

**City of Culver City, California
Agenda Item Report**

Meeting Date: 05/27/14		Item Number: PH-2	
CITY COUNCIL AGENDA ITEM: PUBLIC HEARING - Introduction of an Ordinance Amending the Culver City Zoning Code Chapter 17.320 – Off-Street Parking and Loading - Zoning Code Amendment ZCA-P2013170.			
Contact Person/Dept.: Thomas Gorham/CDD		Phone Number: 310 -253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☒ No ☐		Date: September 13, 2013	
Public Notification: Notice published in Culver City News on 5/15/14; Meetings and Agendas – City Council (05/22/14)			
Department Approval: Sol Blumenfeld (05/22/14)		City Attorney Approval: Carol Schwab (by H. Baker) (05/22/14)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (05/22/14)		City Manager Approval: John M. Nachbar (05/22/14)	
<u>RECOMMENDATION:</u> Staff recommends the City Council introduce the proposed ordinance (Attachment No. 1), amending the Culver City Zoning Code Chapter 17.320 – Off-Street Parking and Loading - Zoning Code Amendment ZCA–P2013170. <u>PROCEDURE:</u> 1. The Mayor seeks a motion from the City Council to receive and file the affidavits of publication and posting of notices and correspondence received in response to the public hearing notices; and, 2. The Mayor calls for a staff report and City Council Members may pose questions to staff as desired; and, 3. The Mayor seeks a motion to open the public hearing providing the applicant (the City) the first opportunity to speak, followed by members of the public; and, 4. The Mayor seeks a motion to close the public hearing after all public testimony has been presented; and, 5. The City Council discusses the item and arrives at its decision. <u>BACKGROUND:</u> In October of 2005 the City Council adopted a comprehensive update of the Zoning Code (Title 17 of the Culver City Municipal Code). Since the adoption of the current			

City of Culver City, California
Agenda Item Report

Zoning Code a number of Zoning Code Amendments (ZCA) have been adopted including updates to the Mixed Use Development Standards; Downtown Parking Requirements; Food Retail Uses; Public Parking Facilities; Nonconforming and Residential Accessory Structures; Private Schools in the Industrial Zones; Housing Element related amendments; and the recently approved Hayden Tract and Smiley Blackwelder Parking Districts.

Staff has identified a number of Zoning Code ambiguities and inconsistencies requiring clarification. In order to address these concerns, the City Council approved the Planning Division's Fiscal Year 2013/2014 work plan item to prepare zoning code amendments including proposed Zoning Code Amendment ZCA-P2013170 amending Chapter 17.320 – Off Street Parking and Loading.

On November 20, 2013 the Planning Commission conducted a public hearing on the proposed Zoning Code Amendment and adopted Resolution No. 2013-P006 recommending that the City Council approve Zoning Code Amendment ZCA-P2013170.

In addition to the currently proposed text amendments, staff has identified a potential problem with respect to the parking requirement for restaurants of 1,500 sq. ft. or less which are parked at a retail parking ratio of 1 space per 350 sq. ft. of gross floor area and which may be inadequate to satisfy parking needs in some areas. Staff will further study this issue and return with additional recommendations for City Council consideration at a future City Council meeting.

SUMMARY OF PROPOSED TEXT AMENDMENTS:

Exhibit A (Attachment No. 2) outlines the proposed zoning text changes in strikethrough/underline format. The changes are also highlighted for easy recognition. The following table identifies the code section to be amended, the page number in Exhibit A, a summary of the issue, and the proposed text changes.

Code Section	Page	Issue	Proposed Text Changes
17.320.020.C	2	Use of the word "tenant" vs. "use"	Change "tenant" to "use" for consistency purposes.
17.320.020.C	2	Mixed Use projects should be included parked similar to multi-use sites and distinguished from shopping centers	Add the words "including commercial uses in a mixed use project".
Table 3-3A	4	Clarify parking requirement for Studio and 1 bedroom units	Change "less than" to "up to"
Table 3-3A	4	Footnote (1) incorrectly identifies applicable code section	Change "M" to "N"
Table 3-3B	5	Parking for Auto and Vehicles sales should include "rentals"	Add words "and Rentals" to Auto and Vehicle Sales
Table 3-3B	5	Business and Consumer Services missing from type of commercial	Add the words "Business and Consumer Services" and

