

1 RESOLUTION NO. 2023-P002

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF A CITY-INITIATED ZONING CODE AMENDMENT P2022-0357-ZCA,
5 AMENDING VARIOUS PORTIONS OF THE CULVER CITY MUNICIPAL CODE
6 (CCMC), TITLE 17–ZONING CODE, RELATED TO CCMC SECTIONS;
7 17.400.100 RESIDENTIAL USES - ACCESSORY RESIDENTIAL STRUCTURES;
8 17.400.095 RESIDENTIAL USES -ACCESSORY DWELLING UNITS; 17.610.020
9 NONCONFORMING STRUCTURES;17.320.035–PARKING DESIGN AND
10 LAYOUT GUIDELINES AND TITLE 17, CHAPTER 17.700: DEFINITIONS.

11 (Zoning Code Amendment, P2022-0357-ZCA)

12 WHEREAS, on February 8, 2023, after conducting a duly noticed public hearing on a
13 City-initiated Zoning Code Amendment (P2022-0357-ZCA) amending various portions of the
14 Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, CCMC
15 Sections; 17.400.100 Residential Uses – Accessory Residential Structures; 17.400.095
16 Residential Uses – Accessory Dwelling Units; 17.610.020 Nonconforming Structures;
17 17.320.035 – Parking Design and Layout Guidelines and Title 17, Chapter 17.700: Definitions,
18 fully considering all reports, studies, environmental information, and testimony presented, the
19 Planning Commission, by a vote of __ to __, recommended to the City Council approval of
20 Zoning Code Amendment, P2022-0357-ZCA.

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

23 SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the
24 following required findings for an amendment to the Zoning Code, as outlined in CCMC Section
25 17.620.030.A, are hereby made:
26

- 27
28 **1. The proposed amendment ensures and maintains internal consistency with the**
29 **goals, policies and strategies of all elements of the General Plan, and, in the case of**
a Zoning Code Amendment, will not create any inconsistencies with this Title.

1 There are several unintended discrepancies in the Zoning Code that require corrections
2 and/or updates to apply the Zoning Code effectively and consistently. Also, sections of the
3 Code require revisions to make them consistent with recently enacted State Law. The
4 proposed Zoning Code Amendments are intended to: clarify various residential standards
5 related to accessory dwelling units and accessory residential structures as well as bring
6 standards into conformance with State Law governing accessory dwelling units; address a
7 conflict between standards for re-construction and expansion of existing legal non-
8 conforming accessory residential structures and unique physical circumstance for through
9 lots on the 4100 block of Charles Avenue; and provide clear language for certain definitions
10 for certain Zoning Code terms that are ambiguous. These amendments implement the
11 goals, objectives, and policies of the General Plan and create internal consistency. The
12 amendments further General Plan Land Use Element Implementation Measure 1 – Revise
13 the Zoning Ordinance, by changing and revising provisions to eliminate impediments to
14 reuse and rehabilitation of nonconforming structures, resulting in greater consistency within
15 the Code. The amendments also implement Measure 7 – Continue Current Planning
16 Administration, because the revised language results in improved Building Permit plan
17 check and Planning Entitlement review processes.

18 Development thresholds, as guided by the goals, objectives, policies, and strategies of all
19 General Plan elements will not be impacted because the Amendment does not introduce
20 new uses or changes in the allowable density/intensity of development. Development
21 proposals will continue to be subject to applicable review processes to and any conditions
22 of approval deemed necessary to reduce potential impacts. Thus, the proposed
23 Amendment will not create any inconsistencies and maintains internal consistency with the
24 goals, policies, and strategies of all elements of the General Plan.

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

27 There are several unintended discrepancies in the Zoning Code that require correction
28 and/or update to apply the Zoning Code effectively and consistently. The proposed Zoning
29 Code Amendments will help ensure that the Zoning Code is clear and internally consistent
with regard to residential development standards, Zoning Code definitions, and State law
regulating Accessory Dwelling Units. The amendments will serve to improve Current
Planning's implementation of General Plan policies and Zoning standards affecting
residential and commercial property owners and developers. The amendments support
the public interest, health, safety, convenience, and welfare of the City.

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

The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to
CEQA Guidelines Section 15061(b)(3), common sense exemption, because it can be seen
with certainty there is no possibility the Amendment will have a significant effect on the
environment. The Amendment, by itself, does not result in any physical changes in the

1 environment because it only clarifies and updates various discrepancies in the Zoning
2 Code, and does not result in changes to existing land use, density, or an intensification of
3 development beyond what the Zoning Code currently allows.

4 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
5 Commission of the City of Culver City, California, hereby recommends to the City Council
6 approval of City-initiated 2023 Annual Zoning Code Amendment, P2022-0234-ZCA, as set forth
7 in Exhibit A attached hereto and incorporated herein by this reference.

8 APPROVED and ADOPTED this 8th day of February 2023.

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10
11 _____
12 NANCY BARBA – CHAIRPERSON
13 PLANNING COMMISSION
14 CITY OF CULVER CITY, CALIFORNIA

15 Attested by:

16 _____
17 Ruth Martin del Campo, Administrative Clerk
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§ 17.400.095 RESIDENTIAL USES - ACCESSORY DWELLING UNITS.

Subsections A. through K. establish the standards for the development of an Accessory Dwelling Unit and Subsection L. establishes the standards for the development of a Junior Accessory Dwelling Unit, in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

A. Minimum Lot Size. No minimum lot size shall be required for an accessory dwelling unit.

B. Maximum Unit Size.

1. The maximum permitted unit size of an attached accessory dwelling unit, or an accessory dwelling unit located entirely within a proposed or existing primary dwelling unit, shall not exceed 850 square feet for a one-bedroom unit or 1,200 for a two or more-bedroom unit, or 50% of the gross square footage of the primary dwelling unit on the lot, whichever is less.

