

ATTACHMENT NO. 1

RESOLUTION NO. 2017-P024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT P2017-0227-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING (ZONING CODE) CHAPTER 17.610 - NONCONFORMING USES, STRUCTURES, AND PARCELS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2017-0227-ZCA)

WHEREAS on February 14, 2018, the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Text Amendment (P2017-0227-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.610 – Nonconforming Uses, Structures, and Parcels, fully considering all reports, studies, testimony, and environmental information presented, and decided to continue the hearing to a date uncertain; and

WHEREAS, on June 13, 2018, the Planning Commission continued the public hearing for the proposed amendments to June 27, 2018; and,

WHEREAS on June 27, 2018, the Planning Commission conducted a duly noticed public hearing on a City-initiated Zoning Code Text Amendment (P2017-0227-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.610 – Nonconforming Uses, Structures, and Parcels, 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 P2017-0227-ZCA, as set forth herein below.

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

3 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
4 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
5 Section 17.620.030.A, are hereby made:
6

7 **1. The proposed amendment ensures and maintains internal consistency with**
8 **the goals, policies and strategies of all elements of the General Plan and will not**
9 **create any inconsistencies.**

10 The proposed Zoning Code Amendment is intended to correct ambiguities and clarify
11 the nonconforming sections of the Zoning Code in order to improve the implementation
12 of the Zoning Code, which implements the goals, objectives, and policies of the General
13 Plan. The existing Zoning Code language addresses nonconforming uses, structures,
14 and parcels. The proposed amendment will clarify and/or add code language regarding
15 expansion of non-conforming residential uses and demolition of nonconforming
16 residential structures. The proposed amendment creates internal consistency and
17 guidelines consistent with General Plan Land Use Element Implementation Measure 1.B
18 – Code Revisions because said amendment will define criteria for what should be
19 permitted and encouraged with regard to nonconforming residential uses and structures.

20 The amendment is consistent with General Plan Land Use Objective 1 – Neighborhood
21 Character because it will explicitly prohibit expansions of nonconforming residential uses
22 and establish thresholds for reconstruction of nonconforming residential structures,
23 thereby protecting the low- to medium-density character of residential neighborhoods.

24 Therefore the proposed Zoning Code Amendment does not conflict with the goals,
25 policies and strategies of any elements of the General Plan, nor create any
26 inconsistencies.

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

29 The proposed Zoning Code Amendment will help ensure that the Zoning Code is clear
and internally consistent with regard to nonconforming uses, structures, and parcels. It
will provide clear language for the expansion of non-conforming residential uses where
the General Plan Land Use Designation and Zoning are not consistent and ensure
nonconforming residential structures are reconstructed to code standards in instances
of significant demolition. Therefore the amendment will serve to improve the
implementation of the nonconforming section of the Zoning Code. Further, the proposed
amendment will more readily lead to compliance with current Code development
standards and restrictions that result in a more balanced community as envisioned by

1 the General Plan Land Use Element and Zoning Code. Such amendment is in support
2 of the public interest, health, safety, convenience and welfare of the City.

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

5 Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
6 (CEQA), Zoning Code Amendment, P2017-0227-ZCA is within the scope of the Culver
7 City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and
8 the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR
9 approved on November 16, 1998 (PEIR 2). The circumstances under which PEIR 1 and
10 PEIR 2 were prepared have not significantly changed and no new significant information
11 has been found that would impact either PEIR 1 or PEIR 2; therefore, no new
12 environmental analysis is required.

13 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
14 Commission of the City of Culver City, California, hereby recommends to the City Council
15 approval of Zoning Code Amendment P2017-0227-ZCA, as set forth in Exhibit A attached
16 hereto and made a part thereof.

17 APPROVED and ADOPTED this 27th day of June, 2018.

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20 DANA SAYLES, AICP- CHAIRPERSON
21 PLANNING COMMISSION
22 CITY OF CULVER CITY, CALIFORNIA

23 Attested by:

24
25 Susan Herbertson, Senior Planner