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ORDINANCE NO. 2017-\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE) SECTION 17.320.025 – ALTERNATIVE PARKING PROVISIONS – AUTOMATED, SEMI-AUTOMATED, AND STACKED PARKING AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(Zoning Code Amendment, P2016-0077-ZCA)

WHEREAS on September 28, 2016 and October 26, 2016, after conducting duly noticed public hearings on City-initiated Zoning Code Amendment (P2016-0077-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section 17.320.025 – Alternative Parking Provisions creating regulations for Automated, Semi-Automated, and Stacked Parking within Commercial and Industrial Zones, including full consideration of all reports, studies, testimony, and environmental information presented, the Planning Commission adopted, by a vote of 5 to 0, Resolution No. 2016-P015, recommending to the City Council approval of Zoning Code Amendment P2016-0077-ZCA, as set forth herein below; and

WHEREAS, on January 9, 2017, after conducting a duly noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-2016-0077-ZCA creating regulations for Automated, Semi-Automated, and Stacked Parking within Commercial and Industrial Zones, including full consideration of all reports, studies, testimony, and environmental information presented, the City Council, by a vote of 5 to 0, introduced an ordinance approving Zoning Code Amendment, ZCA P-2016-0077-ZCA (the “Ordinance”), as set forth herein below; and

WHEREAS, on January 23, 2017, the City Council, by a vote of \_\_\_\_ to \_\_\_\_, adopted the Ordinance as set forth herein below.

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

4 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the Culver  
5 City Municipal Code (CCMC), Title 17, Section 17.620,030, the following findings for a  
6 Zoning Code Amendment are hereby made:  
7

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

11 The proposed text amendment, will create consistency between the General Plan  
12 and Zoning Code relative to parking requirements. Policy 1.H of the General Plan  
13 calls for "Adequate Parking within each neighborhood to meet parking demands".  
14 Parking and associated costs are a critical concern within both newly developed  
15 and redeveloped sites. Existing development sites with current parking shortages  
16 are a constraint upon continued growth and redevelopment. Allowances for  
17 alternative parking provisions to maximize the number of parking spaces, such as  
18 stacked parking on existing sites, will help existing projects to grow and adapt to  
19 new demands for parking, and can remedy non-conforming parking situations.  
20 Allowing alternative parking for newly developed sites, including automated parking  
21 in either above ground or below ground parking structures, is a creative solution to  
22 manage parking operations, maximize on-site parking supplies, and utilize  
23 innovative parking technologies to create flexibility in meeting project parking  
24 needs and neighborhood parking demands. The proposed amendment will create  
25 consistency between the General Plan and the Zoning Code relative to off-site  
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1 parking requirements and will help ensure that parking supply adequately meets  
2 parking demand.

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

5 The proposed Zoning Code Amendment will help ensure that adequate parking is  
6 provided for land uses in Commercial and Industrial Zones ensuring that adequate  
7 parking supply protects adjacent neighborhoods from spillover parking in support of  
8 the public interest, health, safety, convenience and welfare of the City.  
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11 **3. The proposed amendment is in compliance with the provisions of the**  
12 **California Environmental Quality Act (CEQA).**

13 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act  
14 (CEQA), Zoning Code Text Amendment (P2016-0077-ZCA) is within the scope of the  
15 Culver City General Plan Update Program EIR approved on September 24, 1996  
16 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program  
17 Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under  
18 which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new  
19 significant information has been found that would impact either PEIR 1 or PEIR 2;  
20 therefore, no new environmental analysis is required.  
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24 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of  
25 the City of Culver City, California, hereby introduces the Ordinance approving Zoning  
26 Code Amendment ZCA P-2016-0077-ZCA amending Culver City Municipal Code (CCMC),  
27 Title 17 – Zoning (Zoning Code) Section 17.320.025 – Alternative Parking Provisions  
28 creating regulations for Automated, Semi-Automated, and Stacked Parking within  
29

1 Commercial and Industrial Zones as outlined in Exhibit "A," attached hereto and  
2 incorporated herein by reference.

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

9 **SECTION 4.** The City Council hereby declares that, if any provision, section,  
10 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared  
11 invalid or unconstitutional by any final action in a court of competent jurisdiction or by  
12 reason of any preemptive legislation, then the City Council would have independently  
13 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases  
14 or words of this ordinance and as such they shall remain in full force and effect.  
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18 APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
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20

21 \_\_\_\_\_  
22 JIM B. CLARKE, MAYOR  
23 City of Culver City, California

24 ATTESTED BY:

25 \_\_\_\_\_  
26 JEREMY GREEN, Deputy City Clerk

27 APPROVED AS TO FORM:

28   
29 CAROL A. SCHWAB, City Attorney

A16-01011

Zoning Code Amendment P2016-0077-ZCA  
Exhibit A

**17.320.025 - Alternative Parking Provisions**

**G. Automated, Semi-Automated, and Stacked Parking.** Automated, semi-automated and stacked parking may be provided to meet the on-site or off-site parking requirements of this Chapter for land uses in Commercial, Industrial, Planned Development or Special Purpose Zoning Districts subject to Conditional Use Permit approval pursuant to Chapter 17.530 by the Planning Commission or subject to Site Plan Review approval pursuant to Chapter 17.540 for any parking associated with a new building or a building addition greater than 5,000 square feet and subject to the following:

- a. Site Plan.** Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of required parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.
- b. Operations Plan.** Submittal of a parking operations plan describing the number of parking attendants and working hours; methods for automobile storage and retrieval during non-business hours; provisions for over-sized vehicle parking, handicapped parking, and short term parking (if applicable); vehicle retrieval and through-put times; and other information determined by the Director to be necessary.
- c. Permanent Structure and Screening.** All automated, semi-automated, and stacked parking shall be located within a permanent structure and screened in a manner to mitigate any potential visual impacts to surrounding properties. Alternatives to a permanent structure including but not limited to a freestanding permanent architectural screening structure or landscaping may be considered by the Planning Commission as part of a Conditional Use Permit or Site Plan Review approval on a case by case basis if it can be demonstrated to the satisfaction of the Planning Commission that the alternative provides a sufficient level of screening.
- d. Technical Studies.** Submittal of technical studies demonstrating that the proposed design and operation of the automated, semi-automated, or stacked parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation, and existing on-site improvements.
- e. Back-up Power.** Documentation that the automated, semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.
- f. Inspection Report.** A maintenance inspection report for any automated, semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.
- g. Non-Operation.** In the event the automated, semi-automated, or stacked parking facility is out of operation for more than two business days due to mechanical, operational, computer software, damage, or any other reasons, the owner shall submit an alternative parking plan within three days of non-operation to the Planning Division. The alternative parking plan shall provide parking to meet the required parking of the subject use which the automated, semi-automated, or stacked parking facility serves. The alternative parking may either be on-site or off-site and shall be approved by the Director.