

1 RESOLUTION NO. 2021-P004

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL
4 APPROVAL OF CITY-INITIATED ZONING CODE AMENDMENT P2021-0050-
5 ZCA AND ZONING CODE MAP AMENDMENT P2020-0050-ZCMA, AMENDING
6 CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING CODE;
7 SECTION 17.210 – RESIDENTIAL ZONING DISTRICTS, 17.300 – GENERAL
8 PROPERTY DEVELOPMENT AND USE STANDARDS, 17.320 – OFF-STREET
9 PARKING AND LOADING; 17.400 – STANDARDS FOR SPECIFIC LAND
10 USES, AND 17.700 – DEFINITIONS TO CLARIFY EXISTING CODE
11 SECTIONS AND UPDATE THE CITY ZONING MAP WITH THE PREVIOUSLY
12 ADOPTED RESIDENTIAL HILLSIDE (-RH) OVERLAY.

13 (Zoning Code Amendment, P2021-0050-ZCA and
14 Zoning Map Amendment, P2021-0050-ZCMA)

15 WHEREAS, on April 28, 2021, after conducting a duly noticed public hearing on
16 City-initiated Zoning Code Text Amendment (P2021-0050-ZCA) and Zoning Code Map
17 Amendment (P2021-0050-ZCMA), amending Culver City Municipal Code (CCMC) Title 17:
18 Zoning Code; Section 17.210 – Residential Zoning Districts, 17.300 – General Property
19 Development and Use Standards, 17.320 – Off-Street Parking and Loading; 17.400 –
20 Standards For Specific Land Uses, And 17.700 – Definitions to clarify existing code sections
21 and update the City Zoning Map with the previously adopted Residential Hillside (-RH)
22 Overlay, fully considering all reports, studies, testimony, and environmental information
23 presented, the Planning Commission, by a vote of ___ to ___, recommended to the City Council
24 approval of Zoning Code Amendment P2021-0050-ZCA and Zoning Code Map Amendment
25 P2020-0050-ZCMA, as set forth herein below.

26 NOW, THEREFORE, the Planning Commission of the City of Culver City,
27 California, DOES HEREBY RESOLVE as follows:
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1 **SECTION 1. ZONING CODE AMENDMENT** Pursuant to the foregoing recitations
2 and the provisions of the CCMC, the following required findings for an amendment to the
3 Zoning Code, as outlined in CCMC Section 17.620.030.A, are hereby made:

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

7 There are several unintended discrepancies in the Zoning Code that require
8 correction and/or update to effectively and consistently apply the Zoning Code.
9 The proposed Zoning Code Amendments are intended to create consistency
10 between various single-family residential development and accessory dwelling unit
11 standards as well as micro-unit standards for mixed-use development projects.
12 These amendments implement the goals, objectives, and policies of the General
13 Plan and create internal consistency furthering General Plan Land Use Element
14 Implementation Measure 7 – Continue Current Planning Administration. The
15 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 Text Amendments do not conflict
with the goals, policies, and strategies of any elements of the General Plan, nor
create any inconsistencies.

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

18 There are several unintended discrepancies in the Zoning Code that require
19 correction and/or update to effectively and consistently apply the Zoning Code.
20 The proposed Zoning Code Text Amendments will help to ensure that the Zoning
21 Code is clear and internally consistent regarding single-family residential and
22 accessory dwelling unit development. The amendments will serve to improve
Current Planning's implementation of General Plan policies and Zoning standards
affecting residential property owners and developers. The amendments support
the public interest, health, safety, convenience, and welfare of the City.

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

25 The Project is considered exempt from CEQA pursuant to CEQA Guidelines
26 Section 15061(b) (3) because it can be seen with certainty that there is no
27 possibility that the Project to amend the Zoning Code will have a significant effect
28 on the environment. The Project itself, does not result in any physical changes in
the environment because it only clarifies and updates various discrepancies in the
29

1 Zoning Code, and does not result in changes to existing land use, density, or an
2 intensification of development beyond what the Zoning Code currently allows.

3 **SECTION 2. ZONING CODE MAP AMENDMENT** Pursuant to the foregoing
4 recitations and the provisions of the CCMC, the following required findings for an
5 amendment to the Zoning Map, as outlined in CCMC Section 17.620.030.A and
6 17.620.030.B, are hereby made:

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

10 The proposed Zoning Code Map Amendment is intended to facilitate accurate
11 zoning information for property owners and developers developing property within
12 the Residential Hillside (-RH) Overlay. The amendment implements the goals,
13 objectives, and policies of the General Plan and create internal consistency
14 furthering General Plan Land Use Element Implementation Measure 7 – Continue
15 Current Planning Administration. The measure states that Planning staff will assist
16 property owners and developers in the day-to-day administration of General Plan
17 policies and Zoning Code regulations that implement those policies. The Zoning
18 Code Map Amendment will assist in that administration and implementation. The
19 proposed Zoning Code Map Amendment do not conflict with the goals, policies,
20 and strategies of any elements of the General Plan, nor create any inconsistencies.

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

23 The addition of the Residential Hillside Overlay Zone to the City Zoning Code
24 Map identifies the boundaries of the previously adopted Overlay Zone. The
25 Residential Hillside Overlay Zone was adopted as the result of a study to determine
26 appropriate measures to better regulate single-family residential design and
27 construction in hillside neighborhoods. The Residential Hillside Overlay Zone
28 ensures that new construction is not detrimental to the ability of the Culver Crest,
29 Blair Hills, and Hetzler Road neighborhoods to provide high quality living conditions
for residents in regard to building size and slope stability. The map update will
identify the Residential Hillside Overlay Zone on the City Zoning Code Map to
facilitate implementation of the development regulations. The Zoning Code Map
Amendment to illustrate the previously adopted overlay zone will help to facilitate
the implementation of the Residential Hillside Overlay Zone and will therefore not
be detrimental to the public interest, health, safety, convenience, or 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 that there is no
5 possibility that the Project to amend the Zoning Code will have a significant effect
6 on the environment. Modifications to the Zoning Code Map will identify the
7 boundary of the previously adopted Residential Hillside Overlay (-RH) zone. The
8 Residential Hillside Overlay did not result in changes to existing land use, density,
9 or an intensification of development beyond what the Zoning Code currently
10 allows.

11 **4. The Site is physically suitable (including access, provision of utilities,**
12 **compatibility with adjoining land uses and absence of physical constraints)**
13 **for the requested zoning designation(s) and anticipated land use**
14 **development.**

15 The subject properties within the Residential Hillside Overlay Zone are already
16 developed or exist within a previously developed single-family hillside
17 neighborhood. Any new construction would be held to the Overlay standards which
18 were adopted to create compatibility with the unique topography of the
19 neighborhoods.

20 **SECTION 3.** 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 P2020-0050-ZCA and Zoning Code
23 Map Amendment P2020-0050-ZCMA , as set forth in Exhibit A attached hereto and
24 made a part thereof.

25 APPROVED and ADOPTED this 28th day of April 2020.

26 

27 DAVID VONCANNON - CHAIRPERSON
28 PLANNING COMMISSION
29 CITY OF CULVER CITY, CALIFORNIA

Attested by:

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31 SUSAN HERBERTSON, SENIOR PLANNER