



City of Culver City

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Staff Report

File #: 20-666, **Version:** 1

Item #: C-4.

CC - Adoption of an Ordinance Amending Culver City Municipal Code (CCMC), Title 17 - Zoning, Sections 17.210.020, 17.320.020, and 17.400.065 Establishing Standards and Requirements for Residential Studio Micro-Units.

Meeting Date: January 27, 2020

Contact Person/Dept: Michael Allen/Current Planning Manager
Andrea Fleck/Planning Intern

Phone Number: (310) 253-5737 / (310) 253 5727

Fiscal Impact: Yes [] No [X]

General Fund: Yes [] No [X]

Public Hearing: []

Action Item: [X]

Attachments: [X]

Public Notification: (Email) Meeting and Agendas - City Council (01/22/20)

Department Approval: Sol Blumenfeld, Community Development Director (01/16/20)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving Zoning Code Amendment P2019-0266-ZCA, amending Culver City Municipal Code (CCMC) Title 17 - Zoning Code Sections 17.210.020 - Residential Zoning Districts Development Standards, 17.320.020 - Number of Parking Spaces Required, and 17.400.065 - Mixed Use Development Standards, establishing standards and requirements for residential Studio Micro-Units.

BACKGROUND/DISCUSSION

Planning Commission Recommendation

On November 13, 2019, the Planning Commission adopted Resolution No. 2019-P011 recommending to the City Council approval of Zoning Code Text Amendment P2019-0266-ZCA establishing standards and requirements for residential studio Micro-Units. Discussion included the minimum unit size, the unit mix provision, and parking. The Planning Commission recommended parking requirements for Single Room Occupancy units (SROs) become consistent with Studio Micro-Units.

City Council First Reading and Introduction

On January 13, 2020, the City Council, after opening public comment and discussing proposed standards, unanimously approved the introduction of the proposed Ordinance (4-0). The City Council deliberated the proposed unit mix provision which would require that no more than 25% of the total residential units in a mixed-use development shall be studios or Micro-Units. The City Council directed staff to revisit the unit mix requirement as part of the General Plan update, and to explore eliminating parking minimums for Single Room Occupancy Units.

The proposed Ordinance (Attachment No.1) is presented for final adoption.

ENVIRONMENTAL DETERMINATION

On January 13, 2020, the City Council determined that the proposed Zoning Code Amendment is exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity to amend the Zoning Code will have a significant effect on the environment. The circumstances under which the exemption finding was made have not changed; therefore, no new environmental analysis is required at this time related to the adoption of the proposed Ordinance.

FISCAL IMPACT

There is no fiscal impact associated with the introduction of the proposed Ordinance.

ATTACHMENTS

1. 2020-01-27_ATT - Proposed Ordinance with Exhibits A, B, C

MOTION

That the City Council:

Adopt an ordinance approving Zoning Code Amendment P2019-0266-ZCA, amending Culver City Municipal Code (CCMC) Title 17 - Zoning (Zoning Code), Sections 17.210.020 - Residential Zoning Districts Development Standards, 17.320.020 - Number of Parking Spaces Required, and 17.400.065 - Mixed Use Development Standards, establishing standards and requirements for residential Studio Micro-Units.