2. The maximum permitted size of a detached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,200 square feet for a two or more-bedroom unit.

3. Nothing in this Section shall prohibit any accessory dwelling unit that is at least 800 square feet, 18 feet in height if detached or 25 feet in height if attached, ~~16 feet in height~~, with four-foot side and rear yard setbacks, provided that the accessory dwelling unit is constructed in compliance with all other development standards of this Title.

4. Maximum permitted unit size shall include any floor area including basements and lofts confined from exterior wall to exterior wall.

C. Minimum Unit Size. The minimum unit size of an attached or detached accessory dwelling unit shall be at least 150 square feet, including a kitchen and at least one 3/4 bathroom.

D. Zones in which Accessory Dwelling Units may be Constructed. The construction, use, and maintenance of accessory dwelling units shall be permitted in areas zoned to allow single-family or multi-family dwelling residential use. For purposes of this Section 17.400.095, a multi-family dwelling unit ~~shall indicate~~ is two or more attached dwelling units on a single property.

E. Accessory Dwelling Unit Density. No more than one accessory dwelling unit is allowed on a property containing single-family dwellings, except that an accessory dwelling unit may be combined with a junior accessory dwelling unit described in Subsection L. ~~More than one a~~ Accessory dwelling units ~~is~~ are allowed on a property containing multi-family dwellings under ~~one of~~ the following circumstances:

1. Accessory dwelling units shall be allowed within the portions of existing multi-family structures on a lot containing multi-family dwelling units subject to the following conditions:

a. The number of accessory dwelling units shall not exceed 25% of the number of existing units, minimum one unit.

b. The accessory dwelling units shall only be located within areas that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

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c. Each accessory dwelling unit must comply with state building standards for dwellings.

2. A maximum of two detached, ~~new construction~~ accessory dwelling units shall be allowed on a property with existing multi-family dwelling units, with a maximum building height that complies with the standard established by the applicable Zoning District in which the subject property is located pursuant to Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards) and minimum side-yard and rear-yard setbacks of four feet.

F. Minimum Room Dimensions. Minimum room dimensions, including ceiling heights, floor area and width, shall meet the Uniform Building Code regulations in effect at the time of construction.

G. Location.

1. Accessory dwelling units may be attached to, or detached from and on the same lot as, a proposed or existing single-family dwelling, or within or detached from multi-family dwelling, and subject to compliance with front, side, and rear yard setback standards; or

2. Accessory dwelling units may be located entirely within a proposed or existing primary dwelling unit or accessory structure; provided, the accessory dwelling unit has independent exterior access from the existing primary dwelling or accessory structure, and the side and rear setbacks are sufficient for fire safety, as determined by the Culver City Fire Department.

3. Accessory dwelling units shall be prohibited in the hillside areas shown on Map 4-2.

H. Parking. Parking for an accessory dwelling unit and replacement parking when existing off-street parking for the primary dwelling unit is demolished or converted in conjunction with the construction of an accessory dwelling unit shall not be required.

I. Habitability. Accessory dwelling units are ~~entirely~~ fully habitable, and shall include independent kitchen and bathroom facilities. Accessory dwelling units shall be independent from the main home without internal access.

J. Occupancy Restrictions. Accessory dwelling units shall not be sold separately from the primary residence, and shall not be used for rentals of terms of 30 days or less. Owner occupancy is not required for accessory dwelling units.

K. Setbacks.

1. An accessory dwelling unit shall have side and rear yard setbacks of at least two feet from lot lines abutting a non-residential zone, street, or alley and at least four feet from lot lines when abutting a residential zone. An accessory dwelling unit shall abide by the front yard setback requirements of the zone in which it is located.

2. An accessory dwelling unit constructed entirely within a proposed or existing primary dwelling unit or accessory structure, which has ~~independent exterior access from the proposed or existing primary dwelling unit or accessory structure, and~~ side and rear setbacks that are sufficient for fire safety, as determined by the Culver City Fire Department, shall not be subject to setback standards for new development.

3. An accessory dwelling unit constructed above, or as a second story to, a garage or other accessory structure shall be setback a minimum of two feet from side and rear lot lines abutting a

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non-residential zone, street, or alley and a minimum of four feet from side and rear lot lines when abutting a residential zone. An accessory dwelling unit constructed above, or as a second story to, a garage or other accessory structure shall abide by the front yard setback requirements of the zone in which it is located.

4. Through Lots. An accessory dwelling unit constructed on a through lot is permitted to have a reduced setback of at least two feet from one front lot line along the property line that is of greater distance from the primary residence and/or the property line separating the parcel from the street of a higher classification or designation. In case of irregular lots, the Director shall determine which one front lot line is eligible for reduced setback.

L. Junior Accessory Dwelling Units. In addition to an accessory dwelling unit as provided in this Section, a junior accessory dwelling unit may be permitted on a property zoned for a single-family residences with one primary dwelling and no more than one detached ADU. The following establishes standards for junior accessory dwelling units.

1. Maximum Unit Size. A junior accessory dwelling unit may be up to 500 square feet.

a. Maximum permitted unit size shall include any floor area, including basements and lofts, confined from exterior wall to exterior wall.

b. A junior accessory dwelling unit proposed as part of a proposed single family dwelling shall be included in FAR calculations

2. Density. No more than one junior accessory dwelling unit is allowed on a property.

3. Location.

a. A junior accessory dwelling unit shall be located entirely within a proposed or existing primary dwelling unit, subject to the following:

i. A junior accessory dwelling shall be entirely within the walls of the proposed or existing single family residence. A junior accessory dwelling may be in an attached garage, but may not be in a detached accessory structure.

ii. A junior accessory dwelling unit shall have separate exterior access independent from the proposed or existing primary dwelling unit.

iii. If a junior accessory dwelling unit does not include a separate bathroom, the permitted junior accessory dwelling unit shall include both a separate entrance from the main entrance to the structure and an interior entry to the main living area.

b. Junior accessory dwelling units are prohibited in the Hillside Areas shown on Map 4-2.

