

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT, P2024-0310-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING CODE, TO SECTIONS 17.210.020 – RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS, 17.220.030 – SUPPLEMENTAL STANDARDS FOR MIXED USE DEVELOPMENT, AND 17.300.010 – APPLICABILITY, TO INCORPORATE CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS BY REFERENCE AND RECONCILE THESE WITH EXISTING RESIDENTIAL AND MIXED USE STANDARDS, AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO

(Zoning Code Amendment, P2024-0310-ZCA)

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

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

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

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

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

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

5 WHEREAS, the proposed Objective Design Standards will supersede and replace
6 the Gateway Neighborhood and Gateway Adjacent Neighborhood Design Guidelines, which
7 were adopted on March 24, 2010 and July 13, 2011, as these contain subjective standards;
8 and
9

10 WHEREAS, the Zoning Code Amendment is necessary to incorporate the proposed
11 Objective Design Standards by reference, eliminate overlapping standards and subjective
12 standards applicable to residential and mixed use development, and include standards for
13 consistency with the proposed Objective Design Standards; and
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15 WHEREAS, pursuant to the California Environmental Quality Act (CEQA),
16 Guidelines, the adoption of the Objective Design Standards and associated Zoning Code
17 Amendment, which will supplement Zoning Code standards as it relates to design, and do not
18 affect permitted uses or density/intensity, are exempt per Section 15061(b)(3), because it can
19 be seen with certainty that there is no possibility that the activity in question may have a
20 significant effect on the environment. In addition, the proposed Objective Design Standards
21 and associated Zoning Code Amendment do not require additional review under CEQA
22 pursuant to Section 15168(c)(2) as they are consistent with the Final Program Environmental
23 Impact Report (EIR) for the General Plan and Zoning Code Update certified on August 26,
24 2024 (SCH# 2022030144) and would not result in new impacts. The adoption of the Objective
25 Design Standards implements the adopted General Plan (Implementation Action LU-6, and
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1 Policies LU-13.2, LU-15.6); as the creation of Objective Design Standards was considered in
2 the General Plan and Zoning Code EIR, pursuant to the provisions of CEQA no further
3 environmental analysis is required; and

4 WHEREAS, on February 12, 2025, after conducting a duly noticed public hearing
5 on a City-initiated Zoning Code Amendment (P2024-0310-ZCA), amending Culver City
6 Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.210.020 – Residential
7 Zoning Districts Development Standards, 17.220.030 – Supplemental Standards for Mixed Use
8 Development, and 17.300.010 – Applicability, in order to incorporate the proposed Objective
9 Design Standards by reference, eliminate overlapping standards and subjective standards
10 applicable to residential and mixed use development, and include standards for consistency
11 with the proposed Objective Design Standards (Amendment), and fully considering all reports,
12 studies, environmental information, and testimony presented, the Planning Commission by a
13 vote of 3 to 0, adopted Resolution 2025-P003, recommending to the City Council approval of
14 Objective Design Standards, associated Zoning Code Amendment P2024-0310-ZCA, and
15 exemption from CEQA, as set forth herein below; and

16 WHEREAS, on March 17, 2025, after conducting a duly noticed public hearing on a
17 City-initiated Zoning Code Amendment (P2024-0310-ZCA), amending Zoning Code Sections
18 17.210.020 – Residential Zoning Districts Development Standards, 17.220.030 –
19 Supplemental Standards for Mixed Use Development, and 17.300.010 – Applicability, fully
20 considering all reports, studies, environmental information, and all testimony presented, the
21 City Council, by a vote of 5 to 0, introduced an ordinance approving Zoning Code Amendment,
22 P2022-0234-ZCA, (the “Ordinance”), as set forth herein below, and adopting an exemption
23 from CEQA pursuant to Section 15061(b)(3) and 15168(c)(2).
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1 WHEREAS, on April 14, 2025, the City Council, by a vote of ___ to ___, adopted the
2 Ordinance and exemption from CEQA.

