor area. Currently, studio units are subject
12 to development standards for either multiple-family residential projects or mixed-
13 use projects. The proposed Zoning Code Amendment will add language to the
14 Zoning Code to allow residential studio "micro-units" as small as 350 square feet
15 and would implement distinct standards specific to studio micro-units including
16 parking, unit mix, common open space, and facility requirements. The proposed
17 Zoning Code Amendment is consistent with General Plan Goals and Policies.
18 Therefore, the proposed Zoning Code Amendment does not conflict with the goals,
19 policies, and strategies of any elements of the General Plan, nor create any
20 inconsistencies.

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

23 The proposed Zoning Code Amendment was drafted in response to the growing
24 crisis of housing affordability throughout the state. The development standards for
25 micro-units seek to promote housing development and provide a lower cost
26 alternative housing option for Culver City residents without compromising livability
27 nor diversity in housing stock. Micro-units are not seen as detrimental to health,
28 safety, and welfare as they will be built and function to all applicable code
29 requirements. Therefore, the Zoning Code Amendment will not be detrimental to
the public interest, health, safety, convenience, and welfare of the City.

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

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the
proposed Zoning Code Text Amendment (P2019-0266-ZCA) is considered
exempt because it can be seen with certainty that there is no possibility that the
Project to amend Zoning Code Sections 17.210.020 - Residential Zoning
Districts Development Standards, 17.320.020 - Number Of Parking Spaces
Required, and 17.400.065 - Mixed Use Development Standards, will have a

1 significant effect on the environment. The Zoning Code Amendment by itself,
2 does not result in any physical changes in the environment because it will only
3 amend the Zoning Code to establish a reduced minimum unit size for studio units,
4 and development standards specific to "micro-units," and does not result in an
5 intensification of development beyond what the Zoning Code currently allows.
6 Furthermore, the proposed Zoning Code Amendment is not in conjunction with
7 the specific approval of any existing development or use permit applications.
8 Therefore, any projects seeking approval subsequent to the proposed Zoning
9 Code Amendment, would be subject to appropriate CEQA analysis at the time of
10 any such application.

11 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council
12 of the City of Culver City, California, hereby introduces the Ordinance approving Zoning
13 Code Amendment P2019-0266-ZCA, amending Culver City Municipal Code Title 17 –
14 Zoning Code, Sections 17.210.020 – Residential Zoning Districts Development Standards,
15 17.320.020 – Number of Parking Spaces Required, and 17.400.065 – Mixed Use
16 Development Standards, establishing standards and requirements for residential Studio
17 Micro-Units, as set forth in Exhibits "A" "B" and "C" attached hereto and incorporated herein
18 by reference.

19 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
20 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621
21 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City
22 Clerk shall cause this Ordinance, or a summary thereof, to be published in the Culver City
23 News and shall post this Ordinance or a summary thereof in at least three places within the
24 City.

25 **SECTION 4.** The City Council hereby declares that, if any provision, section,
26 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
27 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
28 reason of any preemptive legislation, then the City Council would have independently
29

1 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases
2 or words of this ordinance and as such they shall remain in full force and effect.
3

4 APPROVED and ADOPTED this 13 day of January 2020.
5
6

7 _____
8 MEGHAN SAHLI-WELLS, Mayor
9 City of Culver City, California

10 ATTEST:

11 APPROVED AS TO FORM:

12 _____
13 JEREMY GREEN, City Clerk

14 
15 _____
16 CAROL A. SCHWAB, City Attorney

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EXHIBIT A

Resolution No. 2019-P011

Micro-Unit Zoning Code Text Amendment P2019-0266

Section 17.210.020 Residential Zoning Districts Development Standards

Table 2-4			
Residential District Development Standards (RLD, RMD, RHD)			
<i>Development Feature</i>	<i>Requirements by Zoning District</i>		
	<i>RLD</i>	<i>RMD</i>	<i>RHD</i>
Minimum lot area (1)	5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 feet		
Lot depth	100 feet		
Maximum density	1 unit/2,904 square feet of net lot area.	1 unit/1,500 square feet of net lot area, up to a maximum of 9 units. (3)	1 unit/1,500 square feet of net lot area.
Dwelling size	Maximum and minimum allowed floor area, not including any garage or other non-habitable space.		
Maximum area	No limitation.		
Minimum area	Studio Micro-Unit: 350 square feet ; Studio Unit: 500 square feet; 1 Bedroom Unit: 700 square feet; 2 Bedroom Unit: 900 square feet; 3 Bedroom Unit: 1,100 square feet; More than 3 bedrooms: 1,100 square feet plus 150 square feet for each bedroom over 3.		
Setbacks (4)	<i>Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).</i>		
Front	10 feet or one half the building height, whichever is greater.		
Sides (each)	10 feet	5 feet	10 feet
Rear	15 feet	10 feet; 5 feet when adjacent to an alley.	15 feet
Minimum distance between structures	5 feet; 10 feet between detached dwelling units.		
Open space (6)	Minimum area of a site to remain uncovered by structures, in compliance with § 17.400.105 (Multiple-Family Residential Structures).		
Private (6)	100 square feet/unit		
Common (6)	None required.		30% of net lot area.

