



City of Culver City

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Council Chambers
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Staff Report

File #: 18-0211, **Version:** 1

Item #: C-10.

CC - Adoption of an Ordinance Amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.400.100 - Residential Uses - Accessory Residential Structures, Section 17.400.115 - Temporary Storage Containers, and Chapter 17.520 - Temporary Use, Special Event, and Temporary Event Permits (Zoning Code Amendment P2017-0100-ZCA).

Meeting Date: September 11, 2017

Contact Person/Dept: Sol Blumenfeld/Community Development Director/CDD
Michael Allen/Contract Planning Manager
Marian Aspnes/Code Enforcement Services Manager
Gabriela Silva/Associate Planner

Phone Number: (310) 253-5736

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☒

Commission Action Required: Yes ☒ No ☐

Date: 06/14/17

Public Notification: (E-Mail) Master Notification List(s) (09/07/17); (Posted) City website (07/31/17); (Published) Culver City News (07/27/17)

Department Approval: Sol Blumenfeld, Community Development Director (08/25/17)

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance (Attachment No. 1) that was introduced August 14, 2017, approving Zoning Code Amendment P2017-0100-ZCA, amending Zoning Code Sections 17.400.100 - Residential Uses - Accessory Residential Structures, 17.400.115 - Temporary Storage Containers, and Chapter 17.520 - Temporary Use, Special Event, and Temporary Event Permits to allow changes pertaining to the standards and requirements for portable storage sheds and temporary storage containers.

BACKGROUND/DISCUSSION:

As part of a broader review of the Zoning Code, Code Enforcement Division and Current Planning Division staff identified zoning code sections that require modification including those pertaining to

“accessory residential structures”, “portable storage sheds” and “temporary storage containers”. These proposed amendments along with several others were presented previously and included in the Community Development Department, Planning Division Work Plan for the 2017-2018 Fiscal Year. The proposed amendments are aimed at making sections internally consistent, providing clarification, and facilitating certain types of requests, as explained in the previous staff reports.

On June 14, 2017, after conducting a public hearing, the Planning Commission adopted Resolution No. 2017-P010 (Attachment No. 2) recommending to the City Council approval of Zoning Code Amendment P2017-0100-ZCA, related to the standards and requirements for portable sheds in residential zones and temporary storage containers on private property. The Planning Commission requested a few additional changes in order to address existing concerns regarding the height and number of portable storage sheds.

At the City Council meeting of August 14, 2017, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2017-0100-ZCA, amending Zoning Code Section 17.400.100 - Residential Uses - Accessory Residential Structures, Section 17.400.115 - Temporary Storage Containers, and Chapter 17.520 - Temporary Use, Special Event, and Temporary Event Permits, as recommended by the Planning Commission. The proposed Ordinance is now presented for adoption by the City Council.

ENVIRONMENTAL REVIEW:

The proposed Zoning Code Amendment (P2017-0100-ZCA70) 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 new environmental analysis is required, pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA).

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)

RECOMMENDED MOTION(S):

That the City Council:

Adopt an Ordinance approving Zoning Code Amendment P207-0100-ZCA, amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.400.00 - Residential Uses -

Accessory Residential Structures, Section 17.400.115 - Temporary Storage Containers, and Section 17.520 - Temporary Use, Special Event, and Temporary Event Permits.