



City of Culver City

Staff Report Details (With Text)

File #: 18-0237 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Public Hearing
File created: 9/5/2017 **In control:** City Council Meeting Agenda
On agenda: 9/25/2017 **Final action:**
Title: CC - PUBLIC HEARING: Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC) Code, Section 17.300.020 - Setback Regulations and Exceptions, Relating to Standards and Requirements for Front Yard Trellis Structures (Zoning Code Amendment, P2017-0117-ZCA).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2017-09-25_ATT 1_ZCA Ordinance_17.300.020_Setback Regulations.pdf, 2. 17-09-25 ATT NO 2_PC Resolution No 2017-P014.pdf

Date	Ver.	Action By	Action	Result
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CC - PUBLIC HEARING: Introduction of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC) Code, Section 17.300.020 - Setback Regulations and Exceptions, Relating to Standards and Requirements for Front Yard Trellis Structures (Zoning Code Amendment, P2017-0117-ZCA).

Meeting Date: September 25, 2017

Contact Person/Dept: Gabriela Silva, Associate Planner
Michael Allen, Contract Planning Manager
Marian Aspnes, Code Enforcement Services Manager

Phone Number: (310) 253-5736

Fiscal Impact: Yes No **General Fund:** Yes No

Public Hearing: **Action Item:** **Attachments:**

Public Notification: (Email) Master Notification List (09/20/17); (Posted) City website (09/11/17); (Published) in Culver City News (09/07/17)

Department Approval: Sol Blumenfeld, Community Development Director (09/14/17)

RECOMMENDATION

Staff recommends the City Council, after conducting a public hearing, introduce an Ordinance

(Attachment No. 1) approving Zoning Code Amendment P2017-0117-ZCA, amending Zoning Code Section 17.300.020 - Setback Regulations and Exceptions to allow changes pertaining to the standards and requirements for front yard trellis structures.

PROCEDURE

1. The Mayor seeks a motion to receive and file the affidavit of publication and posting of the public hearing notice.
2. The Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.
3. The Mayor seeks a motion to declare the public hearing open and the City Council receives public comment.
4. The Mayor seeks a motion to close the public hearing after all testimony has been presented
5. The City Council discusses the matter and arrives at its decision.

BACKGROUND

As part of a broader review of the Zoning Code, the Enforcement Services Division and Current Planning Division staff have identified several zoning code sections that require modification including those pertaining to “front yard trellis structures.” Over the past several years many residents have inquired about installing trellis-style structures in their front yards, in particular along the front property line at the center of the property over a walkway, and as part of a decorative front yard fence.

Currently, the City’s Zoning Code does not contain provisions to permit these structures within the front yard setback, which limits the height to 3’-6” similar to a front yard fence. Unless they are permitted, the City is compelled to require their removal when they are discovered in the field by the City’s Enforcement Services Division. However, some such structures have been installed without obtaining City approval. Since there are many of these types of trellis structures currently installed in front yards in violation of the Zoning Code, staff believes that it may be prudent to modify the zoning provisions to permit them, while maintaining the intent of the front yard set-back to preserve visibility and consistency along residential street frontages.

On July 12, 2017, the Planning Commission adopted Resolution No. 2017-P014 (Attachment No. 2) recommending to the City Council approval of Zoning Code Amendment P2017-0117-ZCA, related to the standards and requirements for front yard trellis structures. The Planning Commission requested a few additional changes for clarification and to address concerns regarding the number of front yard trellis structures, as listed below.

- Specify that the standards apply to “front yard” trellis structures, so there is no conflict with the existing allowances for accessory structures
- Allow a maximum depth of three (3) feet rather than the suggested two (2) feet for the trellis

- Limit the overall number of front yard trellis structures to a maximum of two (2)

ANALYSIS

The relevant Zoning Code section that requires amendment to permit front yard trellis structures is:

Table 3-1 - Allowed Projections into Setbacks, within CCMC Section 17.300.020 -Setback Regulations and Exceptions, provides a list of architectural features, equipment, and structures (e.g. roof eaves, carports) that may project into a required setback, specifies which setbacks can be encroached into, and by how much. The table also provides limitations on height, width, or other criteria appropriate to the specific feature. Separately, CCMC Section 17.300.030 identifies standards for walls and fences that can be located within any part of a front, side, or rear yard setback. Both sections identify features that may encroach into a required setback and which are intended to enhance the aesthetics of a site. Since many of the requests and field examples of trellis structures encountered by staff are typically integrated as part of a front yard fence, it is appropriate to address these structures in this context. Further, the proposed amendment would add freestanding trellis structures to the list of allowable projections within Table 3-1, in a manner that is consistent with the setback allowances for fences.

More specifically, the proposed amendment to Section 17.300.020.E, Table 3-1, specifies that trellis structures will be allowed within the front yard setback of a residentially zoned property provided specific criteria are met. The first criteria are dimensional limitations to no more than eight (8) feet in height, six (6) feet in width, and three (3) feet in depth, as recommended by the Planning Commission. In addition, such structures would also be required to maintain a clearance of 5 feet from the intersection of a driveway or alley with a public street right-of-way and a clearance of 15 feet from the intersection of two public street right-of-ways, similar to the pedestrian safety sightline clearances required for fences under Section 17.300.030 of the CCMC. As recommended by the Planning Commission, these structures would also be limited to a maximum of two (2) per property.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Code Amendment (P2017-0117-ZCA) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1), the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2), no new significant information has been found that would impact either PEIR 1 or PEIR 2, and no additional environmental analysis is required, pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA).

SUMMARY

By allowing freestanding trellis structures in front yard areas and with the standards and restrictions proposed, the Zoning Code will address changes in the trends and preferences regarding aesthetics and site improvements in residential properties while providing clear standards for approval, enforcement, and preservation of safety and the general welfare.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the proposed ordinance.

ATTACHMENTS

1. Proposed Ordinance (including Exhibit A - Proposed Zoning Code Text Amendments
2. Planning Commission Resolution No. 2017-P014 with Exhibit A - Proposed Zoning Code Text Changes

RECOMMENDED MOTION(S)

That the City Council:

Introduce an Ordinance approving Zoning Code Amendment P207-0117-ZCA, amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.020.E - Allowed Projections into Setbacks.