

## ATTACHMENT NO. 2

### Exhibit A

## CHAPTER 17.550 - VARIANCES, ADMINISTRATIVE MODIFICATIONS AND REASONABLE ACCOMMODATIONS

### § 17.550.010 APPLICABILITY.

**A. Administrative Modification.** The Director may grant an Administrative Modification for only the development standards identified in Table 5-2 (Administrative Modifications). An Administrative Modification may be granted only once for a specific type of request per parcel. A request exceeding the limitations identified in Table 5-2 (Administrative Modifications) shall require the filing of an application for a Variance. Nonconforming Parcels that comply with the criteria for a legal building site pursuant to Zoning Code Section 17.610.035 shall be eligible for an Administrative Modification request and may be granted an Administrative Modification provided findings pursuant to CCMC Section 17.550.020.A can be made.

| Table 5-2<br>Administrative Modifications                                                                                                                                                                 |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <i>Types of Administrative Modification Allowed</i>                                                                                                                                                       | <i>Maximum Adjustment</i>   |
| <b>1. Dwelling unit size.</b> A decrease in the minimum square footage requirements for dwelling units.                                                                                                   | <b>10%</b>                  |
| <b>2. Fence, walls, or retaining walls.</b> Fences, gates, pilasters, or walls in the side or rear yards that exceed 6 feet in height.                                                                    | <b>Not to exceed 8 feet</b> |
| <b>3. Distances between structures.</b> A decrease in the minimum distance between a detached accessory structure and the main structure.                                                                 | <b>10%</b>                  |
| <b>4. Open space.</b> A decrease in the minimum open space requirements.                                                                                                                                  | <b>10%</b>                  |
| <b>5. Parking.</b> A decrease in the minimum number of parking spaces and parking lot and loading dimensions (e.g., aisle, driveway, and space widths).                                                   | <b>10%</b>                  |
| <b>6. Projections.</b> An increase in the allowed projections into setbacks in compliance with § 17.300.020 (Setback Regulations and Exceptions)                                                          | <b>10%</b>                  |
| <b>7. Setbacks.</b> A decrease in the minimum required setbacks.                                                                                                                                          | <b>10%</b>                  |
| <b>8. Structure height.</b> An increase in the maximum allowable structure height; provided that the increase complies with the height limitation established by the 1990 City of Culver City initiative. | <b>10%</b>                  |

**B. Variance.** The Commission may grant a Variance from the requirements of this Title; except that a Variance shall not allow a use of land not otherwise allowed in the applicable zoning district by Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

**C. Reasonable Accommodation.** The Director may grant reasonable accommodations from the requirements of this Title that may be necessary to ensure equal access to housing for an individual with a disability.

## Exhibit A

### CHAPTER 17.610 - NONCONFORMING USES, STRUCTURES, AND PARCELS

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#### 17.610.035 – Nonconforming Parcels

A nonconforming parcel of record that does not comply with the access, area, or width requirements of this Title for the zoning district in which it is located, shall be considered a legal building site, if it meets at least one of the criteria specified by this Section.

- A. Applicability.** It shall be the responsibility of the applicant to produce sufficient evidence to establish the applicability of one or more of the following:
- 1. Approved subdivision.** The parcel was created through a subdivision approved by the City;
  - 2. Variance or lot line adjustment.** The parcel was approved through the Variance procedure, in compliance with [Chapter 17.550](#) (Variances and Administrative Modifications), or resulted from a lot line adjustment; or
  - 3. Partial government acquisition.** The parcel was created in compliance with the provisions of this Title, but was made nonconforming when a portion of the parcel was acquired by a governmental entity.
- B. Further Division or Reduction of Parcel - Prohibited.** Where structures have been erected on a nonconforming parcel, the area where structures are located shall not be later divided so as to reduce the building site area and/or frontage below the requirements of the applicable zoning district or other applicable provisions of this Title, or to make the use of the parcel more nonconforming.
- C. Administrative Modification.** A nonconforming parcel may be granted an Administrative Modification pursuant to CCMC Chapter 17.550 provided Administrative Modification findings stipulated in CCMC Section 17.550.020.A can be made. An Administrative Modification approval shall not be considered an expansion of a legal nonconformity.