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

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC,
6 the following required findings for a Zoning Code Amendment, as outlined in Section
7 17.620.030.A, are hereby made:
8

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

12 The purpose of the proposed Zoning Code Amendment is to incorporate the proposed
13 Objective Design Standards by reference and to remove and add text related to residential
14 and mixed use development standards specifically to maintain consistency across both
15 documents. The Zoning Code Amendment and associated Objective Design Standards
16 are consistent with the goals and policies of the General Plan because they are derived
17 from and reflect policies and implementation actions of the Land Use Element of the
18 General Plan, including Policy Goals LU-13.2 and LU-15.6 and Implementation Action
LU-6, as listed above. In addition, the proposed is consistent with Policy 6.J, and Measure
4.H of the Housing Element of the General Plan. Accordingly, the proposed amendment
and associated Objective Design Standards maintain consistency with the General Plan
and internally.

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

21 The proposed amendment to the Zoning Code ensures the protection of the general
22 interest, health, safety and welfare of the community as the amendment serves to
23 incorporate and reconcile with the Objective Design Standards, which supplement the
24 minimum Zoning Code requirements for residential and mixed use development, in order
25 to achieve high quality design. The Objective Design Standards serve as baseline
26 standards for developments by establishing design standards that are related to site
design, architecture, architectural styles, and landscaping. The Amendment and Objective
Design Standards do not affect or change any existing zoning, use, density/intensity, or
height requirements of the Zoning Code.

- 27 **3. The proposed amendment is in compliance with the provisions of the California**
28 **Environmental Quality Act (CEQA).**
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1 The proposed amendment to incorporate and align with the Objective Design Standards
2 is in compliance with the provisions of CEQA. Specifically, it is exempt from CEQA per
3 Section 15061.b.3 "Common Sense Exemption", because the proposed will establish
4 standards to implement and facilitate compliance with State Law, where the Objective
5 Design Standards supplement Zoning Code development standards as it relates to site
6 design, architecture, and architectural style for residential and mixed use development,
and do not affect or change any existing zoning, use, density/intensity, or height
requirements of the Zoning Code, such that it can be seen with certainty that there is no
possibility that the proposed Amendment will have a significant effect on the environment.

7 In addition, pursuant to Section 15168(c)(2), the proposed Zoning Code Amendment to
8 incorporate Objective Design Standards and remove and add text to align with said
9 standards does not require additional review under CEQA. Specifically, the proposed
10 Amendment and Objective Design Standards are consistent with the Final Program
11 Environmental Impact Report (EIR) for the General Plan and Zoning Code Update
12 certified on August 26, 2024 (SCH# 2022030144) and would not result in new impacts.
13 The Objective Design Standards implement the adopted General Plan (Implementation
14 Action LU-6, and Policies LU-13.2, LU-15.6); as the creation of Objective Design
15 Standards was considered in the General Plan and Zoning Code Update EIR. Pursuant
16 to the provisions of CEQA no further environmental analysis is required.

17 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of
18 the City of Culver City, California, hereby adopts the Ordinance approving Zoning Code
19 Amendment, P2024-0310-ZCA, amending Culver City Municipal Code (CCMC) Title 17 –
20 Zoning Code, as it relates to objective standards for residential and mixed use development,
21 as set forth in Exhibit A attached hereto and made a part thereof.

22 SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall take
23 effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the
24 City Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk shall
25 cause this Ordinance, or a summary thereof, to be published in the Culver City News and
26 shall post this Ordinance or a summary thereof in at least three places within the City.
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SECTION 4. The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance and as such they shall remain in full force and effect.

APPROVED and ADOPTED this ____ day of April 2025.