4. Parking. No additional parking is required for a junior accessory dwelling unit. When existing off-street parking for the primary dwelling unit is demolished or converted in conjunction with the construction of a junior accessory dwelling unit, replacement parking is not required.

5. Habitability. Junior accessory dwelling units shall include an efficiency kitchen or kitchen which shall include a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit. **Junior**

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~~accessory dwelling units attached to the primary dwelling unit may share bathroom facilities with the primary dwelling unit.~~

6. Occupancy Restrictions. Junior accessory dwelling units shall not be sold separately from the primary dwelling unit and shall not be used for rentals of terms of 30 days or less. Owner occupancy is required for junior accessory dwelling units in either the remaining portion of the primary residence or the junior accessory dwelling unit.

M. Other Development Standards.

1. Unless stated in this Section, all other development standards for accessory dwelling units and junior accessory dwelling units shall apply according to the zone in which the subject property is located; including but not limited to, setbacks, building height, and distance between structures.

2. Conversion of Existing Structures. For the purpose of converting an existing structure into an accessory dwelling unit or junior accessory dwelling unit, an existing structure is defined as one of the following:

a. A structure that has been issued a building permit and has passed a final inspection or issued a certificate of occupancy; or

b. A structure that has been issued Deferred Compliance through the Amnesty Program or through Deferred Compliance by the Municipal Code Appeals Committee (MCAC).

N. Application Process. The following is the application process for accessory dwelling units and junior accessory dwelling units. [If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the City approves or denies the permit application to create the new single-family or multifamily dwelling.](#)

1. Applicant shall submit complete plan sets to the Building Safety Division. In order to be deemed complete, plans shall comply with all current applicable development standards, any applicable Division handout, and any additional information required by the Director in order to conduct a thorough review.

2. Prior to Building Permit issuance, applicant shall submit an Address Assignment Request Fee and Application to the [Current](#) Planning Division.

~~3. Prior to Building Permit final inspection and/or prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, projects resulting in 750 square feet or more of cumulative residential floor area for all accessory dwelling units located at the subject property shall pay In-Lieu Parkland Dedication fees pursuant to Section [15.06.300](#) (Park Dedication or Payment of Fees) of this Code.~~

[3. Applicant shall pay applicable New Development Fees pursuant to CCMC Chapter 15.06 and as allowed per State Law regulating Accessory Dwelling Units.](#)

§ 17.400.100 RESIDENTIAL USES - ACCESSORY RESIDENTIAL STRUCTURES.

This Section provides standards for accessory structures allowed in residential zoning districts in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

A. General Requirements for Accessory Structures in Residential Zoning Districts.

1. Relationship of accessory use to the main use. Accessory uses and structures shall be incidental to, and not alter, the residential character of the site. [A covenant may be required to be executed and recorded to ensure the accessory use and structure is identified and maintained consistent with the City’s approval, in accordance with Section 17.595.045 \(Covenants\).](#)

2. Allowable heights. The maximum allowable heights of accessory structures are specified in Table 4-4 (Maximum Heights for Accessory Structures in Residential Zoning Districts) below.

Table 4-4 Maximum Heights for Accessory Structures in Residential Zoning Districts	
<i>Applicable Zoning District</i>	<i>Maximum Height</i>
Single-Family Residential (R1), Two-Family Residential (R2) and Three-Family Residential (R3) Zoning Districts.	2 stories and 27 feet
Low Density Multiple-Residential (RLD), Medium Density Multiple-Residential (RMD) and High Density Multiple-Residential (RHD) Zoning Districts.	2 stories and 30 feet

3. Allowable setbacks.

a. The accessory structure shall have a setback of at least 2 feet from every perimeter property line abutting a non-residential zone, street, or alley and shall have a setback of at least 4 feet from every perimeter property line when the setback is adjacent to a residential zone, except that the setback shall be the same as that required for the primary dwelling in the zoning district in which the accessory structure is located, whenever the accessory structure:

- i** Exceeds 12 feet in height; or
- ii.** Is within a setback facing a public street right-of-way.

b. A single story, ground-level accessory residential structure containing a second story accessory dwelling unit shall be subject to setback regulations for accessory dwelling units. Any portion of an accessory residential structure that exceeds 12 feet in height, located on the second floor, or is within a setback facing a public street right-of-way ~~is subject to provision a. above~~ [shall comply with the same setbacks required for the primary dwelling in the corresponding zoning district.](#)

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c. If the accessory structure is a carport or garage, it shall be set back from a public street right-of-way as necessary to conform with the requirements of Subsection 17.320.035.N. (Special Parking Requirements for Residential Uses).

d. Partial reconstruction and additions to existing legal non-conforming accessory residential structures on through lots with frontages on both Charles Avenue and Milton Avenue shall be subject to provisions of Subsection 17.610.020.A.3.c (Alterations or Additions).

~~e.d.~~ Exceptions. The following structures are exempt from the accessory structure setback requirements, with a cumulative limit of 2 maximum of any combination of such accessory structures on 1 property.

i. Movable structures not exceeding 12 feet in height, including children’s play equipment, pet shelters, and similar structures, may be placed within a required side or rear setback without limitation on location.

ii. Portable storage sheds which are prefabricated, do not exceed 8 feet in height if flat roofed, nor 12 feet in height with eaves at a maximum of 8 feet for slope roofed, and are up to 120 square feet in area, may be placed within a required side or rear setback without limitation on location, except that they shall comply with Subsection 4 (Site Coverage) and 5 (Allowable Floor Area) as specified below.

iii. Trash enclosures may be placed within a required rear or side setback without limitation on location.

