

RESOLUTION NO. 2025-P016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT, P2025-0240-ZCA, THAT AMENDS CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10, SUBDIVISIONS; AMENDS CCMC SECTION 17.400.095, RESIDENTIAL USES – ACCESSORY DWELLING UNITS; AND ADOPTS CCMC SECTION 17.400.096, ACCESSORY DWELLING UNITS AS CONDOMINIUMS.

(Zoning Code Amendment, P2025-0240-ZCA)

WHEREAS, the City of Culver City General Plan 2045 Land Use and Housing Elements establishes goals and programs that encourage and support updating the municipal code; and

WHEREAS, Culver City Municipal Code (CCMC), Chapter 15.10, Subdivisions (or the “Subdivision Ordinance”) was updated on May 27, 2025, by Ordinance 2025-007, to comply with current State law; and

WHEREAS, it is important to periodically review the ordinance for potential constraints and opportunities to support housing development and identify conflicts with the California State Subdivision Map Act (State Subdivision Law); and

WHEREAS, the State of California adopted Senate Bill 684 (SB 684), as later amended by SB 1123, which aims to streamline approvals for homes in infill developments of 10 or fewer lots and 10 or fewer residential units in single-family and multi-family zones by amending the Subdivision Map Act (SMA), the California law that regulates the creation and improvement of subdivisions and lot splits; and

WHEREAS, SB 684 and SB 1123 reference Government Code Section 66499.41(g), which states, *“If a local agency chooses to permit accessory dwelling units or junior accessory dwelling units, the units shall not count as residential units for the purposes of paragraph (1) of subdivision (a).”*

WHEREAS, City staff is proposing ordinance language that will: (1) comply with State Subdivision Law and incorporate the provisions of Government Code Section 66499.41(g) as more specifically stated above; (2) facilitate residential developments by streamlining the subdivision process; (3) provide opportunities for housing production and homeownership when a qualified subdivision is involved; and

1 (4) implement small lot subdivision procedures and standards, which reflects the input from the City
2 Council Standing Housing and Homelessness Subcommittee; and

3 WHEREAS, on October 10, 2025, the State of California adopted Assembly Bill 1154 (AB 1154),
4 which amended California Government Code Section 66333 to only require owner-occupancy of a
5 JADU if the JADU is dependent on shared sanitation facilities with the attached single-family residence;
6 and,

7 WHEREAS, on October 11, 2023, the State of California adopted Assembly Bill 1033 (AB 1033),
8 authorizing local jurisdictions with the ability to adopt a local ordinance to allow the separate subdivision,
9 conversion, sale, or conveyance of ADUs as condominiums pursuant to the Davis-Stirling Common
10 Interest Development Act, the California SMA, and the requirements of CCMC Chapter 15.10,
11 Subdivisions, and;

12 WHEREAS, to implement the proposed Project, approval of the following is required:

13
14 1. Zoning Code Amendment P2025-0240-ZCA: an amendment to the Culver City Municipal
15 Code Chapter 15.10, Subdivisions, Section 17.400.095, Residential Uses – Accessory Dwelling Units
16 (ADUs), and the adoption of Section 17.400.096 to permit the separate sale and conveyance of ADUs
17 as Condominiums to conform with State law; and

18
19 WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed
20 amendments are considered exempt from CEQA pursuant to Public Resources Code Section 21080.17,
21 which exempts the adoption of an ordinance approving zoning code amendments related to ADUs
22 implementing the provisions of Government Code Section(s) 66314 and 66333; and

23
24 WHEREAS, pursuant to the CEQA Guidelines Section 15183, the proposed local adoption and
25 implementation of AB 1033 and Government Code Section 66342 is within the analyzed development
26 potential in the Culver City General Plan 2045 EIR as adopted by the City Council on October 9, 2024;
27 and

28
29 WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on the
subject application, including full consideration of the staff report, environmental information, and all

1 testimony presented, the Planning Commission, by a vote of 5 to 0, recommended the City Council
2 approve Zoning Code Amendment, P2025-0240-ZCA, as set forth herein below.

3 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
4 CALIFORNIA, RESOLVES AS FOLLOWS:

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
6 Municipal Code (CCMC), the following findings are hereby made:

7 **Zoning Code Amendment P2025-0240-ZCA**

8 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for General Plan and
9 Zoning Code Map Amendments are hereby made:

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

13 The proposed Zoning Code Amendment creates standards and processes in support of the
14 following goals and policies in the General Plan Housing Element and Land Use and Community
15 Design Element:

16 Housing Element

17 *Goal 2: A city with a variety of rental and ownership housing opportunities that complement and
18 enhance the city's goals for continued economic vitality and prosperity.*

19 *Goal 3: A city that plans to grow sustainably and intelligently by revisiting policies and programs
20 frequently to update and adjust if they are not meeting goals.*

