

1 RESOLUTION NO. 2017-P020

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
4 APPROVAL OF ZONING CODE AMENDMENT (P2017-0239-ZCA) AMENDING
5 CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE)
6 SECTION 17.400.065 – MIXED USE DEVELOPMENT STANDARDS, SECTION
7 17.320.020 TABLE 3-3A – RESIDENTIAL USES, AND RECOMMENDING
8 APPROVAL OF A RESOLUTION ESTABLISHING THE COMMUNITY BENEFIT
9 INCENTIVE PROGRAM IN CONNECTION WITH CCMC SECTION 17.400.065

10 (P2017-0239-ZCA)

11 WHEREAS on March 22, 2017 the Planning Commission conducted a duly noticed
12 public hearing on City-initiated Zoning Code Amendment (P2017-0239-ZCA) amending Culver
13 City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section 17.400.065 – Mixed
14 Use Development Standards, and Section 17.320.020 Table 3-3A – Residential Uses, fully
15 considering all reports, studies, testimony, and environmental information presented; and

16 WHEREAS, following conclusion of the public discussion and thorough
17 deliberation of the subject matter, the Planning Commission determined, by a vote of ___ to ___,
18 to recommend to the City Council approval of Zoning Code Amendment P2017-0239-ZCA,
19 and recommend approval of a resolution establishing the community benefit incentive
20 program in connection with CCMC Section 17.400.065 as set forth herein below.

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

25 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
26 CCMC, the following required findings for an amendment to the Zoning Code, as
27 outlined in CCMC Section 17.620.030.A, are hereby made:
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1 **1. The proposed amendment(s) ensure and maintain the internal**
2 **consistency with the goals, policies and strategies of all elements of the**
3 **General Plan and will not create any inconsistencies.**

4 The proposed Zoning Code text amendment is consistent with the General Plan
5 Land Use Goal 2 - *Economic Vitality that Services the Community and Protects the*
6 *Quality of Life*, Objective 6 - *Commercial Corridors*, Policy 6.A by encouraging the
7 revitalization of the physical character and economic wellbeing of the City's
8 commercial corridors by stimulating reinvestment within an expanded TOD District.
9 Additionally, the Zoning Code text amendment is consistent with the General Plan
10 Circulation Element Goal 1 – *Integrated Local and Regional Transportation*
11 *Systems that Serve Residential and Business Needs*, Objective 2 – *Public Transit*,
12 by advancing and implementing Policy 2.H “encourage public transit links to sites of
13 high trip-generating uses to maximize transit use by patrons and employees,” and
14 Policy 2.P “encouraging large developments to contribute to City transportation
15 capital and operation funding as part of project traffic mitigation measures.” The
16 proposed amendment will create consistency between the General Plan and the
17 Zoning Code relative to increased housing density within the TOD District along
18 Washington Blvd., a major commercial corridor, flexibility in parking standards
19 within the TOD District related to the proximity to the Expo Station, enhanced
20 mobility opportunities related to the expansion of the TOD District which brings
21 together housing, shopping and employment around mass transit, and the
22 introduction of affordable housing as a community benefit in the expanded TOD
23 District , which aligns with Objective 3 *Affordable Housing*, to encourage the
24 provision of housing opportunities for all members of the community.
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1 **2. The proposed amendment(s) would not be detrimental to the public**
2 **interest, health, safety, convenience or welfare of the City.**

3 The proposed Zoning Code Amendment provides an effective means of promoting
4 affordable housing, incorporate proximity within or near the TOD District in
5 establishing density and parking, to better consider acceptable development
6 standards and reliance on public resources and infrastructure including streets and
7 roadways in support of the public interest, health, safety, convenience and welfare
8 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
25 Planning Commission of the City of Culver City, California, hereby recommends to the
26 City Council approval of Zoning Code Amendment P2017-0239-ZCA, as set forth in
27 Exhibit A and Exhibit B attached hereto and made a part thereof.
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29 APPROVED and ADOPTED this 22nd day of November, 2017.

DANA SAYLES, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

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4 Attested by:

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6 Susan Yun, Senior Planner
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