~~f.e.~~ ~~Second~~Two story ~~additions to existing~~ accessory residential structures will not be permitted unless:

i. Only one story is the accessory residential structure and the other story is a garage and/or accessory dwelling unit~~The existing accessory structure is a garage;~~

ii. The second story satisfies the same setback requirements that would be applicable to a primary dwelling in the applicable zoning district, unless the second story is an accessory dwelling unit only. See Figure 4-10.

4. Site coverage. Roofed accessory structures shall not occupy more than 50% of the required rear or side setbacks, provided that the Director may approve additional coverage where a replacement open area equivalent to the additional coverage over 50% is substituted elsewhere on the site, provided that:

a. The Director determines that the usability and location of the substitute area is equally satisfactory.

b. The substitute area does not exceed a slope of 10%, and has no dimension less than 15 feet.

5. Allowable Floor Area. The cumulative floor area for all accessory structures, including portable storage sheds, on a lot in a residential zone shall not exceed 800 square feet. The floor area

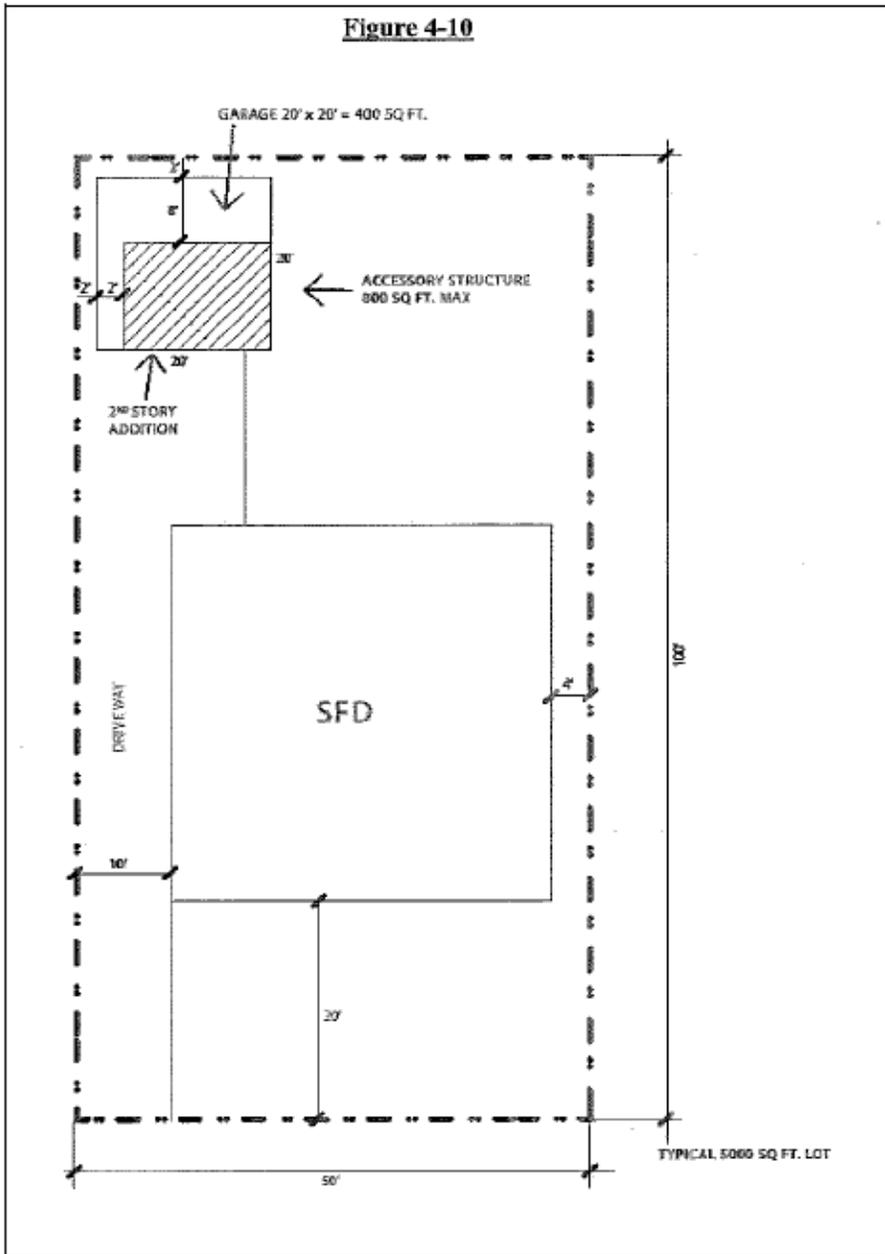
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of garages shall be included in such calculation; however, the floor area of other non-habitable accessory structures (including carports) shall not. See Figure 4-10.

6. Additional Standards. The following additional standards shall apply to accessory structures:

- a. No more than one 3/4 bathroom shall be permitted in any accessory structure, except for garages which are restricted as noted below.
- b. Wet bars are prohibited in accessory structures.
- c. Kitchens, including efficiency kitchens, and any appliances that can be used for preparing and/or cooking meals, are prohibited in accessory structures.
- d. Only a sink and drain (wash basin) are permitted in garages; bathrooms are not permitted within, nor accessible from, garages.

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(Ord. No. 2005-00 7 § 1 (part); Ord. No. 2013- 005 § 2 (part); Ord. No. 2017- 012 § 2 (part); Ord. No. 2020-01 0; Ord. No. 2021-012 § 3 (part))

CHAPTER 17.700: DEFINITIONS

§ 17.700.005 PURPOSE.

