

ORDINANCE NO. 2021- 003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT P2019-0058-ZCA, 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, AND 17.700.010 – DEFINITIONS, TO ESTABLISH "EXTENDED STAY HOTEL" AS A CATEGORY OF HOTEL/MOTEL LAND USES.

(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), 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, to establish "Corporate Housing" as a category of hotel/motel land uses, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission, by a vote of 3 to 0, recommended to the City Council approval of Zoning Code Amendment P2019-0058-ZCA, as set forth herein below; and

WHEREAS, on June 24 and October 14, 2019, after commencing a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2019-0058-ZCA), 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, and 17.700.010 – Definitions, to establish "Corporate Housing" as a category of hotel/motel land uses, fully considering all reports, studies, testimony, and environmental information presented, the City Council, by a vote of 5 to 0, continued the public hearing to January 13, 2020; and

1 WHEREAS on October 14, 2019 and January 13, 2020, the City Council further
2 continued the public hearing to a future date to be determined; and

3 WHEREAS on February 8, 2021, after concluding the duly noticed public hearing
4 on City-initiated Zoning Code Text Amendment (P2019-0058-ZCA), amending Culver City
5 Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 – Commercial District Land
6 Uses and Permit Requirements, 17.320.020 – Number of Parking Spaces Required, and
7 17.700.010 – Definitions, to establish “Extended Stay Hotel” as a category of hotel/motel land
8 uses, fully considering all reports, studies, testimony, and environmental information presented,
9 the City Council, by a vote of 5 to 0, introduced an ordinance to approve Zoning Code
10 Amendment P2019-0058-ZCA (the “Ordinance”), and
11

12
13 WHEREAS, on February 22, 2021, the City Council, by a vote of 5 to 0, adopted
14 the Ordinance as set forth herein below.

15 **NOW, THEREFORE,** The City Council of the City of Culver City, California,
16 DOES HEREBY ORDAIN as follows:
17

18 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
19 CCMC, the following required findings for an amendment to the Zoning Code, as outlined in
20 CCMC Section 17.620.030.A, are hereby made:
21

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

24 The proposed Zoning Code Amendment is intended to provide additional
25 housing options in Culver City. The amendments will improve the implementation of the
26 Zoning Code, which implements the goals, objectives, and policies of the General Plan that
27 call for the retention of existing housing supply. The existing Zoning Code allows for hotels
28 stays of less than 30 days but does not consider extended stay lodgings that certain
29 populations may need. The proposed Zoning Code Amendment adds “extended stay
hotels” to the Zoning Code as a permitted use, which will allow for stays in hotel/motel
rooms of greater than 30 consecutive days but less than 365 consecutive days, and will

1 allow businesses and individuals to lease hotel/motel rooms for 365 consecutive days or
2 greater, provided each room is vacated within 365 consecutive days. The proposed Zoning
3 Code Amendment is consistent with General Plan Goals and Policies because it will help
4 to retain housing stock that would otherwise be used for month-to-month rentals; therefore,
it does not conflict with the goals, policies, and strategies of any elements of the General
Plan, nor create any inconsistencies.

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

7 The proposed Zoning Code Amendment is intended to enable Culver City to
8 accommodate employees associated with expanding creative and technology offices in the
9 City. The proposed Zoning Code Amendment is also intended to reduce the strain on local
10 housing stock so that relocating employees do not take up existing housing and apartment
11 units on a month-to-month basis that would otherwise be available to those who plan to
12 stay in Culver City long term. The proposed Zoning Code Amendment provides clear
13 language to define extended stay hotels and how they will be permitted in city zones.
14 Allowing longer stays at hotels/motels will not be detrimental to the public interest, health,
15 safety, convenience, or welfare, as the hotels themselves will be built and function in
16 compliance with all applicable code requirements.

