



City of Culver City

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Staff Report

File #: 19-798, **Version:** 1

Item #: C-12.

CC - Adoption of an Ordinance Amending the Culver City Municipal Code (CCMC), Title 17, Zoning Code, Chapters 17.550 - Variances, Administrative Modifications, Reasonable Accommodations and 17.610 - Nonconforming Uses, Structures, and Parcels.

Meeting Date: January 28, 2019

Contact Person/Dept: Jose Mendivil/ Associate Planner
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Phone Number: (310) 253-5757
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Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Planning Commission: Yes ☒ No ☐

Date: 06/27/18 and 09/12/18

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

Public Notification: (E-Mail) Meetings and Agendas - City Council (1/23/19)

Department Approval: Sol Blumenfeld, Community Development Director (01/22/19)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance (Attachment No. 1) approving Zoning Code Amendments related to Nonconforming Uses, Structures, and Parcels and Administrative Modification requests.

BACKGROUND

On Wednesday, June 27, 2018 and September 12, 2018, the Planning Commission held public hearings and recommended the City Council approve Zone Amendments that:

- Defines "total demolition" as it relates to properties that must be brought into compliance with the Zoning Code;
- Modify and clarify certain legal nonconforming provisions related to structures and uses; and,
- Provide clarity in the Zoning Code that allows processing of Administrative Modifications for nonconforming parcels.

At the City Council meeting of January 14, 2019, the City Council unanimously introduced a proposed Ordinance approving Zoning Code Amendments related to Nonconforming Uses, Structures, and Parcels and Administrative Modification requests.

Pursuant to City Council's direction, the proposed ordinance includes various changes to the Municipal Code language to correct typographical errors (See Exhibit A to the Ordinance). The proposed Ordinance is brought back for adoption by the City Council.

ENVIRONMENTAL DETERMINATION:

The proposed Zoning Code Amendments (P2017-0227-ZCA and P2018-0158-ZCA) are considered projects pursuant to the California Environmental Quality Act (CEQA). They are considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the project to amend Zoning Code, Chapters 17.550 - Variances, Administrative Modifications, Reasonable Accommodations and 17.610 - Nonconforming Uses, Structures, and Parcels will have a significant effect on the environment. The Project by itself, does not result in any physical changes in the environment because it will only amend the code to limit construction of nonconforming residential uses and structures and extend an existing zoning standard modification process for nonconforming parcels that does not result in a density increase beyond what the zone designation allows.

FISCAL ANALYSIS:

The adoption of the proposed Ordinance does not create a fiscal impact.

ATTACHMENTS

1. Proposed Ordinance and Exhibit A, Code Amendments

MOTION

That the City Council:

Adopt the proposed Ordinance approving, Zoning Code Amendments related to Nonconforming Uses, Structures, and Parcels and Administrative Modification requests.