

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT, P2026-0115-ZCA, AMENDING VARIOUS PORTIONS OF CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING CODE, INCLUDING, BUT NOT LIMITED TO, 17.220.015 – MIXED USE DISTRICT LAND USES AND PERMIT REQUIREMENTS, 17.300.020 – SETBACK REGULATIONS AND EXCEPTIONS, 17.320.035 – PARKING DESIGN AND LAYOUT GUIDELINES, AND 17.700.010 – DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, FOR CLARIFICATIONS, CORRECTIONS, AND UPDATES, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO, AND AN EXEMPTION FROM CEQA PURSUANT TO SECTIONS 15061(b)(3)

(Zoning Code Amendment, P2026-0115-ZCA)

WHEREAS, on June 10, 2026, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2026-0115-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, 17.300.020 – Setback Regulations and Exceptions, 17.320.035 – Parking Design and Layout Guidelines, and 17.700.010 – Definitions of Specialized Terms and Phrases, to update and clarify various development standards and specific land uses for effective implementation, internal consistency, and compliance with State Law, including, but not limited to, front yard paving/landscape, child day care centers, retail storefront cannabis dispensaries, setback projections, and certain definitions (Amendment), and fully considering all reports, studies, environmental information, and testimony presented, the Planning Commission by a vote of 4 to 0, adopted Resolution 2026-P003, recommending to the City Council approval of Zoning Code Amendment P2026-0115-ZCA, and exemption from CEQA, as set forth herein below; and

1 WHEREAS, on June 22, 2026, after conducting a duly noticed public hearing on a
2 City-initiated Zoning Code Amendment (P2026-0115-ZCA), amending various portions of the
3 Zoning Code, including, but not limited to 17.220.015 – Mixed Use District Land Uses and
4 Permit Requirements, 17.300.020 – Setback Regulations and Exceptions, 17.320.035 –
5 Parking Design and Layout Guidelines, and 17.700.010 – Definitions of Specialized Terms and
6 Phrases, for clarifications, corrections, updates, and compliance with State Law, fully
7 considering all reports, studies, environmental information, and all testimony presented, the
8 City Council, by a vote of 5 to 0, introduced an ordinance approving Zoning Code Amendment,
9 P2026-0115-ZCA, (the “Ordinance”), as set forth herein below, and adopting an exemption
10 from CEQA pursuant to Section 15061(b)(3).
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13 WHEREAS, on July 13, 2026, the City Council, by a vote of ___ to ___, adopted the
14 Ordinance and exemption from CEQA pursuant to Section 15061(b)(3).
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16 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
17 HEREBY ORDAIN, as follows:

18 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
19 the following required findings for a Zoning Code Amendment, as outlined in Section
20 17.620.030.A, are hereby made:
21

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

25 The proposed Zoning Code Amendment is intended to address unintended discrepancies,
26 ambiguities, internal inconsistencies, and changes to State law. Accordingly, the
27 proposed amendment does not materially change the allowable development intensity
28 and uses, and, therefore, continues to be consistent with the policies and strategies of all
29 elements of the General Plan. The revisions are necessary for the effective and consistent
application of the Zoning Code as they apply to: residential development standards (e.g.,
landscape), renewal requirements for certain Conditional Use Permits (CUP), setback
projections, parking layout standards, and definitions. In addition, the amendment

includes revisions required for consistency with recently enacted State law relating to child day care centers.

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

The proposed amendment seeks to correct and/or update unintended discrepancies in the Zoning Code necessary to apply the Zoning Code effectively and consistently. The proposed Zoning Code Amendments will help ensure that the Zoning Code is clear and internally consistent with regard to residential development standards and mixed use permit requirements, setback projections, Zoning Code definitions, and State law. The amendments will serve to improve Current Planning's implementation of the Zoning Code and General Plan by extension, including standards affecting residents, property owners, and developers. Accordingly, the amendments support the public interest, health, safety, convenience, and welfare of the City and would not be detrimental thereto.

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 as it does not result in changes to existing land use, density, or an intensification of development. The Amendment proposes revisions that clarify and update various discrepancies in the Zoning Code, and bring alignment with State law. The changes do not materially alter development standards but rather clarify or refine the applicability.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby adopts the Ordinance approving Zoning Code Amendment, P2026-0115-ZCA, amending Culver City Municipal Code (CCMC) Title 17 – Zoning Code, for various clarifications, corrections, and updates, as set forth in Exhibit A attached hereto and made a part thereof.

SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk shall

1 cause this Ordinance, or a summary thereof, to be published in the Culver City News and
2 shall post this Ordinance or a summary thereof in at least three places within the City.
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4 **SECTION 4.** The City Council hereby declares that, if any provision, section,
5 subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared
6 invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason
7 of any preemptive legislation, then the City Council would have independently adopted the
8 remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this
9 ordinance and as such they shall remain in full force and effect.
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13 APPROVED and ADOPTED this 13th day of July, 2026.
14

15 _____
16 FREDDY PUZA, MAYOR
17 City of Culver City, California

18 ATTESTED BY:
19

20 APPROVED AS TO FORM:

21 _____
22 JEREMY BOCCHINO, City Clerk
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HEATHER BAKER, City Attorney

EXHIBIT A
Case No. P2026-0115

17.210.020 RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS.

- A. **General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the R1 and R2 zones shall conform to the requirements in Table 2-3 (Residential Districts Development Standards (R1, R2)). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the RLD, RMD and RHD zones shall conform to the requirements in Table 2-4 (Residential District Development Standards (RLD, RMD, RHD)). In addition, the applicable development standards in Article 3 (Site Planning and General Development Standards) apply to all residential zoning districts. Table 2-5 (Supplemental Standards for Townhouse Developments) shall apply to townhouse developments in RLD and RMD zones.

Table 2-3 Residential District Development Standards (R1, R2)

RESIDENTIAL ZONES (R1, R2)			
Standards	R1	R2	Additional Regulations
Open Space			
Roof deck	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard and rear yard adjacent to a residential zoned property, except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.		A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.
Open space	Minimum area of a site to remain uncovered by structures, in compliance with § 17.400.100 (Residential Uses - Accessory Residential Structures)		
<i>Private</i>	None required other than setbacks		
<i>Common</i>	None required		
Maximum front yard paving	No more than 25% of any required setback facing a street shall be paved to provide access to on-site parking , <u>with the remaining 75% landscaped</u> , unless paving of a larger area is required to comply with § 17.320.035.C. (Parking Space and Lot Dimensions) (e.g., to provide a standard 16-foot, double-wide driveway within the 20-foot front setback area, leading to a street-facing two-car garage). Additional permeable hardscape area may be allowed but not to exceed a combined total of 20 feet in width when no other parking is provided onsite, as specified in § 17.320.035.P.3. In addition to any required driveway paving, additional paving may be allowed for a pedestrian pathway leading to the entrance of the development provided the pedestrian path is not more than 4-feet in width. If the pedestrian path is not connected to the driveway, it shall be separated from the driveway by a minimum width of 3 feet and landscaped. If the pedestrian pathway is connected to the driveway, the maximum width of the connection to the driveway shall not exceed 4 feet.		See Chapter 17.310 (Landscaping) for additional regulations.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2016-001 § 2 (part); Ord. No. 2020-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008; Ord. No. 2024-001, Exhibit A (part); Ord. No. 2024-006; Ord. No. 2025-003, Exhibit A (part); Ord. No. 2025-008, Exhibit A (part))

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 § 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 Cal Gov't 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 USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
SERVICE								
Commercial kitchens	-	P	P	-	-	-	P	
Check-cashing businesses	-	CUP	CUP	-	-	-	-	See §17.400.030 (Check-Cashing Businesses)
Child day care centers	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP required for child day care centers up to 1,500 square feet in area. An AUP/CUP is not required for child day care centers that are collocated with multifamily housing.
Construction contractors, no outdoor storage	-	P	P	-	-	-	P	AUP required for schools up to 1,500 square feet in area.
Contractor's storage yard	-	-	-	-	-	-	-	

- B. **Cannabis Dispensary, retail-store front.** Concurrent with obtaining a Commercial Cannabis Business Permit required by CCMC Chapter 11.17, all cannabis dispensary, retail store front facilities shall be required to obtain a Conditional Use Permit pursuant to Chapter 17.530, ~~which shall be subject to renewal every five years.~~

(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); Ord. No. 2024-006; Ord. No. 2025-008, Exhibit A (part); Ord. No. 2026-005, Exhibit A (part))

