

RESOLUTION NO. 2018-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT (P2018-0052-ZCA) AMENDING CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE) SECTION 17.400.095 – RESIDENTIAL USES – ACCESSORY DWELLING UNITS.

(P2017-0052-ZCA)

WHEREAS on March 22, 2017 the Planning Commission conducted a duly noticed public hearing on City-initiated Zoning Code Amendment (P2017-0052-ZCA) amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section 17.400.095 – allowing accessory dwelling units through a ministerial approval and modifying the development standards in compliance with State law, fully considering all reports, studies, testimony, and environmental information presented; and

WHEREAS, on April 24, 2017, the City Council considered the Planning Commission's recommendation and adopted Ordinance No. 2017-007, which amended the review process and development standards for ADUs found in Section 17.400.095 of the Culver City Municipal Code, and the expanded land use table for Residential Zones set forth in Section 17.210.015; and

WHEREAS on July 25, 2018 the Planning Commission conducted a duly noticed public hearing on City-initiated Zoning Code Amendment (P2018-0052-ZCA) to further amend Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section 17.400.095 – modifying the development standards as it relates to accessory dwelling units in compliance with recently adopted State law that went into effect on January 1, 2018, fully considering all reports, studies, testimony, and environmental information presented; and

1 WHEREAS, following conclusion of the public discussion and thorough
2 deliberation of the subject matter, the Planning Commission determined, by a vote of __ to
3 __, to recommend to the City Council approval of Zoning Code Amendment P2018-0052-
4 ZCA, as set forth herein below.

5
6
7 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
8 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

9 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
10 CCMC, the following required findings for an amendment to the Zoning Code, as
11 outlined in CCMC Section 17.620.030.A, are hereby made:
12

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

16 The proposed text amendment, will create consistency between the General Plan
17 and Zoning Code relative to accessory dwelling units. Objective 4 Housing Access
18 of the General Plan Housing Element calls to improve access to quality housing for
19 all members of the community by eliminating discrimination, reducing physical
20 constraints, increasing the number of affordable housing units, and supporting
21 access to emergency shelters. The proposed amendment is intended to comply
22 with current State housing law in an effort to create new affordable housing
23 opportunities. The proposed amendment will create consistency between the
24 General Plan and the Zoning Code relative to accessory dwelling unit requirements
25 and will help promote housing opportunities for families of all income levels to help
26
27
28
29

1 maintain the family-oriented character of the City in the future (Housing Element
2 Policy 4.B).

3 **2. The proposed amendment(s) would not be detrimental to the public**
4 **interest, health, safety, convenience or welfare of the City.**

5 The proposed Zoning Code Amendment will ensure compliance with current State
6 housing law, which mandates that accessory dwelling units be considered
7 ministerially without discretionary review. The proposed amendment provides an
8 effective means of affordable housing in Culver City. Additionally, the proposed
9 amendments consider acceptable living conditions including unit size, room
10 dimensions, habitability, and design standards in support of the public interest,
11 health, safety, convenience and welfare of the City.
12
13

14
15 **3. The proposed amendment is in compliance with the provisions of the**
16 **California Environmental Quality Act (CEQA).**

17 The proposed Zoning Code Amendment is exempt from the California
18 Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section
19 15282(h), as set forth in Section 21080.17 of the Public Resources Code, which
20 pertains to the adoption of an ordinance regarding accessory dwelling units in a
21 single-family or multifamily residential zone to implement the provisions of
22 Government Code Sections 65852.1 and 65852.2. In addition, per CEQA
23 Guidelines Section 153303(a), Class 3 Categorical Exemption, the development of
24 second dwelling unit is exempt from environmental review, as that type of project
25 has been determined not to have a significant effect on the environment.
26
27
28
29

1 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby recommends to the City
3 Council approval of Zoning Code Amendment P2018-0052-ZCA, as set forth in
4 Exhibit A and Exhibit B attached hereto and made a part thereof.

5 APPROVED and ADOPTED this 25th day of July, 2018.

6
7
8 
9 _____, CHAIRPERSON
10 PLANNING COMMISSION
 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

12 
13 _____
 Susan Herbertson, Senior Planner