

ORDINANCE NO. 2019-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT P2019-0058-ZCA, ESTABLISHING "CORPORATE HOUSING" AS A NEW PERMITTED LAND USE WITH NEW DEFINITIONS, USE AND DEVELOPMENT STANDARDS, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING CODE; SECTION 17.220.015 – COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS, 17.320.020 – NUMBER OF PARKING SPACES REQUIRED, AND 17.700.010 – DEFINITIONS, AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2019-0058-ZCA)

WHEREAS on March 27, 2019, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2019-0058-ZCA) establishing "Corporate Housing" as a new permitted land use with new definitions, use and development standards, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 – Commercial District Land Uses and Permit Requirements, 17.320.020 – Number of Parking Spaces Required, 17.400 – Standards for Specific Land uses and 17.700.010 – Definitions, 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 P2019-0058-ZCA, as set forth herein below; and

WHEREAS on June 24, 2019, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2019-0058-ZCA) establishing "Corporate Housing" as a new permitted land use with new definitions, use and development standards, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 – Commercial District Land Uses and Permit Requirements, 17.320.020 – Number of Parking Spaces Required, and 17.700.010 – Definitions, fully considering all reports, studies, testimony, and environmental information presented, the City Council, by a vote of ___ to __,

1 introduced an ordinance to approve Zoning Code Amendment P2019-0058-ZCA, as set forth
2 herein below.

3 **NOW, THEREFORE,** The City Council of the City of Culver City, California,
4 **DOES HEREBY ORDAIN** as follows:

5 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
6 CCMC, the following required findings for an amendment to the Zoning Code, as outlined in
7 CCMC Section 17.620.030.A, are hereby made:
8

9 **1. The proposed amendment ensures and maintains internal**
10 **consistency with the goals, policies, and strategies of all elements of the General**
11 **Plan and will not create any inconsistencies.**
12

13 The proposed Zoning Code Amendment is intended to provide additional
14 housing options in Culver City. The amendments will improve the implementation of the
15 Zoning Code, which implements the goals, objectives, and policies of the General Plan.
16 The existing Zoning Code allows for hotels stays of less than 30 days, but does not
17 consider extended stay lodgings that may be needed by certain populations. The proposed
18 Zoning Code Amendment adds "corporate housing" to the Zoning Code as a permitted
19 use, which will allow for stays in hotel/motel rooms of greater than 30 days but less than
20 365 days, and will allow businesses to lease hotel/motel rooms for 365 days or greater,
21 provided each room is vacated within 365 days. The proposed Zoning Code Amendment
22 is consistent with General Plan Goals and Policies; therefore it does not conflict with the
23 goals, policies, and strategies of any elements of the General Plan, nor create any
24 inconsistencies.
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2 **2. The proposed amendment would not be detrimental to the public**
3 **interest, health, safety, convenience, or welfare of the City.**

4 The proposed Zoning Code Amendment is intended to enable Culver City to
5 accommodate employees associated with expanding creative and technology offices in the
6 City. The proposed Zoning Code Amendment provides clear language to define corporate
7 housing and how it will be permitted in city zones. Allowing longer stays at hotels/motels
8 will not be detrimental to the public interest, health, safety, convenience, or welfare, as the
9 hotels themselves will be built and function in compliance with all applicable code
10 requirements.
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13 **3. The proposed amendment is in compliance with the provisions of**
14 **the California Environmental Quality Act (CEQA).**

15 The Project is considered exempt from CEQA pursuant to CEQA Guidelines
16 Section 15061(b) (3) because it can be seen with certainty that there is no possibility that
17 the Project to amend the Zoning Code will have a significant effect on the environment.
18 The Project, by itself, does not result in any physical changes in the environment because
19 it will only amend the Zoning Code to allow hotel/motel stays longer than 30 days, which
20 will not result in an intensification of development beyond what the Zoning Code currently
21 allows.
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25 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
26 Council of the City of Culver City, California, hereby introduces the Ordinance approving
27 Zoning Code Text Amendment (P2019-0058-ZCA) establishing "Corporate Housing" as a
28 new permitted land use with new definitions, use and development standards, amending
29

1 Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 –
2 Commercial District Land Uses and Permit Requirements, 17.320.020 – Number of
3 Parking Spaces Required, and 17.700.010 – Definitions, Relating to Corporate Housing,
4 as set forth in Exhibit "A" attached hereto and made a part thereof.

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6 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
7 take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City
8 Charter, prior to the expiration of 15 days after the adoption, the City Clerk shall cause this
9 Ordinance, or a summary thereof, to be published in the Culver City News and shall post
10 this Ordinance or a summary thereof in at least three places within the City.

11
12 **SECTION 4.** The City Council hereby declares that, if any provision, section,
13 subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared
14 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
15 reason or any preemptive legislation, then the City Council would have independently
16 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases,
17 or words of this Ordinance, and as such they shall remain in full force and effect.

18
19 APPROVED and ADOPTED this ____ day of June, 2019.

20
21
22 _____
23 MEGHAN SAHLI-WELLS, Mayor
24 City of Culver City, California

25 ATTESTED BY:

26
27 _____
28 JEREMY GREEN, City Clerk

29 A19-00296

APPROVED AS TO FORM:

CAROL SCHWAB, City Attorney

Chapter 17.220 - COMMERCIAL ZONING DISTRICTS

17.220.015 - Commercial District Land Uses and Permit Requirements

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P	-	-	P	
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	17.400.045
Emergency shelters	CUP	CUP	CUP	-	-	-	17.400.046
Hotels and motels Hotel/Motel/Corporate Housing	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs	-	P	P	P(2)	P	P	
Medical services - Hospitals	-	P	P	P	-	P	
Mortuaries	-	P	P		-	P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care	-	AUP	AUP	-	AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP	-	AUP	AUP	17.400.080
Vehicle services - Accessories installation	-	P	-	-	P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP	-	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	17.400.125
Vehicle services - Towing, no storage	-	P	P	-	-	P	17.400.125
Veterinary clinics and animal hospitals	-	AUP	AUP	-	AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	-	P	P	P	-	P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

Chapter 17.320 - OFF-STREET PARKING AND LOADING

17.320.020 - Number of Parking Spaces Required

H. Table 3-3. Parking Requirements by Land Use.

2. Commercial uses.

Table 3-3B

Land Use Type: Commercial Uses (1)(4)	Vehicle Spaces Required
Hotels and motels Hotel/Motel/Corporate Housing	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.

Notes:

- (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.
- (4) Shopping Cart Storage. Parking facilities for commercial uses that offer shopping carts for use by patrons shall contain shopping cart storage areas when appropriate. Shopping cart storage areas shall not be located in required parking spaces.

Chapter 17.700 - DEFINITIONS

17.700.010 - Definitions of Specialized Terms and Phrases

The following definitions are in alphabetical order:

C. Definitions, “C”.

Corporate Housing. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to general public for long term lodging purposes of greater than 30 days but less than 365 days; except that such facilities may be leased by businesses for corporate use for periods of 365 days or greater, so long as each guest room or suite is vacated by the guest within 365 days. Corporate housing typically includes a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses.

H. Definitions, “H”.

Hotel or Motel. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses. For stays of longer than 30 days up to 365 days see “Corporate Housing”.