

1 RESOLUTION NO. 2026-P002

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF THE FOX HILLS SPECIFIC PLAN, ZONING CODE AMENDMENT AND
5 ZONING CODE MAP AMENDMENT, P2026-0100-SP, -ZCA, -ZCMA,
6 AMENDING TITLE 17 – ZONING CODE OF THE CULVER CITY MUNICIPAL
7 CODE (CCMC) TO INCOPORATE THE FOX HILLS SPECIFIC PLAN, AND AN
8 ADDENDUM TO THE CULVER CITY GENERAL PLAN 2045 ENVIRONMENTAL
9 IMPACT REPORT (EIR) PURSUANT TO SECTION 15164 (ADDENDUM TO AN
10 EIR OR NEGATIVE DECLARATION)

11 (Specific Plan, Zoning Code Amendment, Zoning Code Map Amendment
12 P2026-0100-SP, -ZCA, -ZCMA)

13 WHEREAS, on August 26th, 2024, the City adopted the Culver City General Plan 2045,
14 establishing higher density mixed use in the Fox Hills neighborhood; and

15 WHEREAS, The Culver City General Plan 2045 identifies the Fox Hills Neighborhood
16 as a special study area that would benefit from closer analysis and specific policy interventions
17 such as the creation of a specific plan; and

18 WHEREAS, the City retained Studio One Eleven to create the Fox Hills Specific Plan
19 and to implement a development framework covering the Fox Hills neighborhood (the
20 “Project”); and

21 WHEREAS, to implement the proposed Project, approval of the following applications is
22 required:

- 23
- 24 1. Fox Hills Specific Plan P2026-0100-SP: to adopt the specific plan; and
 - 25 2. Zoning Code Amendment P2026-0100-ZCA: to update the Culver City Zoning
26 Code to implement the Fox Hills Specific Plan; and
- 27
28
29

1 3. Zoning Code Map Amendment P2026-0100-ZCMA: to update the Culver City
2 Zoning Map to implement the Fox Hills Specific Plan; and

3 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Project
4 requires that the Planning Commission recommend the City Council consider an Addendum to
5 the General Plan 2045 Program Environmental Impact Report (PEIR), and find that the
6 Addendum properly discloses only minor technical changes or additions to the PEIR; and
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8 WHEREAS, on May 13, 2026, after conducting a duly noticed public hearing on the
9 subject application, including full consideration of the project documents, staff report,
10 environmental information and all testimony presented, the Planning Commission, by a vote of
11 4 to 0, recommended the City Council approve the Fox Hills Specific Plan, Zoning Code
12 Amendment and Zoning Code Map Amendment P2026-0100-SP, -ZCA, -ZCMA, and
13 recommended that the hotel height incentive not be included, as set forth herein below;
14

15 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
16 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
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18 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
19 Municipal Code (CCMC), the following findings are hereby made:

20 As outlined in CCMC Title 17, Section 17.570.020, the following required findings for Specific
21 Plan adoption are hereby made:

- 22 **1. The proposed Fox Hills Specific Plan is consistent with the objectives, policies,**
23 **general land uses, and programs of the General Plan and other adopted goals and**
24 **policies of the City.**

25 The proposed Fox Hills Specific Plan is consistent with Goal LU-7 in the General Plan,
26 which aims to make Fox Hills a vibrant, mixed use neighborhood that promotes the
27 activation of streets and open spaces and establishes a cohesive, walkable center that is
28 well-connected to its surrounding neighborhoods. Furthermore, Fox Hills is identified as a
29 Special Study Area in the General Plan, which are areas in the City that would benefit from
a closer analysis and specific policies and programs, such as the creation of a Specific
Plan.

1 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for Zoning
2 Code Map Amendments are hereby made:

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

6 The proposed Zoning Code Text Amendment (ZCA) and a Zoning Code Map Amendment
7 (ZCMA), together known as the Zoning Code Update, were prepared to implement the Fox
8 Hills Specific Plan ("Plan"). The major objective of this Zoning Code Update (ZCU) is to
9 establish the Specific Plan zoning districts and development standards to correspond with
10 the proposed Specific Plan land use designations. The ZCU also implements policies and
11 programs from the General Plan 2045, such as Goal LU-7 of the Land Use Element, which
12 envisions Fox Hills as a vibrant, mixed use area that is walkable and well-connected to its
13 surrounding neighborhoods.

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

16 This amendment was prepared to implement the Fox Hills Specific Plan, which aims to
17 improve and ensure the health, safety, and welfare of all members of the community with
18 policies throughout the plan such as complete street improvements that aim to improve
19 pedestrian and cyclist safety. The Specific Plan will also integrate a pedestrian paseo
20 network that mitigates the impacts of increased density and development by creating a
21 more connected and walkable neighborhood with added community amenities and green
22 space. A further goal of the Plan is to increase housing supply in the City with the
23 introduction of Specific Plan zoning districts, which is in the public interest of increasing
24 available housing types and reducing housing costs. Better integration and proximity
25 between commercial and residential uses will reduce the distance and number of
26 automobile trips and increase convenience and access to services and amenities for
27 residents.

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

30 An Addendum to the General Plan 2045 Project Program Environmental Impact Report
31 (PEIR) was prepared in accordance with the California Environmental Quality Act (CEQA).
32 Pursuant to the provision of CEQA Guidelines Section 15164 (Addendum to an EIR or
33 Negative Declaration). The addendum found that the project revision will not result in any
34 potentially significant impact not already analyzed in the PEIR.


35 As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding
36 for a Zoning Code Map Amendment is hereby made:

1 4. The site(s) is physically suitable (including access, provision of utilities,
2 compatibility with adjoining land uses and absence of physical constraints) for
3 the requested zoning designation(s) and anticipated land use development.

4 The proposed Zoning Map is derived from the proposed General Plan Land Use Map. The
5 proposed zones reflected on the map are consistent with the General Plan Land Use
6 designations, including residential densities. The General Plan 2045 land use
7 designations, as well as the proposed zones and development standards, were thoroughly
8 audited to determine compatibility with existing development and parcel characteristics.
9 The City is fully connected with local and regional roadways and utilities. Site-specific
10 access, utility provisions, and physical constraints will be evaluated and determined as
11 individual development proposals are received.

12 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
13 Commission of the City of Culver City, California, hereby recommends the City Council approve
14 the Fox Hills Specific Plan, Zoning Code Amendment and Zoning Code Map Amendment
15 P2026-0100-SP, -ZCA, -ZCMA, and recommends that the hotel height incentive not be
16 included, as set forth herein below:

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18 APPROVED and ADOPTED this 13th day of MAY, 2026.

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21 _____
22 DARREL MENTHE - CHAIRPERSON
23 PLANNING COMMISSION
24 CITY OF CULVER CITY, CALIFORNIA

25 Attested by:
26 
27 _____
28 RUTH MARTINDELCAMPO, SECRETARY
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