DAN O'BRIEN, Mayor
City of Culver City, California

ATTESTED BY:

APPROVED AS TO FORM:

Walter S. Baker

JEREMY BOCCHINO, City Clerk

HEATHER BAKER, City Attorney

EXHIBIT A

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)

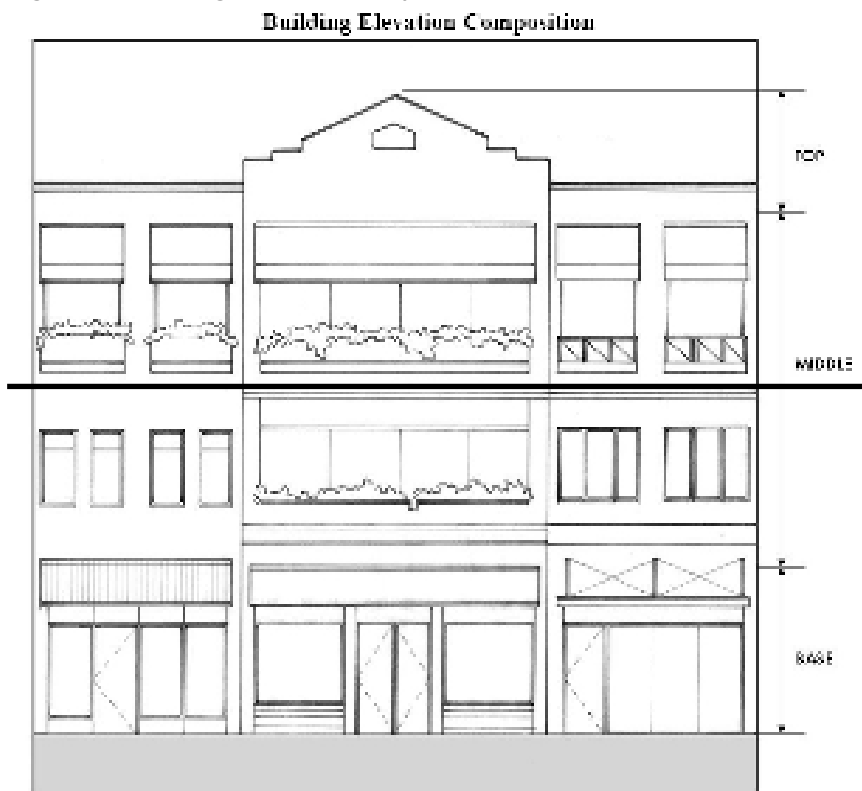
RESIDENTIAL ZONES (R1, R2)			
Standards	R1	R2	Additional Regulations
Lot and Density Standards			
Maximum residential density	8.7 units/gross acre, maximum 1 unit per parcel	17.4 units/acre, maximum 2 units per parcel	
Maximum dwelling size	0.45 Floor Area Ratio	1,500 square feet plus 40% of gross lot area for parcels less than 8,000 square feet; 60% of gross lot area for parcels 8,000 square feet or more.	See Section 17.400.095 for exceptions for Accessory Dwelling Units.
Minimum dwelling size	1,000 square feet on the ground floor	1,000 square feet for a single-family unit; 750 square feet/unit in a duplex	
Minimum lot size (for new lots)	5,000 square feet		Condominium, townhouse, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
Minimum lot width (for new lots)	40 feet	40 feet	
Minimum lot depth (for new lots)	100 feet	100 feet	
Building Form and Location			
Maximum height - primary structure	Flat roofs – 27 feet; Sloped roof – 30 feet	30 feet	Sloped roofs equal to or greater than a 3:12 sloped; flat roofs less than 3:12. See Section 17.300.025, for standards for Height Measurement and Height Limit Exceptions.
Maximum height - accessory building	See Section 17.400.095 (Residential Uses - Accessory Dwelling Units) See Section 17.400.100 (Residential Uses - Accessory Residential Structures)		

