

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT P2025-0229-ZCA TO IMPLEMENT PROGRAMS OF THE 2021-2029 HOUSING ELEMENT AND CONFORM TO STATE LAW, AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO, AND AN EXEMPTION FROM CEQA PURSUANT TO SECTION 15061(b)(3).

(Zoning Code Amendment P2025-0229-ZCA)

WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2025-0229-ZCA) amending various portions of the Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited to 17.220.015, Mixed Use District Land Uses and Permit Requirements, and Section 17.540.010, Applicability, including full consideration of the staff report, environmental information, and all testimony presented, the Planning Commission, by a vote of 5 to 0, recommended to the City Council approval of Zoning Code Amendment, P2025-0229-ZCA and exemption from CEQA, as set forth herein below; and

WHEREAS, on February 9, 2026, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2025-0229-ZCA) amending various portions of the Zoning Code including, but not limited to 17.220.015, Mixed Use District Land Uses and Permit Requirements, and Section 17.540.010, Applicability, including full consideration of the staff report, environmental information, and all testimony presented, the City Council, by a vote of ___ to ___, introduced an ordinance approving Zoning Code Amendment, P2025-0229-ZCA, (the "Ordinance"), as set forth herein below, and adopting an exemption from CEQA pursuant to Section 15061(b)(3).

NOW, THEREFORE, The City Council of the City of Culver City, California, DOES HEREBY ORDAIN, as follows:

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following required findings for a Zoning Code Amendment, as outlined in Section 17.620.030.A, are hereby made:

- 1. The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan, and, in the case of a Zoning Code amendment, will not create any inconsistencies with this Title.**

The purpose of the proposed Zoning Code Amendment is to implement Measure 4B of the 2021-2029 Housing Element and comply with State law. Assembly Bill 1397 requires ministerial approval of housing projects with 20 percent of units affordable to lower-income households on Housing Element Adequate Sites Inventory properties that required rezoning to accommodate lower-income RHNA units. Housing Element Measure 4B extends ministerial approval to any project with 20 percent of units affordable to lower-income households, regardless of the property's presence on the Adequate Sites Inventory. Assembly Bill 1397 also requires that mixed-use projects on sites anticipated to provide lower-income RHNA units must include a minimum 50% of total floor area as residential use. A major goal of the General Plan 2045 is to increase choice, availability, and affordability of housing, as seen in Land Use and Community Design Element goals LU-2, LU-11, and LU-13. The proposed amendment does not materially change the allowable development intensity and uses, and, therefore, continues to be consistent with the policies and strategies of all elements of the General Plan and maintains the internal consistency of the Zoning Code.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

The proposed Zoning Code Amendment is intended to continue implementing the 2021-2029 Housing Element and align with State law. The proposed amendment will help ensure that the Zoning Code is clear and internally consistent with State-mandated laws. The amendments will serve to improve Current Planning's implementation of General Plan policies and Zoning standards affecting residential property owners and developers. The amendments support the public interest, health, safety, convenience, and welfare of the City.

- 3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption, because it can be seen with certainty there is no possibility the Amendment will have a significant effect on the environment. The Amendment proposes revisions to implement the 2021-2029 Housing Element and align with State law. The changes do not result in changes to existing land

1 use, density, or an intensification of development beyond what the Zoning Code currently
2 allows.

3 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City Council of the
4 City of Culver City, California, hereby introduces the Ordinance approving Zoning Code
5 Amendment, P2025-0229-ZCA, amending Culver City Municipal Code (CCMC) Title 17 –
6 Zoning Code, to implement programs of the 2021-2029 Housing Element and conform to State
7 Law, as set forth in Exhibit A attached hereto and made a part thereof.
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10 **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance shall take effect
11 thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the City
12 Charter, prior to the expiration of fifteen days after the adoption, the City Clerk shall cause this
13 Ordinance, or a summary thereof, to be published in the Culver City News and shall post this
14 Ordinance or a summary thereof in at least three places within the City.
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18 **SECTION 4.** The City Council hereby declares that, if any provision, section, subsection,
19 paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or
20 unconstitutional by any final action in a court of competent jurisdiction or by reason of any
21 preemptive legislation, then the City Council would have independently adopted the remaining
22 provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance
23 and as such they shall remain in full force and effect.
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1 APPROVED and ADOPTED this 9th day of February, 2026.