This Article provides definitions of terms and phrases used in this Title that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Article conflict with definitions in other provisions of the CCMC, these definitions shall control for the purposes of this Title. If a word is not defined in this Article, or in other provisions of the Title, the most common dictionary definition is presumed to be operative.

(Ord. No. 2005-007 § 1 (part))

§ 17.700.010 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES.

The following definitions are in alphabetical order.

Accessory Dwelling Unit, Junior. An attached residential dwelling unit within a proposed or existing single-family dwelling that is no more than 500 square feet in size. A junior accessory dwelling unit may share sanitary facilities with the primary dwelling unit but shall include a kitchen or efficiency kitchen consistent with applicable State and Building Code statutes. An Efficiency Kitchen includes all of the following: (a) A cooking facility with appliances and (b) A food preparation counter and storage cabinets that are of reasonable size in relation to the interior area of the Junior Accessory Dwelling Unit.

Banks and Financial Services. Financial institutions including*:

Banks and trust companies;	Credit agencies;
Credit unions;	Holding (but not primarily operating) companies;
Lending and thrift institutions;	Other investment companies;
Securities/commodity contract brokers and dealers;	Security and commodity exchanges;
Does not include check-cashing or payday-loan facilities.	Vehicle finance (equity) leasing agencies.

* Does not include check-cashing or payday-loan facilities.

Bay Window. A window formed as the exterior expression of a bay within a structure, a bay in this context being an interior recess made by the outward projection of the exterior finish of the exterior wall of a building with exterior bottom portion no less than six (6) inches above grade. The purpose of a bay window is to admit more light than would a window flush with the wall line. A bay window may be rectangular, polygonal, or arc-shaped. A bay window is also called an oriel, or

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oriel window, when it projects from an upper story and which may be supported by corbels. Bay windows may be multi-level. In addition the following shall apply to the definition herein:

1. Residential Bay Window. The maximum width for all bay windows combined for any one story shall be nine (9) feet or twenty five percent (25%) the width of the subject wall segment on which the bay window(s) is/are attached, whichever is greater. For row house style developments, the maximum width shall be nine (9) feet or twenty five percent (25%) the width of the subject unit on which the bay window(s) is/are attached, whichever is greater, a row house style development in this context being a series of attached single family dwelling units that may share side walls but that are not arranged with units on top of each other. Any one bay window shall be allowed to project no more than three (3) feet beyond the exterior finish of the exterior walls of the dwelling unit and shall be subject to maximum allowed projections into setbacks as described in CCMC Section 17.300.020.E.

2. Non-Residential Bay Window. The maximum width for all bay windows combined for any one story shall be forty percent (40%) the width of the subject wall segment on which the bay window(s) is/are attached. Any one bay window shall be allowed to project no more than three (3) feet beyond the exterior finish of the exterior walls of the structure and shall be subject to maximum allowed projections into setbacks as described in CCMC Section 17.300.020.E.

Catering Services. Preparation and delivery of food and beverages for off-site consumption which may include provisions for on-site pickup. A catering service ancillary to a primary restaurant use is included under the definitions of “Restaurants.” Does not include Food and Beverage Manufacturing Catering services.

Floor Area. Except as otherwise defined in this Title, Floor Area shall include any floor area, measured from exterior wall finish to exterior wall finish of a structure. All space within each floor shall be counted towards the area for that floor including, but not limited to, floor plates; common areas; bay window protrusions with bay window flooring that is less than 12 inches above the top surface of the interior finished floor and with unobstructed floor to ceiling interiors that do not include non-movable, built-in or bolted-in structures; hallways; mechanical or computer rooms; storage rooms; restrooms; and elevator and stair shafts. For residential structures, a staircase shall be counted only once if the area underneath the stairs is not accessible and not visible by way of solid walls encasing the area under the stairs. In subterranean parking levels, only areas not dedicated to vehicular and pedestrian circulation such as walkways parking spaces, drive aisles, and ramps shall be counted as floor area and may include but not be limited to storage and utility rooms, mechanical rooms, enclosed walkways, restrooms, and commercial spaces. Floor Area is considered the same as Gross Floor Area or Gross Square Footage and shall not include basements as defined herein and net new area or net new square footage.

Kitchen. Any room or space within a building used or designated for the cooking or preparation of food that includes at minimum, a stove and/or oven, refrigerator, a counter-top, a storage cabinet, and sink.

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Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including this Title. Portions of a Lot or Parcel that are within the public right-of-way and restricted by easement, or similar instrument, to sidewalk, alley, or street uses shall not be considered a part of the Lot or Parcel.

Types of lots include the following.

1. **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
2. **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior Lot.** A lot abutting only one street.
4. **Key Lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
5. **Reverse Corner Lot.** A corner lot, the rear of which abuts a key lot.
6. **Through Lot.** A lot with frontage on two generally parallel streets.