17.270.015 FOX HILLS SPECIFIC PLAN ZONING DISTRICTS LAND USES AND PERMIT REQUIREMENTS.

- A. Table 2-11 (Allowed Uses and Permit Requirements for Fox Hills 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 2-11 Allowed Uses and Permit Requirements for Fox Hills Specific Plan Zoning Districts

LAND USES	PERMIT REQUIREMENT BY DISTRICT		Additional Regulations and Specific Use Regulations
	FH-MD	FH-HD	
SERVICE			
Banks and financial services	P	P	
Business and consumer support services	P	P	(2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Child day care centers	AUP/CUP	AUP/CUP	AUP required for child day care centers up to 1,500 square feet in area. An AUP/CUP is not required for child day care centers that are collocated with multifamily housing.
Drive-thru facilities or services	CUP	CUP	See Section 17.400.045 (Drive-In and Drive-Through Facilities)
Emergency shelters	CUP	-	See Section 17.400.046 (Emergency Shelters)

17.260.010 APPLICABILITY OF OVERLAY ZONES.

- A. Designation of Property.** The applicability of any overlay zone to a specific site is shown by the overlay Zoning Map symbol, established by § 17.200.010 (Zoning Districts Established), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, R1-RH~~CG-EW~~ which represents the Single-Family Residential (R1) Zoning District and the Residential Hillside Overlay (-RH)~~Commercial General (CG) Zoning District and the East Washington Boulevard Overlay (-EW)~~).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2024-006)

17.300.020 SETBACK REGULATIONS AND EXCEPTIONS.

- E. Allowed Projections into Setbacks.** Projections such as eaves, cornices, awnings, louvers, porches, stairs, and chimneys may encroach into required setbacks, as well as required open space, in compliance with Table 3-1 (Allowed Projections into Setbacks) below, subject to all applicable requirements of the Building and Fire Code. Where any provision of this Chapter conflicts with applicable building codes, the more restrictive provision shall apply. The "Limitations/Additional Regulations" column states any dimensional, area, or other limitations that apply to such projections. Any deviation from the standards in Table 3-1 shall require a variance or administrative modification per Chapter 17.550 (Variances and Administrative Modifications).

Table 3-1 Allowed Projections into Setbacks

Projection	Maximum Projection into Setback			Limitations/Additional Regulations
	Front/Street Side Setback	Interior Side Setback	Rear Setback	
All projections	Unless otherwise specified, no projection may extend closer than three feet to an interior lot line.			
Architectural Features (eaves, cornices, overhangs, bay windows, chimneys)	3 feet	3 feet	3 feet	In no circumstances shall they project closer than 3 feet to any property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Any one oriel or bay window shall not project more than 3 feet beyond the exterior finish of the exterior wall of a structure. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade. For detached ADUs with side and rear yard setbacks less than 3 feet, eaves may project to within 12 inches of a side or rear setback.
Weather protection and screening devices (awnings, canopies, louvers, vertical sunshades)	5 feet	No closer than 3 feet to the rear and side property lines.		Weather protection shall have a minimum vertical clearance of 8 feet above grade. Along the front/street side, may project beyond property line with an encroachment permit..
Open, unenclosed fire escapes	None	3 feet or 25% of required setback, whichever is greater	3 feet or 25% of required setback, whichever is greater	May be covered but not enclosed.
Uncovered and unenclosed stairs, landings, decks, and similar features ≤ 3 feet in height	8 feet	5 feet	8 feet	In no circumstances shall these encroach closer than 3 feet to an interior property line, and no closer than 1 foot to a front/street side property line.

