



# City of Culver City

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## Staff Report

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### MEMORANDUM

**TO:** HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** Michael Allen, Contract Planning Manager  
Jose Mendivil, Associate Planner

**SUBJECT:** Upcoming Zone Text Amendments In Non-conforming Provisions Section of the Code

Culver City Municipal Code (CCMC) Title 17 - Zoning Code, Chapter 17.610 - Nonconforming Uses, Structures, and Parcels outlines procedures for processing requests to make changes, expand, or preform maintenance and repair to nonconforming uses, structures, and parcels that are under non-conforming status. Portions of this chapter are either not clear or do not address situations that are encountered on a daily basis. Some issues needing clarification include:

- Request to enlarge non-conforming continuing uses in residential zones where the General Plan Land Use Designation and Zoning are not consistent or when the number of existing units are not consistent with the Zoning Code.
- Further clarification of non-conforming status due to abonnement for more than one year where a property owner has actively pursued a tenant during that period and beyond and has been unable to secure a lease.
- Further clarification of major, minor, and incidental improvements to non-conforming structures.
- Establishing a Legal Non-Conforming 2-car covered parking status that can remain in residential bedroom additions.

Moving forward, as recommended by the Planning Commission, staff will propose recommended changes to the Zoning Code to address these issues.