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RESOLUTION NO. 2017-P020

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

(P2017-0239-ZCA)

WHEREAS on March 22, 2017 the Planning Commission conducted a duly noticed public hearing on City-initiated Zoning Code Amendment (P2017-0239-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section 17.400.065 – Mixed Use Development Standards, and Section 17.320.020 Table 3-3A – Residential Uses, 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 P2017-0239-ZCA, and recommend approval of a resolution establishing the community benefit incentive program in connection with CCMC Section 17.400.065 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
2 CCMC, the following required findings for an amendment to the Zoning Code, as
3 outlined in CCMC Section 17.620.030.A, are hereby made:

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

7 The proposed text amendment, will create consistency between the General Plan
8 and Zoning Code relative to accessory dwelling units. Land Use Goal *Economic*
9 *Vitality that Services the Community and Protects the Quality of Life*, Objective 6
10 *Commercial Corridors*, calls to revitalize the physical character and economic
11 wellbeing of the City's commercial corridors. The proposed amendment will create
12 consistency between the General Plan and the Zoning Code relative to increased
13 housing density within the Transit Oriented Development District along Washington
14 Blvd. a major commercial corridor, as well as flexibility of parking standards due to
15 the proximity within and to the TOD District to facilitate commercial revitalization
16 along Washington Blvd., and the introduction of affordable housing as a community
17 benefit, which aligns with Objective 3 *Affordable Housing*, to encourage the
18 provision of housing opportunities for all members of the community.
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23 **2. The proposed amendment(s) would not be detrimental to the public**
24 **interest, health, safety, convenience or welfare of the City.**

25 The proposed Zoning Code Amendment provides an effective means of promoting
26 affordable housing, incorporate proximity within or near the TOD District in
27 establishing density and parking, to better consider acceptable development
28 standards and reliance on public resources and infrastructure including streets and
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1 roadways in support of the public interest, health, safety, convenience and welfare
2 of the City.

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

6 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
7 (CEQA), Zoning Code Text Amendment (P2016-0077-ZCA) is within the scope of the
8 Culver City General Plan Update Program EIR approved on September 24, 1996
9 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program
10 Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under
11 which PEIR 1 and PEIR 2 were prepared have not significantly changed and no new
12 significant information has been found that would impact either PEIR 1 or PEIR 2;
13 therefore, no new environmental analysis is required.
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17 **SECTION 2.** Pursuant to the foregoing recitations and findings, the
18 Planning Commission of the City of Culver City, California, hereby recommends to the
19 City Council approval of Zoning Code Amendment P2017-0239-ZCA, as set forth in
20 Exhibit A and Exhibit B attached hereto and made a part thereof.
21

22 APPROVED and ADOPTED this 22nd day of November, 2017.

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24 _____
25 DANA SAYLES, CHAIRPERSON
26 PLANNING COMMISSION
27 CITY OF CULVER CITY, CALIFORNIA

28 Attested by:

29 _____
Susan Yun, Senior Planner