

1 RESOLUTION NO. 2018-P009

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF ZONING CODE AMENDMENT P2018-0223-ZCA, AMENDING CULVER
5 CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING (ZONING CODE)
6 CHAPTER 17.260 – OVERLAY ZONES, AS SET FORTH IN EXHIBIT “A”
7 ATTACHED HERETO.

8 (ZONING CODE AMENDMENT, P2018-0223-ZCA)

9 WHEREAS on January 9, 2019, after conducting a duly noticed public hearing on
10 City-initiated Zoning Code Text Amendment (P2018-0223-ZCA) amending Culver City
11 Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Chapter 17.260 – Overlay Zones,
12 fully considering all reports, studies, testimony, and environmental information presented, the
13 Planning Commission determined, by a vote of ___ to ___, to recommend to the City Council
14 approval of Zoning Code Amendment P2018-0223-ZCA, as set forth herein below.

15 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
16 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

17 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
18 the following required findings for an amendment to the Zoning Code, as outlined in
19 CCMC Section 17.620.030.A, are hereby made:
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21 **1. The proposed amendment ensures and maintains internal consistency**
22 **with the goals, policies and strategies of all elements of the General Plan and**
23 **will not create any inconsistencies.**
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25 The proposed Zoning Code Amendment is intended to promote sensible and
26 cohesive single family residential design and construction in the Culver Crest
27 Neighborhood. The amendments will improve the implementation of the Zoning
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1 Code, which implements the goals, objectives, and policies of the General Plan. The
2 existing Zoning Code language allows for single-family residential design and
3 construction that does not take into account the unique topographical and roadway
4 capacity features of the Culver Crest Neighborhood. The proposed Zoning Code
5 Amendment will add language to the Zoning Code better regulating single-family
6 design and construction in the Culver Crest Neighborhood that respects existing
7 topographical and roadway features. The proposed Zoning Code Amendment is
8 consistent with General Plan Land Use Element Use Objective 1 to protect the low-
9 to medium-density character of residential neighborhoods throughout the City and
10 Objective 4 to maintain quality living environments throughout the City. Therefore,
11 the proposed Zoning Code Amendment does not conflict with the goals, policies, and
12 strategies of any elements of the General Plan, nor create any inconsistencies.
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15 **2. The proposed amendment would not be detrimental to the public**
16 **interest, health, safety, convenience or welfare of the City.**
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18 The proposed Zoning Code Amendment was drafted at the request of City Council
19 due to concerns from Culver Crest residents about overbuilding in the Culver Crest
20 neighborhood and the stability of the hillside. The proposed amendments are a result
21 of a study conducted by John Kaliski Architects (the consultant) which determined
22 appropriate measures to better regulate single-family residential design and
23 construction in the Culver Crest Neighborhood. The proposed Zoning Code
24 Amendment provides clear language for the development standards that will regulate
25 single-family homes consistent with the development constraints of the hillside
26 neighborhood. This will ensure that new construction is not detrimental to the ability
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1 of the Culver Crest neighborhood to provide high quality living conditions for
2 residents in regards to building size, slope stability, and roadway capacity.
3 Therefore, the Zoning Code Amendment will not be detrimental to the public interest,
4 health, safety, convenience, and welfare of the City.

5 **3. The proposed amendment is in compliance with the provisions of the**
6 **California Environmental Quality Act (CEQA).**
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8 The proposed Zoning Code Amendment P2018-0223-ZCA is considered a project
9 pursuant to the California Environmental Quality Act (CEQA). The Project is
10 considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3)
11 because it can be seen with certainty that there is no possibility that the Project to
12 amend Zoning Code Chapter 17.260 – Overlay Zones will have a significant effect
13 on the environment. The Project by itself, does not result in any physical changes in
14 the environment because it will only amend the Zoning Code to regulate
15 development standards for the Culver Crest Neighborhood and does not result in an
16 intensification of development beyond what the Zoning Code already currently
17 allows.
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20 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
21 Commission of the City of Culver City, California, hereby recommends to the City
22 Council approval of Zoning Code Amendment P2018-0223-ZCA, as set forth in Exhibit
23 A attached hereto and made a part thereof.
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1 APPROVED and ADOPTED this 9th day of January, 2019.

