



City of Culver City

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Staff Report

File #: 18-0339, **Version:** 1

Item #: C-10.

CC - Adoption 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: October 9, 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: ☒

Commission Action Required: Yes ☒ No ☐

Date: 07/12/17

Public Notification: (Email) Master Notification List (10/04/17); (Posted) City website (09/11/17); (Published) in Culver City News (09/07/17)

Department Approval: Sol Blumenfeld, Community Development Director (09/28/17)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance (Attachment No. 1) that was introduced September 25, 2017, 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.

BACKGROUND/DISCUSSION

As part of a broader review of the Zoning Code, the Enforcement Services Division and Current Planning Division staff identified zoning code sections that require modification including those pertaining to "front yard trellis structures." Over the past several years 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. The City's Zoning

Code does not currently contain provisions to permit these structures within the front yard setback; however, some such structures have been installed without obtaining City approval. The proposed amendment to Table 3-1 - Allowed Projections into Setbacks, within CCMC Section 17.300.020 - Setback Regulations and Exceptions, is aimed at addressing 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, and while maintaining the intent of the front yard set-back to preserve visibility and consistency along residential street frontages.

On July 12, 2017, after conducting a public hearing, the Planning Commission adopted Resolution No. 2017-P014, 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.

At the City Council meeting of September 25, 2017, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2017-0117-ZCA, amending Table 3-1 - Allowed Projections into Setbacks of Zoning Code Section 17.300.030 - Setback Regulations and Exceptions, as recommended by the Planning Commission. The proposed Ordinance is now presented for adoption by the City Council.

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).

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 P2017-0117-ZCA, amending Title 17, Zoning, of the Culver City Municipal Code (CCMC), Section 17.300.020.E - Allowed Projections into Setbacks.