

1 RESOLUTION NO. 2024-P011

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE
4 ZONING CODE AMENDMENT AND ZONING CODE MAP AMENDMENT,
5 P2024-0186-ZCA, -ZCMA, KNOWN AS THE ZONING CODE UPDATE TO
6 IMPLEMENT GENERAL PLAN 2045

7 (Zoning Code Amendment, Zoning Code Map Amendment
8 P2024-0186-ZCA, -ZCMA)

9 WHEREAS, on March 27, 2023, the City Council initiated an update to the Culver City
10 Zoning Code to implement the proposed Land Use Element of the General Plan 2045 covering
11 the area within the City boundary (collectively with the General Plan Amendment, this is
12 referred to as the "Project"); and

13 WHEREAS, to implement the proposed Project, approval of the following applications is
14 required:

15 1. Zoning Code Amendment P2024-0186-ZCA: to update the Culver City Zoning
16 Code to implement the proposed Land Use Element of the General Plan 2045 and the
17 previously adopted 2021-2029 Housing Element; and

18 2. Zoning Code Map Amendment P2024-0186-ZCMA: to update the Culver City
19 Zoning Map implement the proposed Land Use Map of the General Plan 2045 and the
20 previously adopted 2021-2029 Housing Element; and

21 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project
22 requires Planning Commission recommend the City Council certify an Environmental Impact
23 Report which will be adopted with approval of Planning Commission Resolution No. 2024-
24 P009; and
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1 WHEREAS, on August 14, 2024, after conducting a duly noticed public hearing on the
2 subject application, including full consideration of the project documents, staff report,
3 environmental information and all testimony presented, the Planning Commission, by a vote of
4 _ to _, recommended the City Council approve Zoning Code Amendment and Zoning Code
5 Map Amendment P2024-0186-ZCA, -ZCMA, as set forth herein below;
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7 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
8 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
10 Municipal Code (CCMC), the following findings are hereby made:
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12 **Zoning Code Amendment and Zoning Code Map Amendment P2024-0186-ZCA, -ZCMA**

13 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for General
14 Plan and Zoning Code Map Amendments are hereby made:

- 15 **1. The proposed amendment ensures and maintains internal consistency with the**
16 **goals, policies, and strategies of all elements of the General Plan, and, in the case**
17 **of a Zoning Code amendment, will not create any inconsistencies with this Title.**

18 The proposed Zoning Code Text Amendment (ZCA) and a Zoning Code Map Amendment
19 (ZCMA), together known as the Zoning Code Update, were prepared to implement the
20 General Plan 2045 (“Plan”) Land Use Element and Map in addition to policies in the 2021-
21 2029 Housing Element. The major objective of this Zoning Code Update (ZCU) is to
22 establish mixed use zones and development standards to correspond with the proposed
Mixed Use land use designations. The ZCU also addresses policies and programs from
the 2021-2029 Housing Element, as well as state legislation regarding objective design
standards, accessory dwelling units, and affordable housing.

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

25 This amendment was prepared to implement the General Plan 2045, which aims to
26 improve and ensure the health, safety, and welfare of all members of the community with
27 policies throughout the twelve elements. A further goal of the Plan is to increase housing
28 supply in the City with the introduction of mixed use zones in existing commercial and
29 industrial areas, which is in the public interest of increasing available housing types and
reducing housing costs. Better integration and proximity between commercial and

1 residential uses will reduce the distance and number of automobile trips and increase
2 convenience and access to services and amenities for residents.

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

5 A Program Environmental Impact Report (PEIR) was prepared in accordance with the
6 California Environmental Quality Act (CEQA). Pursuant to the provision of CEQA
7 Guidelines Section 15082, the City circulated a Notice of Preparation of an Environmental
8 Impact Report and EIR Scoping Meeting (NOP) to State, regional, and local agencies, and
9 members of the public. A second NOP was circulated, and an additional EIR Scoping
10 Meeting was held after the Zoning Code Update project was added to the scope of the
11 EIR. Based on comments received from the two NOPs and Scoping Meetings, a Draft EIR
12 was prepared and circulated. A Final EIR has been prepared and includes responses to
13 comments.

14 The Draft EIR determined that there are significant unavoidable impacts associated with
15 the project, affecting Air Quality, Biological Resources, Cultural Resources, Geology and
16 Soils, and Noise, and Transportation. A Mitigation Monitoring Program (MMP) was
17 prepared as part of the Final EIR and details mitigation measures to reduce impacts for
18 unavoidable impacts. Many impacts can be reduced to less than significant with mitigation
19 measures, including impacts to Biological Resources and Geology and Soils. Some
20 impacts to Air Quality, Cultural Resources, Noise, and Transportation remain significant
21 and unavoidable even with a reduction of severity due to mitigation measures. A Statement
22 of Overriding Considerations has been prepared to explain why the social, economic, legal,
23 technical, or other beneficial aspects of the project outweigh the unavoidable
24 environmental impacts, and why the Lead Agency may accept those impacts.

25 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
26 Commission of the City of Culver City, California, hereby recommends the City Council approve
27 Zoning Code Amendment and Zoning Code Map Amendment P2024-0186-ZCA, -ZCMA.
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29 APPROVED and ADOPTED this 14th day of August, 2024.

ANDREW REILMAN - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

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Attested by:

RUTH MARTIN DEL CAMPO, SECRETARY