RESIDENTIAL ZONES (R1, R2)			
Standards	R1	R2	Additional Regulations
Minimum distance between structures	5 feet between accessory residential structures and accessory dwelling units; 5 feet between primary dwelling units and accessory residential structures and accessory dwelling units; 8 feet between detached dwelling units.		
Lot Setbacks - Minimums (feet)			
Front	Single story structures -20 feet Two story structures - 20 feet; 25 feet for second story, as defined by this Title, or any roof or portion of a roof, parapet wall, or front yard-facing facade that exceeds a height of 18 feet	15 feet	
Street Side (corner lots)	5 feet single story structures 5 feet - two story structures; plus minimum 5 feet stepback for second floor 10 feet - two story structures without minimum 5 feet second floor stepback	4 feet	
Interior Side	5 feet minimum No structure shall encroach upon a 1:1 upward- and inward- inclining setback plane starting from 18 feet above any interior side lot line	4 feet <u>minimum</u> <u>No structure shall encroach upon a 1:1 upward- and inward- inclining setback plane starting from 20 feet above any interior side lot line</u>	
Rear	15 feet	10 feet	
Open Space			
Roof deck	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard adjacent to a residential zoned property		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 Section 17.400.100 (Residential Uses - Accessory Residential Structures)		
Private	None required other than setbacks		
Common	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, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions) (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area). 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.
Other Standards	See CCMC Article 3		

17.220.030 SUPPLEMENTAL STANDARDS FOR MIXED USE DEVELOPMENT

- A. **Purpose.** This Section provides supplemental location, development, and design standards for mixed use developments.
- B. **Applicability.**
1. The provisions in this Section shall regulate the conversion of existing buildings to include mixed uses, as defined herein, and new construction of mixed use projects, where allowed by the applicable zoning districts.
 2. The Mixed Use Development Standards do not supersede the provisions of the Mixed Use Downtown District (MU-DT).
 3. Where an Owner-Participation Agreement, Disposition and Development Agreement, Development Agreement, or similar agreement with the City or Redevelopment Agency applies to a land parcel, and the provisions of such agreement differ from the Mixed Use Development Standards, the provisions of the agreement shall prevail.
- C. **Site Planning and Design Standards.**
- ~~1. **Building bulk.** Projects shall be designed to achieve interesting, graceful and articulated buildings by the use of varied rooflines and vertical attachments; clearly define the base, middle and top of each building and other architectural features; and include building line setback and step backs to create visual interest and reduce monolithic design. See Figure 2-6 (Building Elevation Composition).~~