Figure 7-1
Examples of Lot Types

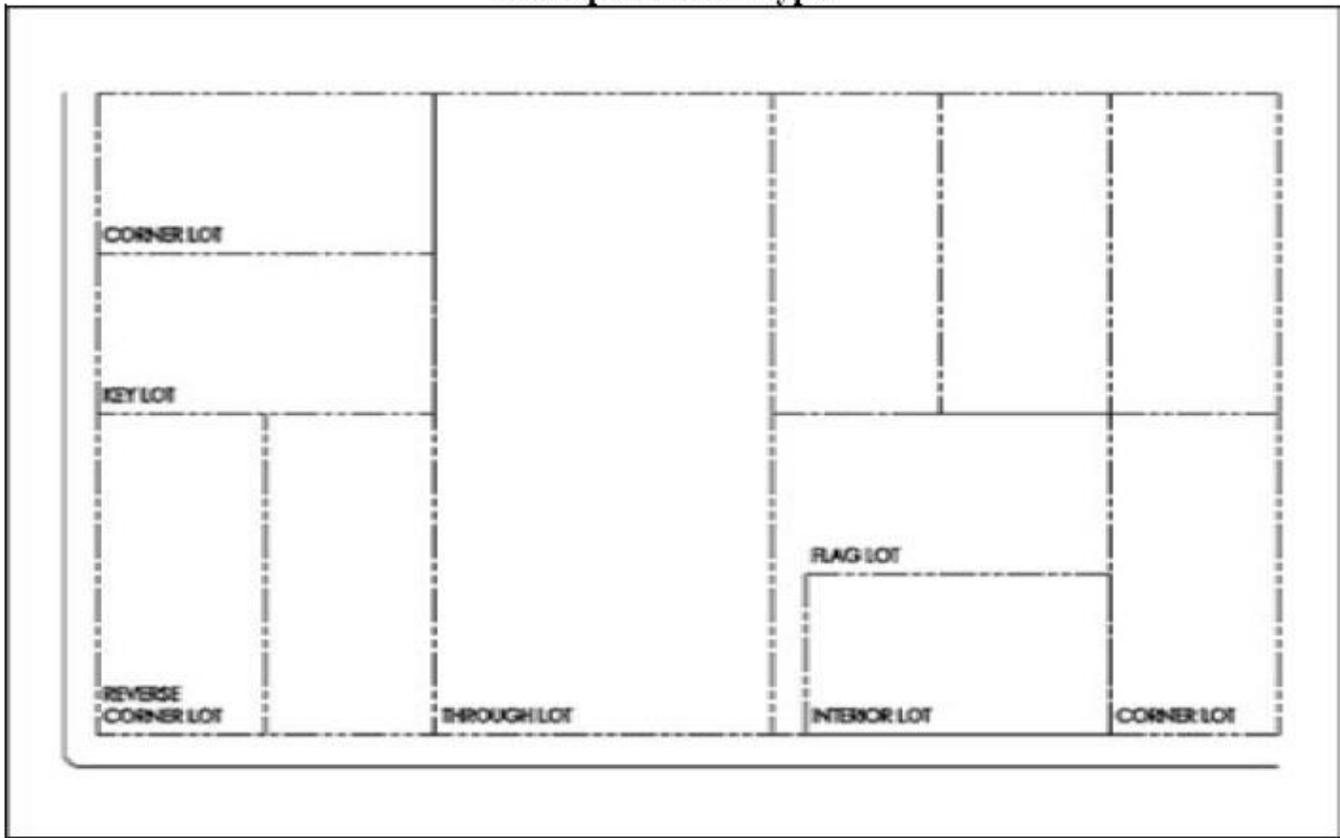
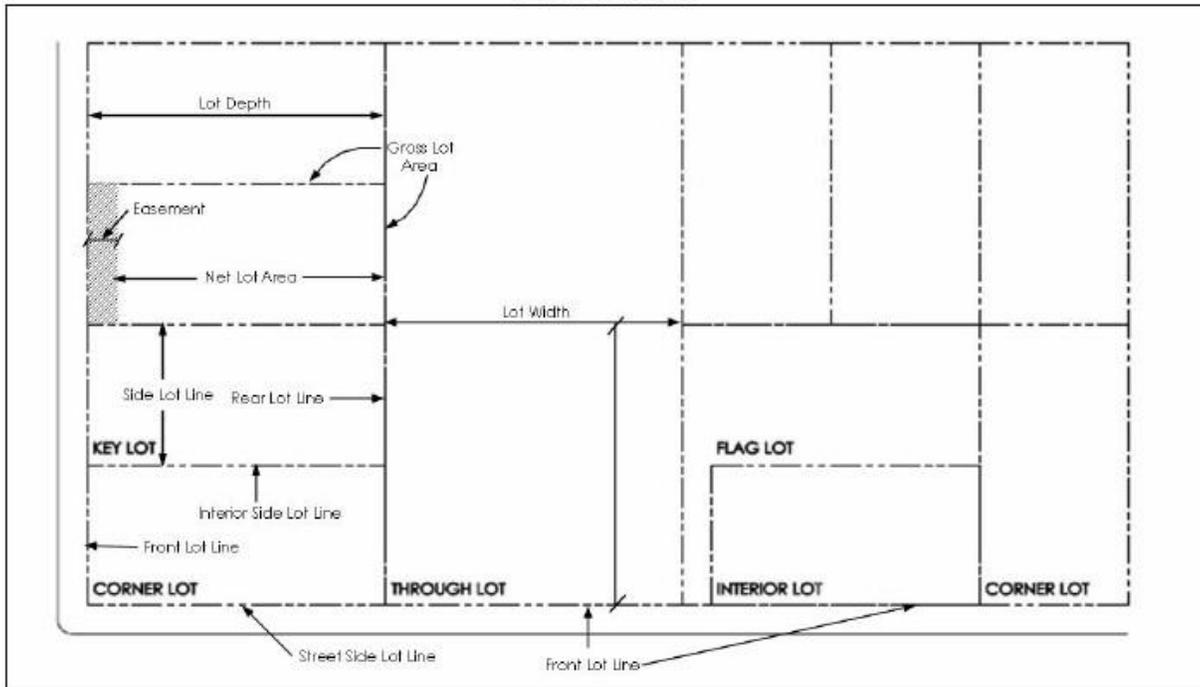


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Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The Lot Width of irregular shaped lots may be determined through a Zoning Clearance.

Figure 7-2
Lot Features



Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use. Portions of a Site that are within the public right-of-way and restricted by easement, or similar instrument, to sidewalk, alley, or street uses shall not be considered a part of the Site.

Street Line. The boundary between a street right-of-way and property. Portions of a property that are within the public right-of-way and restricted by easement, or similar instrument, to sidewalk, alley, or street uses shall not be considered a part of the property.

