

ORDINANCE NO. 2016-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE), CHAPTER 17.320 – OFF-STREET PARKING AND LOADING, SECTION 17.320.020 TABLE 3-3B - NUMBER OF PARKING SPACES REQUIRED RELATED TO RESTAURANT PARKING, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(Zoning Code Amendment, P2016-0149-ZCA)

WHEREAS on September 28, 2016, after conducting a duly noticed public hearing on City-initiated Zoning Code Amendment (P2016-0149-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.320 – Off-Street Parking and Loading, Section 17.320.020 Table 3-3B – Number of Parking Spaces Required – Restaurants, including full consideration of all reports, studies, testimony, and environmental information presented, the Planning Commission adopted, by a vote of 3 to 0, Resolution No. 2016-P016, recommending to the City Council approval of Zoning Code Amendment P2016-00149-ZCA, as set forth herein below; and

WHEREAS, on November 28, 2016, after conducting a duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-2016-0149-ZCA amending Chapter 17.320 – Off-Street Parking and Loading, Section 17.320.020 Table 3-3B – Number of Parking Spaces Required – Restaurants, including full consideration of all reports, studies, testimony, and environmental information presented, the City Council, by a vote of ____ to ____, introduced an ordinance approving Zoning Code Amendment, ZCA P-2016-0077-ZCA (the “Ordinance”), as set forth herein below; and

1 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
2 CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

3 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the Culver
4 City Municipal Code (CCMC), Title 17, Section 17.620,030, the following findings for a
5 Zoning Code Amendment are hereby made:
6

7 **1. The proposed amendment(s) ensure and maintain the internal**
8 **consistency with the goals, policies and strategies of all elements of the**
9 **General Plan and will not create any inconsistencies.**

10 The proposed text amendment, will create consistency between the General Plan
11 and Zoning Code relative to parking requirements. Policy 1.H of the General Plan
12 calls for "Adequate Parking within each neighborhood to meet parking demands".
13 The proposed amendment will help ensure that parking supply adequately meets
14 the parking demand for a specific area through more restrictive parking standards
15 for restaurant uses, as set forth in Zoning Code Section 17.320.020.
16

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

19 The proposed Zoning Code Amendment establishing uniform parking standards for
20 all restaurants, and modified parking standards for restaurants only when located
21 within City Council designated Commercial Revitalization Areas and with an
22 approved Parking Plan, will help ensure that project on-site parking is more
23 carefully regulated in support of the public interest, health, safety, convenience and
24 welfare of the City.

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

3 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
4 (CEQA), Zoning Code Text Amendment (P2016-0149 ZCA) is within the scope of
5 the Culver City General Plan Update Program EIR approved on September 24,
6 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger
7 Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The
8 circumstances under which PEIR 1 and PEIR 2 were prepared have not
9 significantly changed and no new significant information has been found that
10 would impact either PEIR 1 or PEIR 2; therefore, no new environmental analysis is
11 required.
12 required.

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14 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of
15 the City of Culver City, California, hereby introduces the Ordinance approving Zoning
16 Code Amendment P2016-0149-ZCA amending Culver City Municipal Code (CCMC), Title
17 17 – Zoning (Zoning Code), Chapter 17.320 – Off-Street Parking and Loading, Section
18 17.320.020 Table 3-3B – Number of Parking Spaces Required – Restaurants as outlined
19 in Exhibit “A,” attached hereto and incorporated herein by reference.
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21

22 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall take
23 effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of
24 the City Charter, prior to the expiration of fifteen days after the adoption, the City Clerk
25 shall cause this Ordinance, or a summary thereof, to be published in the Culver City News
26 and shall post this Ordinance or a summary thereof in at least three places within the City.
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1 **SECTION 4.** The City Council hereby declares that, if any provision, section,
2 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
3 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
4 reason of any preemptive legislation, then the City Council would have independently
5 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases
6 or words of this ordinance and as such they shall remain in full force and effect.
7

8
9 APPROVED and ADOPTED this _____ day of _____, 2016.
10

11
12 _____
13 JIM B. CLARKE, MAYOR
14 City of Culver City, California

15 ATTESTED BY:

16 APPROVED AS TO FORM:

17 _____
18 Jeremy Green, Deputy City Clerk

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20 CAROL A. SCHWAB, City Attorney
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A16-01010

EXHIBIT A
ORDINANCE NO. _____
Zoning Code Amendment
P2016-0149-ZCA

Proposed Zoning Code Amendment

The proposed Zoning Code Amendment (ZCA) will amend Section 17.320.020 Number of Parking Spaces Required, TABLE 3-3B as follows:

Restaurants	
General (Table Service)	1 space per 350 sf. with a minimum of 3 spaces.
1,500 sf or less.	<u>1 space per 100 sq. ft.; or 1 space per 350 sq. ft. (minimum of 3 spaces) if located within a Commercial Revitalization Area designated by City Council and with an approved Parking Plan (1).</u>
Greater than 1,500 sf.	1 space per 100 sf.

- 1) A Parking Plan shall be approved by the Director subject to the following as applicable:
- a) A site plan indicating the off-site parking location, business operating hours and proposed use(s) to be parked, number of required stalls; and
 - b) A City approved parking covenant restricting the off-site parking location for the proposed shared use parking during evenings and weekends for the life of the project. (In the event the offsite parking location becomes unavailable, the permittee must provide an alternative offsite location for City approval and record a new parking covenant for the alternative location.)
 - c) A valet parking plan at an approved offsite location on private property.