

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 17.400.100 – RESIDENTIAL USES – ACCESSORY RESIDENTIAL STRUCTURES, 17.400.115 – TEMPORARY STORAGE CONTAINERS, AND CHAPTER 17.520 TEMPORARY USE, SPECIAL EVENT, AND TEMPORARY EVENT PERMITS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(Zoning Code Amendment, P2017-0100-ZCA)

WHEREAS on June 14, 2017, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2017-0100-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.400.100 – Residential Uses – Accessory Residential Structures, 17.400.115 – Temporary Storage Containers, and Chapter 17.520 – Temporary Use, Special Event, and Temporary Event Permits, and fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission adopted by a vote of 4 to 0, Resolution No. 2017-P010, recommending to the City Council approval of Zoning Code Amendment P2017-0100-ZCA, as set forth herein below; and

WHEREAS, on August 14, 2017, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2017-0100-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.400.100 – Residential Uses – Accessory Residential Structures, 17.400.115 – Temporary Storage Containers, and Chapter 17.520 – Temporary Use, Special Event, and Temporary Event Permits, fully considering all reports, studies, testimony, and environmental information presented, the City Council, by a vote of ___ to ___, introduced an ordinance approving Zoning Code Amendment P2017-0100-ZCA (the “Ordinance”), as set forth herein below.

1 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS:

3 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
4 Culver City Municipal Code (CCMC), the following required findings for an amendment
5 to the Zoning Code, as outlined in CCMC Section 17.620.030.A, are hereby made:
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7 **1. The proposed amendment ensures and maintains internal consistency**
8 **with the goals, policies and strategies of all elements of the General Plan and**
9 **will not create any inconsistencies.**

10 The proposed Zoning Code Amendment is intended to correct ambiguities and
11 internal consistency across different sections within the Zoning Code Sections
12 specified, in order to improve the implementation and enforcement of the Zoning
13 Code, which implements the goals, objectives, and policies of the General Plan.
14 The existing Zoning Code language addresses the subject of portable storage
15 sheds and temporary storage containers. The proposed amendment will simply
16 provide further clarification, and will provide a more streamlined procedure and
17 practical standards for processing temporary storage container requests. The
18 proposed amendments create internal consistency and guidelines consistent with
19 General Plan Land Use Element Objective 4, *Neighborhood Conditions*; in that by
20 specifying restrictions for portable sheds and storage including size, location, and
21 design, maintains the quality living environment throughout the City. Therefore the
22 proposed Zoning Code Amendment does not conflict with the goals, policies and
23 strategies of any elements of the General Plan, nor create any inconsistencies.
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1 **2. The proposed amendment would not be detrimental to the public**
2 **interest, health, safety, convenience or welfare of the City.**

3 The proposed Zoning Code Amendment will help ensure that the Zoning Code is
4 clear and internally consistent with regard to moveable/portable accessory
5 residential structures. It will also provide for a streamlined process for temporary
6 storage containers proposed under specific criteria. The amendment will serve to
7 improve the implementation and enforcement of the Zoning Code. Further, the
8 proposed amendment will continue to apply specific necessary development
9 standards and restrictions to ensure moveable/portable accessory residential
10 structures and temporary storage containers are allowed and approved in a
11 manner consistent with the orderly and character desired for the City, and in
12 support of the public interest, health, safety, convenience and welfare of the City.
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16 **3. The proposed amendment is in compliance with the provisions of the**
17 **California Environmental Quality Act (CEQA).**

18 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
19 (CEQA), Zoning Code Text Amendment (P2017-0100-ZCA) is within the scope of the
20 Culver City General Plan Update Program EIR approved on September 24, 1996
21 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program
22 Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances
23 under which PEIR 1 and PEIR 2 were prepared have not significantly changed and no
24 new significant information has been found that would impact either PEIR 1 or PEIR 2;
25 therefore, no new environmental analysis is required.
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1 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
2 Council of the City of Culver City, California, hereby introduces the Ordinance
3 approving Zoning Code Amendment P2017-0100-ZCA, amending Culver City
4 Municipal Code (CCMC), Title 17 – Zoning Code, Sections 17.400.100 – Residential
5 Uses – Accessory Residential Structures, 17.400.115 – Temporary Storage
6 Containers, and Chapter 17.520 – Temporary Use, Special Event, and Temporary
7 Event Permits, as set forth in Exhibit A attached hereto and made a part thereof.
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9 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
10 take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616
11 and 621 of the City Charter, prior to the expiration of fifteen days after the adoption,
12 the City Clerk shall cause this Ordinance, or a summary thereof, to be published in
13 the Culver City News and shall post this Ordinance or a summary thereof in at least
14 three places within the City.
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17 **SECTION 4.** The City Council hereby declares that, if any provision, section,
18 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or
19 declared invalid or unconstitutional by any final action in a court of competent
20 jurisdiction or by reason of any preemptive legislation, then the City Council would
21 have independently adopted the remaining provisions, sections, subsections,
22 paragraphs, sentences, phrases or words of this ordinance and as such they shall
23 remain in full force and effect.
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APPROVED and ADOPTED this ____ day of _____, 2017.

JEFFREY COOPER, MAYOR
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

JEREMY GREEN, City Clerk

CAROL SCHWAB, City Attorney