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4 EDWARD OGOSTA- CHAIRPERSON
5 PLANNING COMMISSION
6 CITY OF CULVER CITY, CALIFORNIA

7 Attested by:

8
9 Planning Commission Secretary

Chapter 17.260 - OVERLAY ZONES

Sections:

- 17.260.005 - Purpose
- 17.260.010 - Applicability of Overlay Zones
- 17.260.015 - Residential Zero Setback Overlay (-RZ)
- 17.260.020 - Commercial Zero Setback Overlay (-CZ)
- 17.260.025 - Redevelopment Project Area Overlay (-RP)
- 17.260.030 - Civic Center Overlay (-CV)
- 17.260.035 - East Washington Boulevard Overlay (-EW)
- [17.260.040 – Culver Crest/Hillsides Overlay \(-CC\)](#)

17.260.040 - Culver Crest/Hillsides Overlay (-CC)

- A. Purpose.** The purpose of establishing the Culver Crest/Hillsides Overlay (-CC) is to provide the zoning regulations necessary for the sustainable development of hillside neighborhoods in Culver City.
 - B. Allowable Land Uses and Permit Requirements.** Allowable land uses and required permits shall be established by the applicable underlying zone.
 - C. Development Requirements.** Development requirements shall be regulated by Table 2-12. Wherever the –CC Overlay zone is silent on a matter, the corresponding regulation of the underlying zone shall apply.
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Table 2-12
Culver Crest/Hillside Overlay Development Standards (-CC)

<u>Development Feature</u>	<u>Requirement by -CC Overlay</u>	
<u>Maximum Number of Dwelling Units Allowed per Parcel</u>	<u>1 Unit</u>	
<u>Dwelling Size (A)</u>		
<u>Maximum Area</u>	<u>Slope</u>	<u>FAR</u>
	<u><15%</u>	<u>0.45</u>
	<u>15% to 30%</u>	<u>0.40</u>
	<u>30% to 45%</u>	<u>0.35</u>
	<u>45% to 60%</u>	<u>0.30</u>
	<u>>60%</u>	<u>0.25</u>
<u>Setbacks</u>	<u>Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).</u>	
<u>Front</u>	<u>20 feet – Single Story Structure</u>	
	<u>30 feet – Second Story of Two Story Structure</u>	
<u>Side (B)</u>	<u>First Floor: 10% of lot width, but not <5 feet and not >10 feet</u>	
	<u>Second Floor (Narrow Setback): 16% of lot width, but not <8 feet and not >16 feet</u>	
	<u>Second Floor (Wide or Street-Facing Setback): 24% of lot width, but not < 12 feet and not >24 feet.</u>	
<u>Rear</u>	<u>15 Feet</u>	
<u>Height Limit(C)</u>	<u>Slope</u>	<u>Height</u>
	<u><50%</u>	<u>Flat Roof – 2 Stories and 26 feet</u>
		<u>Sloped Roof – 2 Stories and 30 feet</u>
	<u>50% to 100%</u>	<u>1 Story and 14 feet</u>
<p>(A) <u>Minimum allowable floor area in the hillside area, regardless of lot size is 2,500 square feet.</u></p> <p>(B) <u>An applicant can exceed minimum required setback but cannot reduce minimum required setback.</u></p> <p>(C) <u>Any parapet is included as part of the flat roof height standard.</u></p>		

D. Definitions: The following definitions will relate to residentially zoned property in the -CC Overlay:

a. Attic – The area between roof framing and the ceiling of the rooms below that is not habitable per Building Code standard, but may be reached by ladder and used for storage or mechanical equipment. An attic with at least 70 square feet of floor area with a ceiling height greater than seven (7) feet shall be counted towards floor area and as a story.

b. Covered – Any enclosed, semi-enclosed, or unenclosed building area that is covered by a solid roof.

c. Dwelling Unit – Any structure designed or used for shelter or housing that contains permanent provisions for sleeping, eating, cooking, and sanitation occupied by or intended for one or more persons on a long term basis. A dwelling unit shall have no more than one kitchen.

d. Floor Area, Residential – Residential floor area shall include mezzanines, covered porches, covered patios, and accessory buildings in addition to any floor area within the main dwelling unit. Floor area shall be defined as the area confined from exterior wall to exterior wall. Areas within a ceiling height greater than one story, as defined by this Title, will be counted twice towards floor area. Staircases, elevator shafts, and the like, shall be counted as one plane per floor.

e. Kitchen – Any room or space within a structure containing a combination of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, refrigerator exceeding six cubic feet, and sink.

f. Mezzanine/Loft – An intermediate or fractional floor area between the floor and ceiling of a main story. A mezzanine/loft floor area shall be deemed a full story in case it covers more than one-third of the area of the story directly underneath said mezzanine/loft area or the floor to plate height of the mezzanine/loft exceeds 14 feet.

g. Story – That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above. A story shall be defined as the floor to plate height and can be no taller than 14-feet.