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4 FREDDY PUZA, MAYOR
City of Culver City, California

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7 ATTESTED BY:

8 APPROVED AS TO FORM:

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10 JEREMY BOCCHINO, City Clerk

11 HEATHER BAKER, City Attorney

EXHIBIT A

CHAPTER 17.220: MIXED USE ZONING DISTRICTS

§ 17.220.015 MIXED USE DISTRICT LAND USES AND PERMIT REQUIREMENTS.

- A. Table 2-6 (Allowed Uses and Permit Requirements for Mixed Use Zoning Districts) identifies the uses of land allowed by this Title in the mixed use zoning districts, and the land use permit required to establish each use in compliance with Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements). Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to California Government Code § 65583.2(h).

Note: Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P CUP AUP -	Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed						
LAND USE	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
RESIDENTIAL								
Accessory dwelling units	P	P	P	P	P	P	P	See § 17.400.095 (Residential Uses – Accessory Dwelling Units)
Accessory uses and structures	P	P	P	P	P	P	P	See § 17.400.100 (Residential Uses – Accessory Residential Structures)
Child day care – Large family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care – Small family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Cal. Health and Safety Code § 113758. For guidelines and regulations, go to the LA County Public Health Department website.
Two-family dwelling/duplex	-	-	-	-	-	-	-	

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed							
LAND USE	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Home occupations	P	P	P	P	P	P	P	See § 17.400.055 (Home Occupations)
Live/work units	P	P	P	P	P	P	P	See § 17.400.060 (Live/Work Development Standards)
Mixed use projects	P	P	P	P	P	P	P	Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to Cal. Government Code § 65583.2(h).
Multiple-family dwelling, 4 Units	P	P	P	P	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	CUP	CUP	CUP	
Senior citizen congregate care housing	CUP	CUP	CUP	-	CUP	CUP	CUP	
Single-family dwellings	-	-	-	-	-	-	-	
Single room occupancy units	P	P	P	P	P	P	P	See § 17.400.106 (Single Room Occupancy (SRO) Units) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Supportive housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Triplex	-	-	-	-	-	-	-	

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2022-003 § 2 (part))

CHAPTER 17.540: ADMINISTRATIVE SITE PLAN REVIEW AND SITE PLAN REVIEW

§ 17.540.010 APPLICABILITY.

- A. **Administrative Site Plan Review - Subject to Review.** Administrative Site Plan Review shall be required for:
1. **Residential.** The construction of a new residential project of 3 to 25 units, or the addition of 3 or more units to an existing residential project that would result in no more than 25 units, [or any residential project of 3 or more units with a minimum 20 percent of total units designated affordable to lower-income households.](#)
 2. **Non-residential.** Construction of a new building of between 5,000 to 15,000 gross square feet; or the addition of between 5,000 to 15,000 net square feet to an existing building within a 1-year period.
 3. **Mixed use.** The construction of a mixed use project that meets the thresholds above for residential and/or non-residential uses.
 4. **Low barrier navigation centers.**
- B. **Site Plan Review - Subject to Review.** Site Plan Review shall be required for:
1. **Residential.** The construction of a new residential project of 26 or more units, or the addition to an existing residential project that would result in 26 or more units.
 2. **Non-residential.** Construction of a new building of more than 15,000 gross square feet or more; or the addition of more than 15,000 net square feet or more to an existing building within a 1-year period.
 3. **Mixed use.** The construction of a mixed use project that meets the thresholds above for residential or non-residential uses.
 - C. **Exempt from Review.** Activities and structures identified in Section 17.110.010 (Exemptions from Land Use Permit Requirements).

(Ord. No. 2005-007 § 1 (part))