



City of Culver City

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Staff Report Details (With Text)

File #: 19-281 **Version:** 1 **Name:** Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.025 - Height Measurement and Height Limit Exceptions,

Type: Ordinance **Status:** Consent Agenda

File created: 9/5/2018 **In control:** City Council Meeting Agenda

On agenda: 9/24/2018 **Final action:**

Title: CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.025 - Height Measurement and Height Limit Exceptions, Relating to the Standards and Requirements for Height Projections (Zoning Code Text Amendment, P2018-0124-ZCA).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 18-09-24 ATT No 1_CC Ord Adopt_Height Projections_FINAL, 2. 18-09-24 ATT No 2 PC Reso 2018-P004

Date	Ver.	Action By	Action	Result
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CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.025 - Height Measurement and Height Limit Exceptions, Relating to the Standards and Requirements for Height Projections (Zoning Code Text Amendment, P2018-0124-ZCA).

Meeting Date: September 24, 2018

Contact Person/Dept: Gabriela Silva, Associate Planner;
Michael Allen, Current Planning Manager

Phone Number: (310) 253-5736 / (310) 253-5727

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

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Public Notification: (Email) Master Notification List (08/27/18); (Posted) City website (08/27/18); (Published) in Culver City News (08/23/18)

Department Approval: Sol Blumenfeld, Community Development Director (09/18/18)

RECOMMENDATION

Staff recommends the City Council, adopt an Ordinance (Attachment No. 1) that was introduced

September 11, 2018, approving Zoning Code Text Amendment P2018-0124-ZCA, amending Zoning Code Section 17.300.025 - Height Measurement and Height Limit Exceptions, to allow changes pertaining to the standards and requirements for specified roof-mounted equipment and structures.

BACKGROUND

As part of the Current Planning Division's ongoing implementation of the Zoning Code, staff identified portions of the Zoning Code pertaining to "height projections" that were deemed to necessitate modification. As new development has increased, many architects have struggled with designing and locating structures for roof-top access, as well as other roof-mounted equipment, while complying with the requirements of Zoning Code Section 17.300.025 - Height Measurement and Height Exceptions. This section allows roof-mounted structures for the housing of mechanical equipment, antennas, elevators, and stairways to project up to 13'-6" above the height of the building (the roof line of the building, not the line of the allowable height limit), provided that the roof-mounted feature is set back at least one (1) foot from the edge of the structure for every foot in height that it projects above the roof on which the feature is situated.

On July 11, 2018, staff presented draft amendment language to the Planning Commission based upon the background above. The Planning Commission expressed concerns with regard to the extent of the increase in the projection allowance and the application of the taller height in areas where there could be an undesirable outcome for lower-scale development, such as single family residential neighborhoods. As a result, the Planning Commission continued the item and directed staff to make revisions and provide additional information on this topic, including the following:

- Provide Zoning Code information for Los Angeles County
- Separate allowances for multi-family residential zones from non-residential zones, in order to prevent a potential conflict with surrounding residential properties (such as R1 and R2 zones abutting or adjacent to multi-family residential zones)
- Target the proposed height allowance increase to the appropriate features (i.e. elevators only)
- Provide a separate category for solar structures

On July 25, 2018, the item was presented again, including revisions reflecting the direction from the Planning Commission and providing additional details on the research conducted. Upon deliberation of the revised text and additional information provided, the Planning Commission adopted Resolution No. 2018-P004 (Attachment No. 2), by a vote of 3 to 1, recommending to the City Council approval of Zoning Code Amendment P2018-0124-ZCA, related to the standards and requirements for rooftop height projections. The Planning Commission requested a few additional refinements, as listed below.

- Allow exceptions where the Building Code requires otherwise
- Require five (5) feet of setback from the building edge for roof-mounted structures exceeding the parapet height in multiple family residential zones, except stairs

At the City Council meeting of September 11, 2018, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2018-0124-ZCA, amending Zoning Code Section 17.300.025 - Height Measurement and Height Limit Exceptions, with a minor change to ensure equipment and features related to solar (e.g. solar water heaters) were also included. The proposed Ordinance is now presented for adoption by the City Council.

ANALYSIS/DISCUSSION

Based on the feedback received by City staff, and research of industry standards, Zoning Codes from nearby jurisdictions, and of recently approved projects, the proposed language has been derived. Based on the background on this topic and direction from the Planning Commission and City Council, the proposed language for Section 17.300.025.C is shown in ~~strikeout~~/underline below.

Proposed Amendment	
Excerpt of CCMC Section 17.300.025.C with proposed changes in strikeout / <u>underline</u> .	
17.300.025 - Height Measurement and Height Limit Exceptions	
All structures shall meet the following standards relating to height, except for fences and walls, which shall comply with Section 17.300.030 (Fences, Hedges, and Walls), and the allowable exceptions identified in Subsection 17.300.025.C. (Exceptions to Height Limits), below.	
C.	Exceptions to Height Limits. Exceptions to the height limits identified in this Title shall apply in the following manner, <u>except where otherwise required by the Building Code.</u>
2.	In multiple-family residential zones and non-residential zones, roof-mounted structures for the housing of mechanical equipment, antennas, elevators, stairways, tanks, towers, ventilating fans, or similar equipment required to operate and maintain the structure, shall be allowed, as follows, except that where the requirements for screening pursuant to Section 17.300.035.C.1 conflict with the requirements of this Section 17.300.025, such conflict shall be resolved at the discretion of the Director.
a.	<u>In multiple-family residential zones,</u> up to a maximum of 13 feet 6 inches above the height of a building. Any roof mounted structure, <u>exceeding the parapet height,</u> shall be set back <u>5 feet</u> from the edge of the structure a minimum of 1 foot for every foot in height above the roof of which they are situated, except stairs.
b.	<u>In non-residential zones, roof mounted structures for the housing of mechanical equipment, antennas, stairways, tanks, towers, ventilating fans, or similar equipment required to operate and maintain the structure, shall be allowed up to a maximum of 13 feet 6 inches above the height of a building; elevators shall be allowed up to a maximum of 19 feet 6 inches above the height of a building.</u>
6.	<u>In non-residential zones, trellis and carport-style structures installed on a parking structure roof deck for the purpose of supporting solar panels and solar equipment and installations shall be allowed up to a maximum of 13 feet 6 inches above the height of a building.</u>

SUMMARY

The proposed Zoning Code amendments will allow specific roof-mounted structures to project above the roofline and to be located with more flexibility on the roof to address the practical aspects and constraints of actual construction situations, while continuing to provide clear standards for approval, enforcement, and preservation of safety and the general welfare.

PUBLIC NOTIFICATION

CCMC Section 17.630.010 requires public notification via a publication in the Culver City News, a minimum of fourteen (14) days prior to the formal Public Hearing. Accordingly, a public notice was published on August 23, 2018, and was also posted on the City website and distributed electronically on August 27, 2018. As of the writing of this report, staff has not received any public comments, in writing or any other form, with regard to the proposed Zoning Code Amendment in response to the public notice.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Code Amendment (P2018-0124-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), and no new significant information has been found that would impact either PEIR 1 or PEIR 2. Therefore, no new environmental analysis is required, pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA).

FISCAL ANALYSIS

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. 2018-P004 with Exhibit A: Proposed Zoning Code Text Changes in "strikethrough/underline" format

RECOMMENDED MOTION

That the City Council

Adopt an Ordinance approving Zoning Code Amendment P2018-0124-ZCA, amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.025 - Height Measurement and Height Limit Exceptions.