

ATTACHMENT NO. 1

RESOLUTION NO. 2017-P024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT P2017-0227-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING (ZONING CODE) CHAPTER 17.610 - NONCONFORMING USES, STRUCTURES, AND PARCELS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2017-0227-ZCA)

WHEREAS on February 14, 2018, the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Text Amendment (P2017-0227-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.610 – Nonconforming Uses, Structures, and Parcels, fully considering all reports, studies, testimony, and environmental information presented, and decided to continue the hearing to a date uncertain; and

WHEREAS on June 13, 2018, the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Text Amendment (P2017-0227-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.610 – Nonconforming Uses, Structures, and Parcels, fully considering all reports, studies, testimony, and environmental information presented; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined, by a vote of __ to __, to recommend to the City Council approval of Zoning Code Amendment P2017-0227-ZCA, as set forth herein below.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

4 **1. The proposed amendment ensures and maintains internal consistency with**
5 **the goals, policies and strategies of all elements of the General Plan and will not**
6 **create any inconsistencies.**

7 The proposed Zoning Code Amendment is intended to correct ambiguities and clarify
8 the nonconforming sections of the Zoning Code in order to improve the implementation
9 of the Zoning Code, which implements the goals, objectives, and policies of the General
10 Plan. The existing Zoning Code language addresses nonconforming uses, structures,
11 and parcels. The proposed amendment will clarify and/or add code language regarding
12 expansion of non-conforming residential uses and demolition of nonconforming
13 residential structures. The proposed amendment creates internal consistency and
14 guidelines consistent with General Plan Land Use Element Implementation Measure 1.B
15 – Code Revisions because said amendment will define criteria for what should be
16 permitted and encouraged with regard to nonconforming residential uses and structures.

17 The amendment is consistent with General Plan Land Use Objective 1 – Neighborhood
18 Character because it will explicitly prohibit expansions of nonconforming residential uses
19 and establish thresholds for reconstruction of nonconforming residential structures,
20 thereby protecting the low- to medium-density character of residential neighborhoods.

21 Therefore the proposed Zoning Code Amendment does not conflict with the goals,
22 policies and strategies of any elements of the General Plan, nor create any
23 inconsistencies.

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

26 The proposed Zoning Code Amendment will help ensure that the Zoning Code is clear
27 and internally consistent with regard to nonconforming uses, structures, and parcels. It
28 will provide clear language for the expansion of non-conforming residential uses where
29 the General Plan Land Use Designation and Zoning are not consistent and ensure
nonconforming residential structures are reconstructed to code standards in instances
of significant demolition. Therefore the amendment will serve to improve the
implementation of the nonconforming section of the Zoning Code. Further, the proposed
amendment will more readily lead to compliance with current Code development
standards and restrictions that result in a more balanced community as envisioned by
the General Plan Land Use Element and Zoning Code. Such amendment is in support
of the public interest, health, safety, convenience and welfare of the City.

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

3 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
4 (CEQA), Zoning Code Amendment, P2017-0227-ZCA is within the scope of the Culver
5 City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and
6 the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR
7 approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and
8 PEIR 2 were prepared have not significantly changed and no new significant information
9 has been found that would impact either PEIR 1 or PEIR 2; therefore, no new
10 environmental analysis is required.

11 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
12 Commission of the City of Culver City, California, hereby recommends to the City Council
13 approval of Zoning Code Amendment P2017-0227-ZCA, as set forth in Exhibit A attached
14 hereto and made a part thereof.

15 APPROVED and ADOPTED this 13th day of June, 2018.

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18 _____
19 DANA SAYLES, AICP- CHAIRPERSON
20 PLANNING COMMISSION
21 CITY OF CULVER CITY, CALIFORNIA

22 Attested by:

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24 Susan Herbertson, Senior Planner
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