

1 RESOLUTION NO. 2020-P014

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
4 APPROVAL OF ZONING CODE AMENDMENT (P2020-0238-ZCA) AMENDING
5 CULVER CITY MUNICIPAL CODE, TITLE 17 – ZONING (ZONING CODE)
SECTION 17.400.065 – MIXED USE DEVELOPMENT STANDARDS.

6 (P2020-0238-ZCA)

7 WHEREAS on December 10, 2018 the City Council considered a staff report on
8 the elements of a mixed use Zoning Code Amendment incorporating additional affordable
9 housing requirements and directed staff to prepare an ordinance amending the Zoning Code
10 to include a mandatory affordable housing component as part of new market rate mixed use
11 housing developments, which incorporate community benefits to achieve increased density;
12 and
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15 WHEREAS, on April 13, 2020, the City Council reviewed draft provisions for the
16 Zoning Code Amendment and provided direction related to community outreach, and on
17 September 15, 2020, staff reached out to developers, non-profit developers, and other real
18 estate professionals in the development community to gather input on the drafting of the
19 Zoning Code Amendment; and
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21 WHEREAS on October 14, 2020, the Planning Commission conducted a duly
22 noticed public hearing on City-initiated Zoning Code Amendment (P2020-0238-ZCA)
23 amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code) Section
24 17.400.065 – modifying the mixed-use development standards to require a mandatory
25 percentage of affordable housing as part of new mixed-use development projects and related
26 development standards, fully considering all reports, studies, testimony, and environmental
27 information presented; and
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1 WHEREAS, following conclusion of the public discussion and thorough
2 deliberation of the subject matter, the Planning Commission determined, by a vote of 5 to
3 0, to recommend to the City Council approval of Zoning Code Amendment P2020-0238-
4 ZCA, as set forth herein below.

5 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
6 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
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8 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
9 CCMC, the following required findings for an amendment to the Zoning Code, as
10 outlined in CCMC Section 17.620.030.A, are hereby made:
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12 **1. The proposed amendment(s) ensure and maintain the internal**
13 **consistency with the goals, policies and strategies of all elements of the**
14 **General Plan and will not create any inconsistencies.**

15 The text amendment will create consistency between the General Plan and Zoning
16 Code relative to the production of affordable housing units. Objective 4 Housing
17 Access of the General Plan Housing Element calls to improve access to quality
18 housing for all members of the community by eliminating discrimination, reducing
19 physical constraints, increasing the number of affordable housing units, and
20 supporting access to emergency shelters. The proposed amendment is intended to
21 comply with current State housing law in an effort to create new affordable housing
22 opportunities. The proposed amendment will help promote housing opportunities
23 for families at a variety of income levels to help maintain the family-oriented
24 character of the City in the future (Housing Element Policy 4.B).

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


27 The proposed Zoning Code Amendment provides an effective means of achieving
28 increased production and availability of affordable housing in Culver City.
29 Additionally, the proposed amendments consider several development standards
and provisions related to community benefits, micro-unit provisions, relaxed ground
floor commercial uses, and standards specifically tied to proximity to major transit
stops, in support of the public interest, health, safety, convenience and welfare of
the City.

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

3 The Project is considered exempt from CEQA pursuant to CEQA Guidelines
4 Section 15061(b)(3) because it can be seen with certainty there is no possibility
5 that the Project to amend the Zoning Code will have a significant effect on the
6 environment. The proposed Zoning Code Amendment, modifying the mixed-use
7 development standards, by itself does not result in any physical changes nor any
8 significant effects on the environment. Furthermore, the proposed Zoning Code
9 Amendment is not in conjunction with the specific approval of any existing
10 development or use permit applications. Therefore, any projects seeking approval
11 subsequent to the proposed Zoning Code Amendment, would be subject to
12 appropriate CEQA analysis at that time of any such application.

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
15 Council approval of Zoning Code Amendment P2020-0238-ZCA, as set forth in
16 Exhibit A attached hereto and made a part thereof.

17 APPROVED and ADOPTED this 14th day of October 2020.

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19 DAVID VONCANNON, CHAIRPERSON
20 PLANNING COMMISSION
21 CITY OF CULVER CITY, CALIFORNIA

22 Attested by:

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24 Susan Herbertson, Senior Planner
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