



# City of Culver City

Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851

## Staff Report

File #: 23-738, Version: 1

Item #: C-4.

### CC -CONSENT ITEM: Adoption of an Ordinance Amending Culver City Municipal Code Title 17: Zoning Code to Clarify and Clean Up Internal Inconsistencies Related to Residential Structures, Definitions and Nonconforming Structures

Meeting Date: March 27, 2023

Contact Person/Dept.: Erika Ramirez, Current Planning Manager  
Phone Number: (310) 253-5727

Fiscal Impact: Yes  No  General Fund: Yes  No

Attachments: Yes  No

Commission Action Required: Yes  No  Date: February 8, 2023  
Commission Name: Planning Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (03/22/2023); (Posted) City Website (03/22/2023); (Published) Culver City News (03/30/2023)

Department Approval: Mark Muenzer, Planning and Development Director (03/09/2023)

### RECOMMENDATION

Staff recommends the City Council adopt an Ordinance approving Zoning Code Amendment, P2022-0357-ZCA, amending Culver City Municipal Code (CCMC), Title 17: Zoning Code, relating to accessory residential structures, definitions, and nonconforming structures.

### BACKGROUND/DISCUSSION

At the March 13, 2023, City Council meeting, the City Council unanimously introduced the proposed Ordinance approving Zoning Code Amendment P2022-0357-ZCA, related to discrepancies and ambiguities in the Zoning Code that require correction, clarification and/or update to apply the Zoning Code effectively and consistently. Specifically, the following is to be amended:

- **Accessory Residential Structures (ARS) - Section 17.400.100** to clarify language;
- **Definitions - Chapter 17.700** to clarify language for various definitions; and
- **Nonconforming Structures - Section 17.610.020**, to establish distinct standards for re-construction and expansion of existing legal non-conforming accessory residential structures for through lots on the 4100 block of Charles Avenue in response to unique geographic

circumstances.

The Ordinance is now presented for adoption.

### **ENVIRONMENTAL REVIEW**

The proposed Zoning Code Amendment, P2022-0357-ZCA, is considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility the Project to amend the Zoning Code will have a significant effect on the environment. The proposed Zoning Code Amendment by itself does not result in any physical changes nor any significant effects on the environment as it does not change existing land use, density, or an intensification of development beyond what the Zoning Code currently allows. Furthermore, the proposed Zoning Code Amendment is not in conjunction with the approval of any development or use permit applications. Therefore, any projects seeking approval after the proposed Zoning Code Amendment, would be subject to appropriate CEQA analysis at the time of any such application.

### **FISCAL ANALYSIS**

There is no fiscal impact associated with the adoption of the proposed ordinance approving the subject Zoning Code Amendment.

### **ATTACHMENTS**

1. Proposed City Council Ordinance and Exhibit A (Proposed Code Amendments)

### **RECOMMENDED MOTIONS**

That the City Council:

Adopt the Ordinance approving a Zoning Code Amendment P2023-0357-ZCA, amending Title 17: Zoning Code, related to accessory residential structures, definitions, and nonconforming structures.