Height limit (5)	2 stories and 30 feet	3 stories and 40 feet
Landscaping	As required by Chapter 17.310 (Landscaping).	
Parking	As required by Chapter 17.320 (Off-street Parking and Loading).	
Signs	As required by Chapter 17.330 (Signs).	

Notes:

- (1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
- (2) Minimum required width measured at the street property line, except as otherwise provided by § 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.
- (3) The maximum density of 9 units per development parcel shall not apply to RMD-zoned properties on Grand View Boulevard, between Washington Place and Herbert Street.
- (4) For standards for Accessory Residential Structures, see § 17.400.100.
- (5) For standards for Height Measurement and Height Limit Exceptions, see § 17.300.025.
- (6) [Studio micro-units are not required to provide private open space. However, a minimum of 100 square feet of common open space per unit shall be required, of which 100% may be located on the rooftop.](#)

EXHIBIT B

Resolution No. 2019-P011

Micro-Unit Zoning Code Text Amendment P2019-0266

Section 17.320.020 – Number of Parking Spaces Required

<i>Table 3-3A</i>	
<i>Land Use Type: Residential</i>	<i>Vehicle Spaces Required</i>
Accessory dwelling units	1 uncovered space in addition to that required for the primary dwelling unit(s). (3)
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking, located as approved by the City.
Live/work unit	Up to 900 square feet: 2 spaces.
	Greater than 900 up to 1500 square feet: 3 spaces.
	Greater than 1500 square feet: 4 spaces.
Multi-family dwellings and residential component of mixed-use development, includes supportive housing and transitional housing units (1) (2)	Studio micro-units: 0.5 space (4)
	Studio and 1 bedroom, up to 900 square feet: 1 space.
	Studio and 1 bedroom, greater than 900 square feet: 2 spaces.
	2-3 bedroom units: 2 spaces.
	4 bedroom units: 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking: 1 space for every 4 residential units.
Residential care facilities	1 space for each 3 patient beds.
Senior citizen congregate care housing	1 space per each 2 residential units, plus 1 space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus 1 guest parking space for each 10 units.
Single-family, duplex and triplex units, includes supportive housing and transitional housing units (1) (2)	2 spaces per dwelling unit.
Single room occupancy units	One (1) parking space per unit.

Notes:

- (1) See Subsection 17.320.035 .N. (Special Requirements for Residential Uses).
- (2) Any parking reductions not otherwise authorized by this Code or state law shall require approval by resolution of the City Council.

(3) Unless the following applies: 1.) The Accessory Dwelling Unit is located within 1/2 mile of a public transit stop; 2.) It is located within a historic district; 3.) Located entirely within an existing primary residence or an existing accessory structure, where no additional floor area is created; 4.) In an area where on- street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or 5.) Located within 1 block of a car share facility.

[\(4\) Studio micro-units within the TOD District depicted in Map 4-1 of Section 17.400.065.E are not required to provide parking.](#)

EXHIBIT C

Resolution No. 2019-P011

Micro-Unit Zoning Code Text Amendment P2019-0266

Section 17.400.065 Mixed Use Development Standards

G. Residential Development Standards.

1. Minimum unit size. Residential minimum unit sizes are detailed in Table 4-3 (Minimum Residential Unit Size).

<i>Table 4-3 Minimum Residential Unit Size</i>	
<i>Number of Bedrooms</i>	<i>Minimum Unit Size (Gross Floor Area)</i>
<u>Studio Micro-Unit</u>	<u>350</u>
Studio	500
1 Bedroom	700
2 Bedrooms	900
3 Bedrooms	1,100
4 Bedrooms	150 additional gfa/bedroom

2. Unit size mix. ~~Except within the TOD District, no~~ No more than 25% of the total number of residential units shall ~~have less than 700 square feet of gross floor area~~ be studios or micro-units.

3. Open space.

a. Each unit, except studio micro-units, shall have a minimum of 75 square feet of common and/or private open space. Studio micro-units are not required to provide private open space. However, a minimum of 100 square feet of common open space per unit shall be required, of which 100% may be located on the rooftop.

b. Common open space areas shall have a minimum dimension of 15 feet in any direction, which may include a combination of open space and adjacent setback area.

c. Private open space areas shall be at least 30 square feet and 5 feet in any direction, to the extent feasible.

d. Private and common open space requirements may be satisfied by a selection or combination of the following: atriums, balconies, courtyards, decks, gardens, gyms/exercise rooms, patios, playgrounds/tot lots, rooftop decks, patios and gardens, and swimming pools. The Director may approve similar amenities not listed above.

4. Facility requirements. Laundry facilities and storage areas shall comply with the requirements of section 17.400.105.B Facility and Design Requirements for Multiple Family Residential Standards.