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

19 The project is considered exempt from CEQA pursuant to CEQA Guidelines
20 Section 15061(b) (3) because it can be seen with certainty that there is no possibility that
21 the activity to amend the Zoning Code will have a significant effect on the environment.
22 The proposed Zoning Code Amendment, to allow occupancy of transient lodging for longer
23 than 30 days, by itself does not result in any physical changes nor any significant effects
24 on the environment.

25 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
26 Council of the City of Culver City, California, hereby introduces the Ordinance approving
27 Zoning Code Text Amendment (P2019-0058-ZCA), amending Culver City Municipal Code
28 (CCMC) Title 17: Zoning Code; Section 17.220.015 – Commercial District Land Uses and
29 Permit Requirements, 17.320.020 – Number of Parking Spaces Required, and 17.700.010
– Definitions, to establish “Extended Stay Hotel” as a category of hotel/motel land uses,
as set forth in Exhibit “A” attached hereto and made a part thereof.

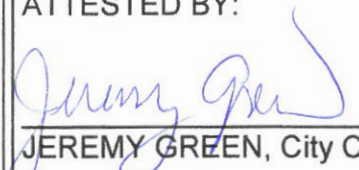
1 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall
2 take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City
3 Charter, prior to the expiration of 15 days after the adoption, the City Clerk shall cause this
4 Ordinance, or a summary thereof, to be published in the Culver City News and shall post
5 this Ordinance or a summary thereof in at least three places within the City.
6

7 **SECTION 4.** The City Council hereby declares that, if any provision, section,
8 subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared
9 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
10 reason or any preemptive legislation, then the City Council would have independently
11 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases,
12 or words of this Ordinance, and as such they shall remain in full force and effect.
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15 APPROVED and ADOPTED this 22nd day of February, 2021.

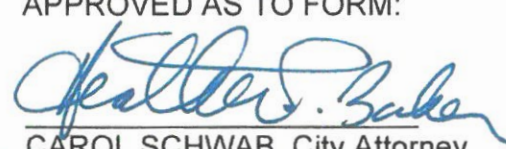
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17 
18 _____
19 ALEX FISCH, Mayor
20 City of Culver City, California

21 ATTESTED BY:

22 
23 _____
24 JEREMY GREEN, City Clerk

25 A21-00020

26 APPROVED AS TO FORM:

27 
28 _____
29 CAROL SCHWAB, City Attorney

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 CUP AUP -							Permitted Use
								Conditional Use Permit
								Administrative Use Permit
								Use Not Allowed
Land Use (1)	Permit Requirement By District						See Specific Use	
	CN	CG	CC	CD	CRR	CRB		

SERVICE (cont.)

Hotels and motels <u>(12)</u>	P	P	P	P (4)	P	P	
Hotels and motels (Extended Stay) (12) (13)	<u>CUP</u> (14)	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

Notes:

(1) See Article 7 for definitions of the land uses listed

(4) Subject to ground floor restrictions; see 17.220.035 (CD District Requirements).

(12) Subject to requirements of CCMC Section 11.02.100, et seq.

(13) Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC Section 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance Interpretation dated December 11, 2002.

(14) Extended Stay Hotels and Motels are permitted, without CUP, for SRO units in existence on February 22, 2021

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 Hotels and Motels and Hotel/Motel (Extended Stay)	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.

Chapter 17.700 - DEFINITIONS

17.700.010 - Definitions of Specialized Terms and Phrases

The following definitions are in alphabetical order:

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 consecutive days up to 365 consecutive days see "Hotel or Motel (Extended Stay)".

Hotel or Motel (Extended Stay). Facilities with one or more guest rooms or suites, provided with or without kitchen facilities, rented to general public for long term lodging purposes of greater than 30 consecutive days but less than 365 consecutive days; except that such facilities may be leased by businesses for corporate use for periods of 365 consecutive days or greater, so long as each guest room or suite is vacated by the guest within 365 consecutive days. Hotel or Motel (Extended Stay) typically includes a variety of services in addition to lodging, such as restaurants, meeting facilities, personal services, and similar traveler-related uses. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic/fitness facilities, and accessory retail uses.

