

1 RESOLUTION NO. 2025-R\_\_\_\_

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
4 CULVER CITY, CALIFORNIA, APPROVING CITYWIDE  
5 RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN  
6 STANDARDS, AND AN EXEMPTION FROM CEQA PURSUANT  
7 TO SECTION 15061(b)(3) and 15168(c)(2)

8 (Residential and Mixed Use Objective Design Standards)

9 WHEREAS, the State of California has adopted numerous bills, including, but not  
10 limited to, Senate Bill 167 ("SB 167"), Senate Bill 35 ("SB 35"), Senate Bill 330 ("SB 330") and  
11 Assembly Bill 2162 ("AB 2162"), which limit or restrict discretionary review of certain qualifying  
12 residential projects; and

13 WHEREAS, State Housing Law continues to evolve, and multi-family affordable  
14 housing projects meeting certain criteria are required to be ministerially approved; and

15 WHEREAS, cities are permitted to apply only "objective design standards," which  
16 are intended to provide clear, quantifiable, objective standards for those qualifying projects;  
17 and  
18

19 WHEREAS, the City's adopted 2021-2029 Housing Element contains housing  
20 programs aimed at facilitating additional housing, including developing objective design  
21 standards to comply with SB 330 (Policy 6.J, and Measure 4.H); and

22 WHEREAS, in December 2022, the City of Culver City engaged Rincon  
23 Consultants Inc. to review the City's existing design guidelines and Zoning Code to create a  
24 separate Citywide Residential and Mixed Use Objective Design Standards (Objective Design  
25 Standards) document that would be referenced in the Zoning Code; and  
26  
27  
28

1 WHEREAS, on October 9, 2024, the City's General Plan Update and Zoning  
2 Code Update became effective, including Implementation Action LU-6, and Policy Goals LU-  
3 13.2 and LU-15.6, within the Land Use and Community Design Element, which also call for  
4 adopting and updating objective design standards; and

5 WHEREAS, the proposed Objective Design Standards will supersede and  
6 replace the Gateway Neighborhood and Gateway Adjacent Neighborhood Design Guidelines,  
7 which were adopted on March 24, 2010 and July 13, 2011, respectively, as these contain  
8 subjective standards; and

9 WHEREAS, an associated Zoning Code Amendment (P2024-0310-ZCA) is  
10 necessary to incorporate the proposed Objective Design Standards by reference, eliminate  
11 overlapping standards and subjective standards applicable to residential and mixed use  
12 development, and include standards for consistency with the proposed Objective Design  
13 Standards; and

14 WHEREAS, the Objective Design Standards are contained within a standalone  
15 document that shall be amended in the future, as needed from time to time, through the  
16 adoption of a Planning Commission resolution; and

17 WHEREAS, pursuant to the California Environmental Quality Act (CEQA),  
18 Guidelines, the adoption of the Objective Design Standards, which will supplement Zoning  
19 Code standards as it relates to design, and do not affect permitted uses or density/intensity,  
20 are exempt per Section 15061(b)(3), because it can be seen with certainty that there is no  
21 possibility that the activity in question may have a significant effect on the environment. In  
22 addition, the proposed Objective Design Standards do not require additional review under  
23 CEQA pursuant to Section 15168(c)(2) as they are consistent with the Final Program  
24  
25  
26  
27  
28

1 Environmental Impact Report (EIR) for the General Plan and Zoning Code Update certified on  
2 August 26, 2024 (SCH# 2022030144) and would not result in new impacts. The adoption of  
3 the Objective Design Standards implements the adopted General Plan (Implementation Action  
4 LU-6, and Policies LU-13.2, LU-15.6); as the creation of Objective Design Standards was  
5 considered in the General Plan and Zoning Code EIR, pursuant to the provisions of CEQA no  
6 further environmental analysis is required; and  
7

8 WHEREAS, on February 12, 2025, after a duly noticed public hearing on a City-  
9 initiated Zoning Code Amendment (P2024-0310-ZCA) amending the Culver City Municipal  
10 Code (CCMC), Title 17 – Zoning Code, Sections 17.210.020 – Residential Zoning Districts  
11 Development Standards, 17.220.030 – Supplemental Standards for Mixed Use Development,  
12 and 17.300.010 – Applicability, to incorporate the Objective Design Standards by reference  
13 and ensure consistency between the Zoning Code and proposed standards, including full  
14 consideration of the staff report and attachments, environmental information, and all testimony  
15 presented, the Planning Commission by a vote of 3 to 0, adopted Resolution No. 2025-P003,  
16 recommending to the City Council approval of the Objective Design Standards, associated  
17 Zoning Code Amendment P2024-0310-ZCA, and exemption from CEQA; and  
18  
19

20 WHEREAS, on March 17, 2025, after conducting a duly noticed public hearing  
21 on the aforementioned Zoning Code Amendment and Objective Design Standards, fully  
22 considering the staff reports and attachments, environmental information, Planning  
23 Commission recommendation, and all testimony presented; the City Council by a vote of \_\_\_\_  
24 to \_\_\_\_, approved the Objective Design Standards as set forth in Attachment 5 and adopted an  
25 exemption from CEQA pursuant to Section 15061(b)(3) and 15168(c)(2).  
26  
27  
28

1 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES  
2 HEREBY RESOLVE as follows:

3  
4 SECTION 1. The City Council finds the adoption of the Citywide Residential and  
5 Mixed Use Objective Design Standards exempt from CEQA pursuant to sections 15061(b)(3)  
6 and 15168(c)(2).

7 SECTION 2. Pursuant to the foregoing recitations and provisions of the CCMC,  
8 the City Council hereby approves the Citywide Residential and Mixed Use Objective Design  
9 Standards, as set forth in Attachment 5 of the staff report, to become effective May 14, 2025.  
10 The City Council authorizes the Planning Commission to make future updates to the Objective  
11 Design Standards by Planning Commission Resolution.  
12  
13

14 APPROVED and ADOPTED this 17th day of March, 2025.  
15  
16

17 \_\_\_\_\_  
18 DAN O'BRIEN, Mayor  
19 City of Culver City, California

20 ATTEST:

21 APPROVED AS TO FORM:

22 \_\_\_\_\_  
23 JEREMY BOCCHINO, City Clerk

24   
25 \_\_\_\_\_  
26 HEATHER BAKER, City Attorney  
27  
28