



City of Culver City

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Staff Report

File #: 22-221, Version: 1

Item #: C-11.

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CC - Adoption of an Ordinance Amending Development Standards for the Single-Family (R1) Residential Zone, Accessory Dwelling Units (ADUs), and Micro-Units and Amending the City Zoning Map with the Previously Adopted Residential Hillside (-RH) Overlay.

Meeting Date: August 23, 2021

Contact Person/Dept: Sol Blumenfeld/Community Development Director
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Fiscal Impact: Yes ☐ No ☒ **General Fund:** Yes ☐ No ☒

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

Public Notification: (E-Mail) Meetings and Agendas - City Council (08/18/21); (Posted) City Website (07/22/21); (Mailed) Property owners and occupants within Residential Hillside Overlay Zone (06/07/21); Gov Delivery (07/22/21); NextDoor (07/22/21); (Published in) Culver City News (06/10/21).

Department Approval: Sol Blumenfeld, Community Development Director (08/17/2021)

RECOMMENDATION:

Staff recommends the City Council adopt an Ordinance approving Zoning Code Text Amendment P2021-0050-ZCA clarifying development standards for the Single-Family (R1) Residential Zone, Accessory Dwelling Units (ADUs), and Micro-Units and approving Zoning Code Map Amendment P2021-0050-ZCMA updating the Zoning Code Map with the previously adopted Residential Hillside (-RH) overlay.

BACKGROUND:

On April 28, 2021, Planning Commission reviewed the item and recommended approval to City Council with minor edits related to the following:

- ADU setbacks on through lots
- Basement floor area as it relates to ADU floor area calculation

- Replacement parking and owner occupancy requirements for Junior Accessory Dwelling Units

On June 28, 2021, City Council unanimously introduced the proposed Ordinance, Zoning Code Amendment and Zoning Code Text Amendment P2021-0050-ZCA and -ZCMA.

On August 9, 2021, City Council unanimously reintroduced the proposed Ordinance, Zoning Code Amendment and Zoning Code Text Amendment P2021-0050-ZCA and

-ZCMA after the State Department of Housing and Community Development provided updated language regarding Junior Accessory Dwelling Units. All other language remained unchanged.

The proposed ordinance is presented for adoption by the City Council.

ENVIRONMENTAL DETERMINATION:

The Project is 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 the Zoning Code and Zoning Code Map will have a significant effect on the environment. The proposed Zoning Code Amendment, modifying single family home, accessory dwelling unit, and micro-unit development standards, by itself does not result in any physical changes nor any significant effects on the environment, and does not result in an intensification of development beyond what the Zoning Code currently allows. Furthermore, the proposed Zoning Code Amendment is not in conjunction with the specific approval of any existing development or use permit applications. Therefore, any projects seeking approval subsequent to the proposed Zoning Code Amendment, would be subject to appropriate CEQA analysis at that time of any such application. The update of the Zoning Code Map to illustrate a previously approved Zoning Code Amendment will also not have a significant effect on the environment.

FISCAL ANALYSIS:

There is no fiscal impact related to this item.

ATTACHMENTS:

1. 2021-08-09_ATT - City Council Ordinance No. 2021- and Exhibit A, Code Amendments

MOTION:

That the City Council:

Adopt an Ordinance approving Zoning Code Text Amendment P2021-0050-ZCA modifying development standards for the Single-Family (R1) Residential Zone, Accessory Dwelling Units, Micro-Units and other related Sections of the Zoning Code and Zoning Code Map Amendment P2021-0050-ZCMA to reflect the Residential Hillside (-RH) Overlay Zone, and waive further reading.