Projection	Maximum Projection into Setback			Limitations/Additional Regulations
	Front/Street Side Setback	Interior Side Setback	Rear Setback	
Uncovered and unenclosed stairs, landings, decks, and similar features > 3 feet in height	5 feet	3 feet	6 feet	In no circumstances shall these features encroach closer than 3 feet to the property line.
Upper-level balconies and decks	5 feet	5 feet	10 feet	Balconies and decks shall not be closer than 8 feet to the rear property line and 5 feet to the interior side property line. Balconies and decks shall not project beyond the front or street side property line.
Covered or uncovered stoops, patios, and porches	5 feet	5 feet	8 feet	In no circumstances shall these features encroach closer than 3 feet to the property line. May be covered but not fully enclosed.
Porte cochere, with no less than 7 feet of vertical clearance above a driveway, attached to a dwelling unit for a depth of no more than 16 feet, and covered with a solid roof.	None	To within 6 inches of an interior side property line only	5 feet	
Utility risers, rain gutters, downspouts, and the like	12 inches	12 inches	12 inches	
Wing wall not exceeding 12 feet in height	None	To within 6 inches of an interior side property line only	None	
Wing wall higher than 12 feet in height	None	None	None	
Landscaping and landscape features	No limit	No limit	No limit	
Freestanding front yard trellis - Residential Zones No more than 2 per property, and no more than 8 feet in height, 6 feet in width, 3 feet in depth, open on all 4 sides	No limit	Not Applicable	Not Applicable	These structures shall maintain a clearance of 5 feet from the intersection of a driveway or alley with a public street right-of-way and 15 feet from the intersection of two public street rights-of-way.
Equipment - Air conditioners, ground mounted water heaters, fixed barbecues, sinks, fixed counters, and similar equipment	None	To within 3 feet of rear and side property lines.		Townhouses may locate equipment in the front/street side setback up to maximum encroachment of 3 feet.
Equipment - electric, gas meters, mini-split HVACs, and wall mounted water heaters	24 inches	24 inches	24 inches	Equipment may be located to within 24 inches of an interior side setback in the R2 Zone. Equipment may be located to within 12 inches of a non-conforming interior side or rear setback.
Pools, spas, hot tubs, and other water elements intended for human occupancy	None	To within 3 feet of rear and side property lines.		Distance is measured from outside face of bond beam
Equipment - Pool and spa	None	None	No Limit	
Ponds, waterfalls, and other water features not intended for human occupancy, 24 inches in height	No Limit			
Fences, railings, walls, and landscape planters	No Limit			See Section 17.300.030 (Fences, Hedges, and Walls).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2017-014 § 2; Ord. No. 2022-008; Ord. No. 2024-006; Ord. No. 2025-008, Exhibit A (part))

17.320.035 PARKING DESIGN AND LAYOUT GUIDELINES

- M. Entrance Gates and Barriers. Gates or barriers at the entrance to ~~shared~~ parking, if included, shall be set back a minimum of 18 feet from the property line to prevent queuing into the public right-of-way and a minimum of 18 feet from the building wall of the structure to minimize visibility from the public right-of-way.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2014-002, § 2 (part); Ord. No. 2019-009 § 2; Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008; Ord. No. 2023-002, Exhibit A (part); Ord. No. 2024-001, Exhibit A (part); Ord. No. 2024-006; Ord. No. 2025-008, Exhibit A (part))

17.700.010 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

The following definitions are in alphabetical order.

F. Definitions, "F".

Floor Area. Is considered the same as Gross Floor Area or Gross Square Footage. Floor Area shall include all area within each level or floor of a structure, measured from exterior wall finish, except as otherwise defined in this Title. All space within each floor shall be counted towards the area for that floor and shall include, but not be limited to hallways; lobbies; stairways and elevators; mechanical or utility rooms; storage rooms; and restrooms; but shall not include basements or subterranean parking. The following specific features and structures shall also be counted towards floor area.

- a. **Bay Windows.** Bay window protrusions with flooring that is less than 12 inches above the top surface of the interior finished floor, and which are unobstructed with permanent structures, shall be counted as floor area
- b. **Residential Staircases.** For residential structures, a staircase shall be counted on each floor, except any floor~~only once if the~~ area underneath the stairs that is not accessible and not visible by way of solid walls encasing the area under the stairs

P. Definitions, "P".

- 7. **Porte Cochere.** A solid roofed structure, open on 3 sides, that extends from and is attached for a depth of no more than 16 feet to the entrance of a building over an adjacent driveway, where said driveway extends past the structure to which the porte cochere is attached, with no less than 7 feet of vertical clearance, the purpose of which is to shelter a person entering or exiting a vehicle.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2006-009 § 21; Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 §§ 1, 3 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2016-001 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-012 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008; Ord. No. 2023-002, Exhibit A (part); Ord. No. 2024-005, Exhibit A (part) Ord. No. 2024-006; Ord. No. 2025-002, Exhibit A (part); Ord. No. 2025-007, Exhibit A (part); Ord. No. 2025-008, Exhibit A (part); Ord. No. 2025-010, Exhibit A (part))