**City of Culver City, California
Agenda Item Report**

Code Section	Page	Issue	Proposed Text Changes
		uses	requirement of "1 space per 350 sf."
Table 3-3B	5,8	Parking requirements for fleet vehicles is not defined.	Add "Fleet Vehicle" to the land use column and requirement of 1 space per fleet vehicle as the required parking. Add footnote (5) defining fleet vehicle.
Table 3-3B	5	Add creative office to list of office type uses	Add word "creative"
Table 3-3B	6	Clarify requirements for restaurant uses in shopping centers that exceed 25% of the shopping center floor area; and clarify that mixed use projects are not classified as shopping centers.	Add requirement for restaurants exceeding the 25% of shopping area floor area to be parked at the general restaurant parking requirement for restaurants greater than 1,500 sf. or 1 space per 100 sf.; and add footnote (6) "Does not include mixed use projects"
Table 3-3B	7	Word "personal" is missing in front of the word "services".	Add word "personal" consistent with use definitions
Table 3-3B	5,6,7	Zoning Code does not contain regulations for shopping cart storage	Add footnote (4) to table 3-3B related to shopping cart storage requirements for commercial uses.
Table 3-3C	8	Banquet Halls missing from the types of assembly uses	Add the words "banquet halls"
Table 3-3C	8	Parking for ancillary uses for batting cages should be included consistent with other amusement and entertainment uses	Add the words, "plus required spaces for ancillary uses"
Table 3-3C	9	Personal fitness use missing from the list of studio uses.	Add the words "personal fitness"
17.320.025	11, 13, 16	The requirement of 10 and 20 years for long term leases for off-site parking is not in line with market terms and requirements.	Change 20 and 10 year lease terms to a 5 year term with one 5 year option to be in line with market terms.
17.320.030	17	The term handicapped should be change to persons with disabilities to be consistent with State and Federal law.	Insert the term "persons with disabilities" and delete "handicapped", "the disabled", and "physically handicapped".
17.320.035	18	The term "Parking Lot" should be changed to "Parking Area" for consistency purposes	Strike the word "lots" and add the word "areas"
17.320.035.C.1.a	19	Clarify minimum dimensions for 2-car and 1-car garages and for carport, and clarify the required back-up from a garage or carport located behind a dwelling unit.	Add text clearly outlining minimum dimensions for a carport, a 2-car, and a 1-car garage as well as the back-up requirements for a garage or carport consistent with Figure 3-9.
17.320.035.C.1.b.i	21	Clarify tandem parking requirements for residential districts and the residential portion of mixed use developments as	Strike words "duplex, triplex and multiple family development" and add the words "residential districts or

**City of Culver City, California
Agenda Item Report**

Code Section	Page	Issue	Proposed Text Changes
		opposed to unit types and clarify that tandem parking can be used to satisfy the requirement for covered and uncovered spaces.	within the residential parking area of a mixed use development, tandem parking may be provided for required parking spaces". Add words "or uncovered" after covered.
Table 3-4	22	Current required 27 foot drive aisle is excessive compared to standards in other cities and has been difficult to comply with resulting in the need for administrative modifications for up to a 10% aisle width reduction.	Reduce the drive aisle width requirement by 10% from 27 feet to 24 feet.
Table 3-4	22	Aisle width and backup requirements for parking spaces that back up onto alleys is not provided	Add the words "and Backup" to Table 3-4 and Footnote (3) "For all parking spaces that back out onto an alley, the width of the alley shall be included in the minimum dimensions for aisle width and backup."
17.320.035.I	25	The City requires parking spaces to be double-striped, but the code is not clear on this.	Add language specifying double striped and spacing and measuring requirements.
17.320.035.M.3	26	The word "Parking" is missing in front of "Structure"	Add the word "Parking"
17.320.035.N.1	26	Driveway lengths should be specified by dwelling type not by zone as single-family, duplex and triplex developments can occur in multi-family zones.	Add the words "single-family, duplex and triplex developments" and strike the words "R1, R2, and R3 Zones".
17.320.035.N.2	26	Reference to Section 17.320.035.A is incorrect. Correct reference is 17.320.035.C. Code does not specify that vehicles cannot be parked in front yard other than a driveway.	Change reference to Section 17.320.035.C. Add language "Vehicles shall not be parked between the street property line and the front of a residential unit except on a driveway leading to a garage or carport or a circular driveway."
17.320.035.N.3	26, 27	Requirements for covered parking are not clear. Table format is recommended.	Add Table 3-5 "Residential Covered Parking Spaces" that outlines the covered parking requirements by zoning district and residential type.

SUMMARY:

The proposed text changes will correct ambiguities and inconsistencies and will clarify and codify several zoning code provisions related to parking. Based on the information contained in this report, Staff recommends that the City Council introduce the proposed ordinance related to Zoning Code Amendment ZCA-P2013170.

**City of Culver City, California
Agenda Item Report**

ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act Guidelines, ZCA-P2013170 is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2), the circumstances under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either PEIR 1 or PEIR 2. Therefore no new environmental analysis is required.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by City Council:

1. Introduce the proposed ordinance which, if adopted, would approve the proposed amendments.
2. Introduce the proposed ordinance which, if adopted, would approve the proposed amendments with additional or different amendment language if deemed necessary to meet the required findings for a Zoning Code Amendment.
3. Take no action which would result in the current Zoning Code remaining unchanged; or
4. Continue the Agenda Item and request staff to conduct additional analysis prior to arriving at a final determination.

FISCAL ANALYSIS:

There is no fiscal impact associated with the adoption of the proposed ordinance.

ATTACHMENTS:

1. Proposed Ordinance
2. Exhibit A – Proposed Zoning Text Changes in “strikethrough/underline” format.
3. Planning Commission Resolution No. 2013-P006

MOTION:

That the City Council:

City of Culver City, California
Agenda Item Report

Introduce an Ordinance Approving Zoning Code Amendment ZCA-P2013170 amending the Culver City Zoning Code Chapter 17.320 – Off-Street Parking and Loading.