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RESOLUTION NO. 2019-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT P2019-0058-ZCA, ESTABLISHING "CORPORATE HOUSING" AS A NEW PERMITTED LAND USE WITH NEW DEFINITIONS, USE AND DEVELOPMENT STANDARDS, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING CODE; SECTION 17.220.015 – COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS, 17.320.020 – NUMBER OF PARKING SPACES REQUIRED, 17.400 – STANDARDS FOR SPECIFIC LAND USES AND 17.700.010 – DEFINITIONS, AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO.

(ZONING CODE AMENDMENT, P2019-0058-ZCA)

WHEREAS on March 27, 2019, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2019-0058-ZCA) establishing "Corporate Housing" as a new permitted land use with new definitions, use and development standards, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 – Commercial District Land Uses and Permit Requirements, 17.320.020 – Number of Parking Spaces Required, 17.400 – Standards for Specific Land uses and 17.700.010 – Definitions, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission determined, by a vote of __ to __, to recommend to the City Council approval of Zoning Code Amendment P2019-0058-ZCA, as set forth herein below.

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

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

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

4 The proposed Zoning Code Amendment is intended to provide additional housing
5 options in Culver City. The amendments will improve the implementation of the
6 Zoning Code, which implements the goals, objectives, and policies of the General
7 Plan. The existing Zoning Code language allows for hotels stays of less than 30
8 days but does not consider extended stay lodgings that may be needed by certain
9 populations. The proposed Zoning Code Amendment will add language to the
10 Zoning Code to allow for stays in hotel rooms of greater than 30 days but less than
11 365 days. The proposed Zoning Code Amendment is consistent with General Plan
12 Goals and Policies. Therefore, the proposed Zoning Code Amendment does not
13 conflict with the goals, policies, and strategies of any elements of the General Plan,
14 nor create any inconsistencies.

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

17 The proposed Zoning Code Amendment was drafted to prepare Culver City to
18 accommodate employees associated with expanding creating and technology offices
19 in the City. The proposed Zoning Code Amendment provides clear language for the
20 definitions that will define corporate housing and how it will be permitted in city zones.
21 Allowing longer stays at hotels is not seen as detrimental to health, safety, and
22 welfare as the hotels themselves will be built and function to all applicable code
23 24 25 26 27 28 29

1 requirements. Therefore, the Zoning Code Amendment will not be detrimental to the
2 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 The proposed Zoning Code Amendment P2019-0058-ZCA is considered a project
6 pursuant to the California Environmental Quality Act (CEQA). The Project is
7 considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3)
8 because it can be seen with certainty that there is no possibility that the Project to
9 amend the Zoning Code will have a significant effect on the environment. The
10 Project by itself, does not result in any physical changes in the environment because
11 it will only amend the Zoning Code to allow hotel stays longer than 30 days that will
12 not result in an intensification of development beyond what the Zoning Code already
13 currently allows.
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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Zoning Code Amendment P2019-0058-ZCA, as set forth in Exhibit A attached hereto and made a part thereof.

APPROVED and ADOPTED this 27th day of March, 2019.

EDWARD OGOSTA- CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

Chapter 17.220 - COMMERCIAL ZONING DISTRICTS

17.220.015 - Commercial District Land Uses and Permit Requirements

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P	-	-	P	
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	17.400.045
Emergency shelters	CUP	CUP	CUP	-	-	-	17.400.046
Hotels and motels Hotel/Motel/Corporate Housing	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs	-	P	P	P(2)	P	P	
Medical services - Hospitals	-	P	P	P	-	P	
Mortuaries	-	P	P		-	P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care	-	AUP	AUP	-	AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP	-	AUP	AUP	17.400.080
Vehicle services - Accessories installation	-	P	-	-	P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP	-	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	17.400.125
Vehicle services - Towing, no storage	-	P	P	-	-	P	17.400.125
Veterinary clinics and animal hospitals	-	AUP	AUP	-	AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	-	P	P	P	-	P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

Chapter 17.320 - OFF-STREET PARKING AND LOADING

17.320.020 - Number of Parking Spaces Required

H. Table 3-3. Parking Requirements by Land Use.

2. Commercial uses.

Table 3-3B

Land Use Type: Commercial Uses (1)(4)	Vehicle Spaces Required
Hotels and motels Hotel/Motel/Corporate Housing	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.

Notes:

- (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.
- (4) Shopping Cart Storage. Parking facilities for commercial uses that offer shopping carts for use by patrons shall contain shopping cart storage areas when appropriate. Shopping cart storage areas shall not be located in required parking spaces.

Chapter 17.700 - DEFINITIONS

17.700.010 - Definitions of Specialized Terms and Phrases

The following definitions are in alphabetical order:

C. Definitions, “C”.

Corporate Housing. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to general public for long term lodging purposes of greater than 30 days but less than 365 days. Corporate housing typically includes a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses.

H. Definitions, “H”.

Hotel or Motel. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses. For stays of longer than 30 days up to 365 days see “Corporate Housing”.