



City of Culver City

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Staff Report

File #: 22-948, **Version:** 1

Item #: C-8.

CC - CONSENT ITEM: Adoption of an Ordinance Amending Culver City Municipal Code Sections 17.220.015.A, 17.220.035, and 17.320.020, Regarding Additional Ground Floor Uses and Reduced Parking for Ground Floor Uses.

Meeting Date: April 25, 2022

Contact Person/Dept: Jose Mendivil, Associate Planner
Susan Herbertson, Senior Planner

Phone Number: (310) 253-5757

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Attachments: [X]

Commission Action Required: Yes ☒ No ☐ **Date:** March 9, 2022

Commission Name: Planning Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (04/20/2022); (Posted) City Website (03/24/2022); Gov Delivery (03/24/2022); (Published) Culver City News (03/24/2022).

Department Approval: Sol Blumenfeld, Community Development Director (04/18/2022)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving Zoning Code Amendment, P2022-0034-ZCA, amending Culver City Municipal Code Sections 17.220.015.A, 17.220.035, and 17.320.020, regarding allowing additional ground floor uses and reduced parking for ground floor uses.

BACKGROUND/DISCUSSION

At the April 11, 2022, City Council meeting, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2022-0034-ZCA, amending the Zoning Code Sections and related to the issues, noted above in the staff recommendation. The proposed Ordinance is now presented for City Council adoption.

Changes to the real estate and retail markets have resulted in fewer ground floor retail tenants occupying Downtown, an increase in online shopping, and a reduction in brick-and-mortar stores. Additionally, COVID related safe-distancing requirements have affected retail operations. This led to difficulty in leasing ground floor commercial space. The proposed code revision will allow additional types of ground floor uses in Downtown than what is currently permitted such as hotels and motels with the street level pedestrian activities;

offices with direct customer or client service components; outpatient medical services and clinics; personal services, studios, and small health fitness facilities. Parking for these additional ground floor uses will be the same required for retail uses in the CD Zone. In addition, required parking for outdoor dining will be eliminated.

ENVIRONMENTAL DETERMINATION:

The proposed Zoning Code Amendment 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 that there is no possibility that it will have a significant effect on the environment. The amendment by itself does not result in any physical changes nor any significant effects on the environment and does not intensify development beyond current Zoning Code limits. The uses affected by the amendment are already allowed in the CD Zone above the ground floor and changes would permit those uses on the ground floor. The amended parking is not expected to increase parking demand because the CD Zone attracts single vehicle trips to multiple land uses in the Zone such as Downtown office users visiting Downtown food retailers. Public parking facilities in the CD Zone can absorb parking generated by single vehicle trips going to various downtown uses. The amendment does not include a specific project application and projects submitted after amendment adoption will be subject to appropriate environmental review under CEQA.

CONCLUSION

The Zoning Code Amendment will modify the CD Zone to allow additional ground floor uses, expand outdoor dining opportunities, and reduce related parking requirements for some uses. Staff believes findings for a Zoning Code Amendment as stated in CCMC Section 17.620.030, can be made, and recommends approval of the amendment.

ATTACHMENTS

1. 2022-04-25_ATT - Proposed City Council Ordinance and Exhibit A (Proposed Code Amendment)

MOTION

That the City Council:

Adopt the Ordinance approving Zoning Code Amendment P2022-0034-ZCA, amending Culver City Municipal Code Sections 17.220.015.A, 17.220.035, and 17.320.020, regarding allowing additional ground floor uses and reduced parking for ground floor uses.