

PLANNING COMMISSION

Meeting of February 8, 2023

1 Email/eComment

For PH-1 – CONSIDERATION OF THE 2023 CITY-INITIATED ANNUAL ZONING CODE AMENDMENT MODIFYING VARIOUS SECTIONS OF THE ZONING CODE RELATED TO ACCESSORY RESIDENTIAL STRUCTURES, ACCESSORY DWELLING UNITS, DEFINITIONS, AND NONCONFORMING STRUCTURES; AND A STATUTORY EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061(B) (3).

MartinDelCampo, Ruth

From: Public Comment at Culver City
Sent: Wednesday, February 8, 2023 3:14 PM
To: MartinDelCampo, Ruth
Subject: FW: Planning Commission 2/8/23 Agenda Item PH-1
Attachments: 2023 Zoning Code Amendment.docx

From: Linda Shahinian <4lindashahinian@gmail.com>
Sent: Sunday, February 5, 2023 5:12 PM
To: Public Comment at Culver City <public.comment@culvercity.org>
Subject: Planning Commission 2/8/23 Agenda Item PH-1

Attached are my comments regarding the proposed Zoning Code Amendment. Most fall under the category of *proofing*. **Blue** are City proposed changes; ***Bold italics*** are my comments/questions; **red** are my suggested changes.

Linda Shahinian
Culver City resident

EXHIBIT A - 2023 ANNUAL ZONING CODE AMENDMENT

RESIDENTIAL USES – ACCESSORY DWELLING UNITS

E. 1. a. The number of accessory dwelling units shall not exceed 25% of the number of existing units, **minimum one unit. Why add “minimum one unit” when there are no fewer than one unit – no halves?**

G. 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** a multi-family dwelling, and subject to compliance with front, side, and rear yard setback standards; **Add an “a”**

I. Habitability. Accessory dwelling units **replace “are” with shall be** fully habitable and shall include independent kitchen and bathroom facilities. **Accessory dwelling units shall be independent from the main home without internal access. This new language does not seem related to “Habitability” and is already referenced on G.2. Perhaps delete it in “I” and combine it in G.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, **and no internal access to,** the existing primary dwelling or accessory structure, *etc.*

K.3. An accessory dwelling unit constructed above, or as a second story to, a garage or other accessory structure shall be setback **set back should be two words** a minimum...

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 **delete “s” from “residences” or delete “a” before “single-family”** with one primary dwelling and no more than one detached ADU. **Suggest spelling out Accessory Dwelling Unit for consistency as it is not abbreviated anywhere else in the document** The following establishes standards for junior accessory dwelling units. **Colon here instead of a period**

L.1.b. **Insert a period at the end of the sentence.**

N. Application Process. The following is the application process for accessory dwelling units and junior accessory dwelling units. **Replace this period with a colon.**

ACCESSORY RESIDENTIAL STRUCTURES

A.3. a. **Align i and ii** i Exceeds 12 feet in height; or
ii. Is within a setback facing a public street right-of-way.

A.3.e. **Replace period with colon.**

DEFINITIONS

Correct the spacing under Banks and Financial Services.

Floor Area. ...pedestrian circulation such as walkways parking spaces, **insert comma after “walkways”.**

Linda Shahinian, Culver City resident