§ 17.320.035 – PARKING DESIGN AND LAYOUT GUIDELINES

N. Special Parking Requirements for Residential Uses.

1. **Driveway length.** Except as otherwise allowed by this Title, wWithin residential zoning districts, access for every parking space shall be provided by a paved driveway not less than 20 feet in length, measured from the end of the parking space to the nearest public or private street right-of-way line from which access to parking is provided, except uncovered spaces which may be located in

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accordance with Figure 3-11. In the R1 Zone, front-facing garages shall be set back at least 25 feet from the front property line.

2. Paving of street-facing setback. Within residential zoning districts, no more than 25% of any required setback facing a street shall be paved to provide access to on-site parking, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions) above (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area), or to comply with Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements). In addition to any required driveway paving in single-family, two-family and three-family residential projects, additional paving may be allowed for a pedestrian pathway leading to the entrance of the development provided the pedestrian path is not more than 4 feet in width. If the pedestrian path is not connected to the driveway, it shall be separated from the driveway by a minimum width of 3 feet and landscaped. If the pedestrian pathway is connected to the driveway, the maximum length of the connection shall not exceed 4 feet. Vehicles shall not be parked between the street property line and the front or side of a residential unit except on a driveway leading to a garage or carport, or on a designated uncovered parking space.

3. Covered parking. All parking shall comply with the requirements of Table 3-5 Covered Parking Requirements.

**Table 3-5
 Residential Covered Parking Requirements**

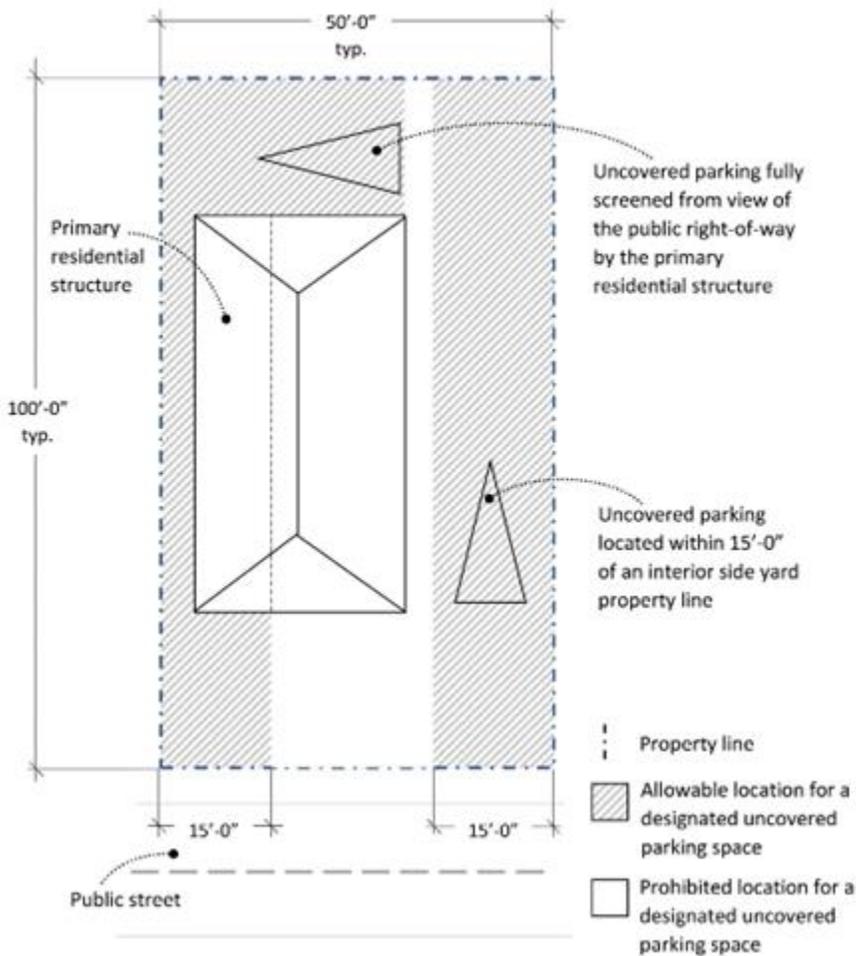
<i>Zoning District</i>	<i>Residential Unit(s)</i>	<i>Uncovered</i>	<i>1/2 Covered</i>	<i>Fully Covered</i>
R1 Zone (1)	Single family dwelling	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones (2)	Single family dwelling (alone)	[x]	[x]	[x]
R2, R33, RLD, RMD and RHD Zones (2)	Single family dwelling (plus one or more detached SFD, duplex or triplex)	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones	Duplex or triplex		[x]	
RLD, RMD and RHD Zones	Multiple family (4 or more units)		[x]	
CN, CG, CC, CD, and EWO Zones	Residential portion of a mixed use project			[x]
CN, CG, CC, CD, and EWO Zones	Live work unit		[x]	
All	Guest parking	[x]		

Notes:
 (1) In all residential zones and on properties developed with stand-alone residential uses, any uncovered parking provided shall be placed within 15 feet of a maximum of one interior side yard

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property line and/or shall be fully screened from view of the public street right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.

Figure 3-11 Allowable Residential Uncovered Parking Placement



§ 17.610.020 NONCONFORMING STRUCTURES.

A. Alterations or Additions. The construction, enlargement, expansion, extension, or reconstruction of a nonconforming structure shall be subject to the following.

1. Increase in area. The work shall be allowed if it results in an increase or enlargement of the area, space, or volume of the structure only if the structure is nonconforming with respect to setbacks,

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height, distance between structures, architectural projections, staircase and landing area encroachments, and the requirements of the Uniform Building Code are met. New additions and replacement structures shall meet the setback and height requirements of the zoning district in which the nonconforming structure is located except replacement structures required pursuant to § 17.610.025 - Exemptions and Exceptions.