Figure 2-6 Building Elevation Composition



~~2. **Street frontage requirements.**~~

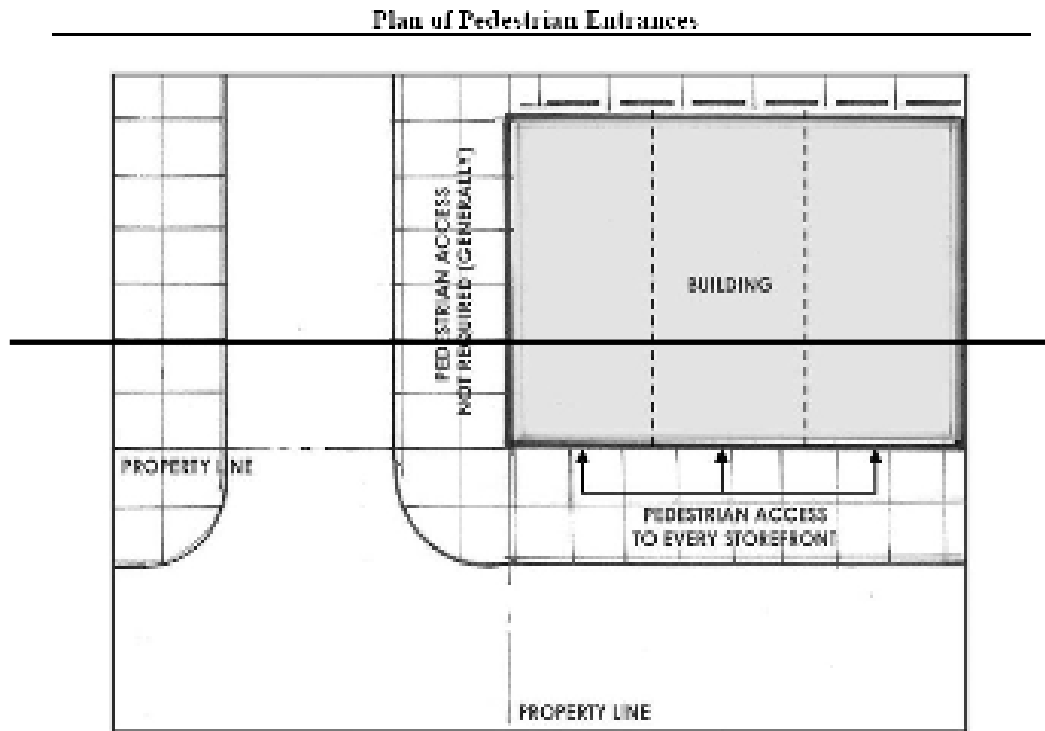
- ~~a. The street frontage shall be architecturally varied to create visual interest and shall include architectural features and pedestrian amenities such as recessed entries, arcades, colonnades, stairs, art, and other architectural features or pedestrian improvements subject to the following:~~
 - ~~i. Passageways in arcades and colonnades are, at minimum, five feet wide.~~
 - ~~ii. Architectural and ornamental features do not impede pedestrian routes.~~
 - ~~iii. Stairs are decorative and attractive.~~

- b. ~~With the exception of required driveway curb cuts, street frontage requirements shall apply to 100% of the total property frontage parallel to the street and shall include step backs and building line offsets above the ground level to create visual interest and attractive building massing.~~
- c. ~~No blank wall area is permitted in the street frontage wall area. The maximum width of any continuous blank wall in the street frontage shall be no more than 30 feet.~~
- d. ~~Major entrances and corners of buildings shall be articulated within the street wall façade.~~

1.3. Building entrances.

- a. ~~Pedestrian entrances shall be provided for all ground floor uses along the primary street frontage. See Figure 2-9 (Plan of Pedestrian Entrances).~~

Figure 2-7 Plan of Pedestrian Entrances



- b. ~~Pedestrian entrances shall be directly accessible from the public right-of-way or a publicly accessible pathway or open space, and shall have direct access and view from the adjacent sidewalk.~~
- c. ~~Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement, based on site constraints.~~

24. Signage and lighting. Signs shall be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of Section 17.300.040 (Outdoor Lighting).

35. Parking and vehicular access.

- a. Street level parking facilities and lots shall be screened from view from the adjoining street(s) by ornamental walls or fences, at least four feet high above street grade.
- b. **Ingress/Egress:**
 - i. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement, based on site constraints.
 - ii. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement, based on site constraints.

- iii. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement, based on site constraints.

D. Residential Development Standards.

- 1. Open space.** Mixed use developments shall comply with the open space requirements of Section 17.210.030.A (Open Space Requirements for Multiple-Family Residential).
- 2. Facility and design requirements.** Mixed use developments shall comply with the facility and design requirements of Section 17.210.030.B (Facility and Design Requirements for Multiple-Family Residential).

E. Live/Work Development Standards. In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in Section 17.400.060 (Live/Work Development Standards).

F. Parking Standards. Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading).

17.300.010 APPLICABILITY

- A. Standards.** The standards of this Chapter shall be considered in combination with the standards for each zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards). Residential and mixed use structures shall also comply with the Citywide Residential and Mixed Use Objective Design Standards. Where there may be a conflict, the standards specific to the zoning district shall override these general standards.
- B. Compliance.** All structures, additions to structures, and uses shall comply with the standards of this Chapter, as determined applicable by the Director, except as specified in Chapter 17.610 (Nonconforming Uses, Structures, and Parcels).