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RESOLUTION NO. 2020-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CITY-INITIATED COMPREHENSIVE ZONING CODE AMENDMENT P2020-0078-ZCA, AMENDING VARIOUS SECTIONS OF THE CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17: ZONING CODE, RELATED TO FAMILY DAYCARE HOMES, RESIDENTIAL DEVELOPMENT STANDARDS, COMMERCIAL AND INDUSTRIAL STANDARDS AND USES, SMOKING REGULATIONS IN OUTDOOR DINING AND RETAIL AREAS, AND PARKING REQUIREMENTS.

(ZONING CODE TEXT AMENDMENT, P2020-0078-ZCA)

WHEREAS, City-initiated Zoning Code Amendment P2020-0078-ZCA consists of comprehensive amendments to various portions of Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), in order to correct and/or update several unintended discrepancies in the Zoning Code to effectively and consistently apply the Zoning Code; and

WHEREAS the proposed Zoning Code Amendment addresses the following topics:

- *Family Daycare Homes*. Provides new regulations to be consistent with State law; and
- *Residential Basements in R1*. Extend basement allowances in other residentially zoned areas;
- *Front Building Setback Area*. Clarify paving standards for pedestrian pathways in residential front yard setbacks;
- *Minimum Building Separation*. Provide minimum distances between detached primary dwelling units and accessory dwelling units;
- *Parking Update*. Parking ratio for single room occupancy units and micro units;
- *Building Setbacks*. Provide consistent application of alley credits for building setback requirements for mixed use structures and commercial structures;

- *Outdoor Dining Areas.* Provide smoking regulations in outdoor dining areas.
- *Parking Exclusive Use and Wheel Stops.* Establishes exclusive on-site parking use and eliminates use of wheel stops; and

WHEREAS on April 22, 2020, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment P2020-0078-ZCA, amending various portions of the Zoning Code, as noted above, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission, by a vote of ___ to ___, recommended to the City Council approval of Zoning Code Amendment P2020-0078-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. The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies.

There are several unintended discrepancies in the Zoning Code that require correction and/or update to effectively and consistently apply the Zoning Code. The proposed Zoning Code Amendments are intended to create consistency between various residential and commercial development standards and bring family daycare home regulations into compliance with State law. These amendments implement the goals, objectives, and policies of the General Plan and create internal consistency furthering General Plan Land Use Element Implementation Measure 7 – Continue Current Planning Administration. The measure states that Planning Staff will assist property owners and developers in the day to day administration of General Plan policies and Zoning Code regulations that implement those policies. These amendments will assist in that administration and implementation.

The proposed Zoning Code Amendments do not conflict with the goals, policies and strategies of any elements of the General Plan, nor create any inconsistencies.

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

3 There are several unintended discrepancies in the Zoning Code that require correction
4 and/or update to effectively and consistently apply the Zoning Code. The proposed
5 Zoning Code Amendments will help ensure that the Zoning Code is clear and internally
6 consistent with regard to residential and commercial development standards and bring
7 family daycare home regulations into compliance with State law. The amendments will
8 serve to improve Current Planning's implementation of General Plan policies and Zoning
9 standards affecting residential and commercial property owners and developers.
10 Further, the proposed amendments will bring certain provisions into compliance with
11 State law. The amendments support the public interest, health, safety, convenience and
12 welfare of the City.

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

15 Pursuant to CEQA Guidelines Section 15061(b) (3), the proposed Project is exempt,
16 because it can be seen with certainty that there is no possibility that the Project will have
17 a significant effect on the environment. The Project by itself, does not result in any
18 physical changes in the environment because it only clarifies and updates various
19 discrepancies in the Zoning Code, and does not result in changes to existing land use,
20 density or an intensification of development beyond what the Zoning Code currently
21 allows.

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