2. Improvements to nonconforming multiple-family and non-residential primary structure(s).

a. Major improvement defined. A **Major Improvement** is an improvement that will add 10% or more, with a minimum of 750 square feet, to the existing gross floor area of the multiple-family or non-residential structure(s) on the site, as determined by the Building Official.

b. Minor improvement defined. If the City determines that the estimated value of the work for which the permit is requested is equal to 10% or more of the replacement value of the multiple-family or non-residential structure(s) on the site, but at least \$50,000 (to be adjusted annually each July 1st to reflect the increase in the Consumer Price Index for all Urban Consumers, Los Angeles/Riverside/Orange County Area, as established by the U.S. Department of Labor for the period from March of the preceding year through March of the current year), it shall be considered a **Minor Improvement**. In application of this Section, “work value” and “replacement value” shall be determined as follows.

i. Work value. Each permit shall indicate the value of the work to be performed. If the Building Official believes the work value estimate indicated on the permit is too low, the Building Official shall estimate the value of the proposed work for the purpose of this calculation.

ii. Replacement value. The replacement value of an existing structure shall be determined using tables of reconstruction costs published by the International Conference of Building Officials. The type of construction is determined, and a cost per square foot is derived from the table. This cost is multiplied by the number of gross square feet in the structure to obtain the estimated reconstruction cost of the structure.

iii. Commercial revitalization area. If the proposed minor improvements include exterior building facade improvements to an existing structure located within an area designated by the Council as a Commercial Revitalization Area, the portion of the work value devoted to exterior building facade improvements shall not be included in determining the 10% or \$50,000 enforcement threshold for minor improvements.

c. Incidental improvements defined. An improvement that does not qualify as a major or minor improvement shall be considered an **Incidental Improvement**.

d. Requirements. Whenever a permit for a major improvement or minor improvement to an existing nonconforming structure is requested, the Director shall not approve the application unless the requirements of Table 6-1 (Requirements for Major and Minor Improvements) are met.

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Table 6-1		
Requirements for Major and Minor Improvements		
Requirement	Major Improvement	Minor Improvement
1. Any sign on the subject site shall be in compliance with Chapter 17.330 (Signs).	X	X
2. All roof equipment screening shall be provided in compliance with § 17.300.035 (Screening).	X	X
3. All trash enclosures shall be provided, subject to the approval of the Sanitation Manager and the Director.	X	X
4. Parking lot landscaping, paving, screening, and striping shall meet all City requirements.	X	X
5. Fences, walls, and hedges shall comply with § 17.300.030 (Fences, Hedges, and Walls).	X	X
6. The project shall conform to the City's "Comprehensive Standard Conditions of Approval for Site Plan Review and Other Discretionary Planning and Zoning Applications," as adopted by the Commission.	X	X

3. Improvements, reconstruction, and new construction to nonconforming single-family, two-family, and three-family structure(s); accessory residential structures; and accessory dwelling units.

a. Reconstruction or partial reconstruction of a nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling unit that is/are not subject to § 17.610.025 - Exemptions and Exceptions, and that results in more than 50% demolition of both of the exterior wall surface area and building footprint, (measured from exterior wall to exterior wall), shall be completely reconstructed in conformance with current code required setbacks, and height. For purposes of this section, exterior wall surface area shall mean full height exterior walls from grade to roof including existing framing, exterior sidings, and interior sidings of said exterior walls.

b. If over a five (5) year period, the cumulative demolition of a nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling unit exceeds 50% of both the exterior wall surface area and building footprint, (measured from exterior wall to exterior wall), that is/are not subject to § 17.610.025 - Exemptions and Exceptions, then the nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling, shall be completely reconstructed in conformance with current code required setbacks, and height. For purposes of this section, exterior wall surface area shall mean full height exterior walls from grade to roof including existing framing, exterior sidings, and interior sidings of said exterior walls.

[c. Through Lots with Frontages on both Charles Avenue and Milton Avenue. Partial reconstruction, and/or additions to an existing legal non-conforming detached accessory residential structure on through lots with frontages on both Charles Avenue and Milton Avenue may be permitted in accordance with the following standards, provided 1\) the work does not result in](#)

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demolition exceeding the thresholds established in Subsection A.3.a or A.3.b, and/or 2) the accessory residential structure has not been previously modified pursuant to this Subsection A.3.c. In cases where this Subsection A.3.c does not apply, the work shall comply with the setback requirements in Section 17.400.100 – Accessory Residential Structures, driveway length standards in Section 17.320.035.N, and all other applicable code standards.

i. Existing legal non-conforming detached accessory residential structures may be partially reconstructed in the same location and to the same dimensions as the existing accessory residential structure.

ii. In addition, when there is an expansion of floor area of an existing legal non-conforming detached accessory residential structure, the proposed expansion may continue the horizontal building plane of the existing structure provided the proposed expansion is no greater than 12 feet in height, complies with the required side setback for the applicable zoning district, and provides a minimum 2-foot setback from one front lot line along the property line that is of greater distance from the primary residence and/or the property line separating the parcel from the street of a higher classification or designation.

iii. The existing legal non-conforming driveway length may be continued in conjunction with partial re-construction of an existing legal non-conforming detached garage pursuant to this Section. Modifications to an existing garage opening that result in a conforming minimum opening clearance in accordance with Section 17.320.035.C (Parking Space and Lot Dimensions) shall be permitted without requiring conformance to current driveway length standards.

iv. The accessory residential structure shall comply with all other applicable code standards required by this Title.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-005 § 2 (part); Ord. No. 2019-004 § 2 (part))