



City of Culver City

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Staff Report

File #: 21-137, Version: 1

Item #: C-4.

CC - Adoption of an Ordinance Approving a Zoning Code Amendment (P2020-0078-ZCA), Amending Various Sections of the Culver City Municipal Code, Title 17: Zoning Code, Related to Residential Development Standards, Family Daycare Homes, Commercial Setbacks Abutting Alleys, Parking Requirements, and Smoking in Outdoor Dining and Retail Areas.

Meeting Date: August 24, 2020

Contact Person/Dept: Michael Allen/Current Planning Manager
Jose Mendivil/Associate Planner

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Fiscal Impact: Yes ☐ No ☒ **General Fund:** Yes ☐ No ☒

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

Planning Commission Action Required: Yes ☒ No ☐ **Date:** 7/13/2020

Public Notification: (E-Mail) Meetings and Agendas - City Council (08/19/2020)

Department Approval: Sol Blumenfeld, Community Development Director (08/17/2020)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving a Zoning Code Amendment (P2020-0078-ZCA), amending various sections of the Culver City Municipal Code (CCMC), Title 17: Zoning Code, related to residential development standards, family daycare homes, commercial setbacks abutting alleys, parking requirements, and smoking in outdoor dining and retail areas.

BACKGROUND

The Current Planning Division has identified several unintended discrepancies in the Zoning Code that require corrections and updating. These include:

1. Family Day Care Home Related Amendments
2. Residential Standards Related Amendments
3. Commercial and Industrial Related Amendments

4. Smoking Regulation Related Amendments.

5. Commercial Parking Related Amendments

On April 22, 2020, the Planning Commission recommended the City Council adopt the comprehensive Zoning Code Amendment with a minor revision. To provide consistency in terminology in the Zoning Code, the Planning Commission modified the reference to “residential maximum area” to be referenced as “floor area” as it relates to basements in residential zones. This revision is reflected in the proposed Ordinance.

At the July 13, 2020 City Council meeting, the City Council unanimously introduced the proposed Ordinance, Zoning Code Amendment P2020-0078-ZCA, with an additional amendment read into the record by staff. The additional amendment allows uncovered parking for single family homes in multi-zone properties, consistent with the recently approved comprehensive R1 Zone amendments. The proposed Ordinance is presented for adoption by the City Council.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b) (3), the proposed Project is exempt, because it can be seen with certainty that there is no possibility that the Project will have a significant effect on the environment. The Project by itself, does not result in any physical changes in the environment because it only clarifies and updates various discrepancies in the Zoning Code, and does not result in changes to existing land use, density or an intensification of development beyond what the Zoning Code currently allows. Future, projects incorporating the amendments specified will be reviewed individually pursuant to CEQA as may be applicable.

FISCAL ANALYSIS

There are no fiscal impacts related to the adoption of the proposed Ordinance.

ATTACHMENTS

1. 2020-08-24_ATT - Proposed Ordinance and Exhibit A Code Amendments

MOTION

That the City Council:

Adopt an Ordinance approving Zoning Code Amendment P2020-0078-ZCA, amending various sections of Title 17, Zoning, of the Culver City Municipal Code related to residential

development standards, family daycare homes, commercial setbacks abutting alleys, parking requirements, and smoking in outdoor dining and retail areas.