



# City of Culver City

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## Staff Report

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**File #:** 22-784, **Version:** 1

**Item #:** C-8.

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**CC - Adoption of an Ordinance Amending Culver City Municipal Code Sections 17.400.046, 17.230.015 (Table 2-8) and 17.260.035 (Table 2-11), Relating to Emergency Shelters.**

**Meeting Date:** February 28, 2022

**Contact Person/Dept:** Gabriela Silva/Associate Planner  
Sol Blumenfeld, Community Development Director

**Phone Number:** (310) 253-5736 /

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

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

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (02/23/2022); (Posted) City Website (01/20/2022); Gov Delivery (01/20/2022, 01/27/2022, and 02/10/2022); (Published in) Culver City News (01/20/2022, 01/27/2022, 02/10/2022).

**Department Approval:** Sol Blumenfeld, Community Development Director (02/22/2022)

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### **RECOMMENDATION**

Staff recommends the City Council adopt an Ordinance approving Zoning Code Amendment P2022-0002-ZCA, amending Culver City Municipal Code Sections 17.400.046, 17.230.015 (Table 2-8) and 17.260.035 (Table 2-11), relating to emergency shelters.

### **BACKGROUND**

At the City Council meeting of February 14, 2022, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2022-0002-ZCA, amending Zoning Code Sections 17.400.046, 17.230.015 (Table 2-8) and 17.260.035 (Table 2-11), relating to emergency shelters. The proposed Ordinance is now presented for adoption by the City Council.

The City of Culver City and the Culver City Housing Authority are pursuing State and Los Angeles County grant funding to acquire and rehabilitate two motels located at 3868 Sepulveda Blvd (Deano's Motel) and 3900 Sepulveda Blvd (Sunburst Motel) and repurpose them for a Homeless Shelter and Permanent Supportive Housing. The City intends to convert the motel at 3868 Sepulveda Blvd to an Emergency Shelter and to convert the motel at 3900 Sepulveda Blvd into Permanent Supportive

Housing. In addition to the application for State grant funding under Project Homekey, Los Angeles County funding has been secured through State Senator Sydney Kamlager. Among the State grant application requirements is demonstration that the project can be occupied within eight months from receipt of the grant funds. That means that the property is owned and controlled by the grant recipient and fully entitled. To comply with the grant requirements and deadlines, the City must timely modify certain aspects of the Zoning Code to ensure the proposed Emergency Shelter property follows standards for Emergency Shelters.

## **ENVIRONMENTAL DETERMINATION**

The proposed Zoning Code Amendment (P2022-0002-ZCA) is considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty there is no possibility 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 makes minor adjustments to development standards for emergency shelters and replaces the area within which emergency shelters are permitted ministerially, through approval of a Zoning Clearance, with a different area with fewer parcels, and does not result in changes to existing land use, density, or an intensification of development beyond what the Zoning Code currently allows. Further, any underlying project constructed under the parameters of the proposed Zoning Code Amendment, even if such project were discretionary, would be exempt under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities Categorical Exemption)

## **CONCLUSION**

The proposed Zoning Code Amendment will serve to update Map 4.05 to identify more feasible locations for establishing Emergency Shelters without a CUP as the currently identified area has evolved and is likely less suitable for such a use. Further, the proposed amendment will facilitate the leveraging of available funding and the revitalization of existing buildings, while addressing one component of the City's various housing needs and implementing goals and objectives of the General Plan.

## **ATTACHMENTS**

1. Proposed City Council Ordinance (including Exhibit A - Proposed Zoning Code Amendments)

## **MOTION**

That the City Council:

Adopt the Ordinance approving Zoning Code Amendment P2022-0002-ZCA, amending Culver City Municipal Code Sections 17.400.046, 17.230.015 (Table 2-8) and 17.260.035 (Table 2-11), relating to emergency shelters.