21 *Policy 2.D: Encourage the incremental infilling of residential neighborhoods to enhance housing
22 affordability and supply through the provision of smaller units.*

23 *Policy 2.E: Promote programs that seek to provide housing opportunities to meet the needs of
24 people who work in the city.*

25 *Policy 4.J: Explore ways to encourage the development of ownership housing for affordable,
26 moderate/workforce housing, including opportunities for employer-provided permanent housing.*

27 *Policy 6.E: Continue to evaluate and reduce regulatory and procedural barriers to housing
28 production, such as streamlining the entitlement, environmental, and building permit processes for
29 households of all income levels and those with special needs.*

*Policy 6.F: Periodically review City regulations and fees to ensure they are not suppressing housing
development.*

Land Use and Community Design Element

*Policy LU-2.4: Equity homeownership models. Explore expanded use of shared equity
homeownership models, including a community land trust, to increase home ownership.*

1 *Policy LU-3.3: Development standards review program. Evaluate and modify existing development*
2 *standards that prevent development on small sites, e.g., setbacks and height transitions. Create*
3 *project thresholds based on parcel size bands for which simplified development standards apply.*

4 *Policy LU-3.4: Small parcel housing development. Support housing development on small mixed*
5 *use lots.*

6 *Policy LU-11.2: Diversity of housing types. Encourage a variety of housing types to equitably serve*
7 *varying household types, including, but not limited to, single-family attached and detached units,*
8 *accessory dwelling units, duplexes, and triplexes.*

9 *Policy LU-11.3: Small-scale infill and duplex development. Encourage small-scale infill and duplex*
10 *development (SB 9) in existing residential neighborhoods.*

11 *Policy LU-18.6: By-right development for small projects. Develop thresholds for small development*
12 *projects with by right approval. Encourage desired development outcomes by providing clear,*
13 *objective standards. Study preparation of "pattern books" or similar design guides to encourage*
14 *high-quality outcomes for small developments that may have limited design resources.*

15 As noted above, the proposed Zoning Code Amendment expands streamlined approvals of
16 qualifying small lot subdivisions to add 1 ADU per newly created lot, removing potential constraints
17 to housing production, subject to applicable local development standards and State law. It
18 facilitates the creation of a diverse range of rental and homeownership opportunities that are
19 compatible with the needs of all socioeconomic segments of the community. The specific
20 regulations therein are consistent with State law allowing up to 10 lots and units per qualifying lot,
21 and they support existing administrative approvals for subdivision maps and development projects
22 involving 25 or less residential units as permitted by CCMC Section 17.540.010.

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

25 The proposed Zoning Code Amendment is not anticipated to result in a detrimental impact to public
26 health, safety, or welfare. Any future development, subdivision, sale or conveyance of property
27 shall comply with all applicable standards in the CCMC, the California Subdivision Map Act, and
28 corresponding State law. In addition, all new subdivisions would also have to be in strict adherence
29 to the latest City building, life and safety codes, which ensure that future inhabitants of structures
within the subdivisions and surrounding land uses are protected from any potential impact to public
health, safety, and welfare.

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

32 The proposed Zoning Code Amendment (P2025-0240-ZCA) is considered exempt from CEQA
33 pursuant to Public Resources Code Section 21080.17, which exempts the adoption of an ordinance
34 approving zoning code amendments related to ADUs implementing the provisions of Government
35 Code Section(s) 66314 and 66333.

36 Further, pursuant to California Code of Regulations, Title 14, Section 15183 of the California
37 Environmental Quality Act (CEQA) Guidelines, the proposed local adoption and implementation of
38 AB 1033 and Government Code Section 66342 is within the analyzed development potential in the
39

1 Culver City General Plan 2045 EIR as adopted by the City Council on October 9, 2024, and,
2 therefore, no further environmental review under CEQA is required.

3 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of
4 the City of Culver City, California, hereby recommends the City Council adopt the Zoning Code
5 Amendment contained in P2025-0240-ZCA, adopt an exemption pursuant to the California
6 Environmental Quality Act (CEQA) Section 15183 and Public Resources Code Section 21080.17;
7 amend CCMC Chapter 15.10 to allow Accessory Dwelling Units in qualified lot subdivisions; amend
8 CCMC Section 17.400.095 to remove owner-occupancy requirements for Junior Accessory Dwelling
9 Units; and adopt CCMC Section 17.400.096 to permit the separate sale and conveyance of Accessory
10 Dwelling Units as condominiums: the proposed Amendment is set forth in Exhibit A attached hereto and
11 incorporated herein by this reference.
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15 APPROVED and ADOPTED this 12th day of November, 2025.



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19 _____
20 DARREL MENTHE - CHAIRPERSON
21 PLANNING COMMISSION
22 CITY OF CULVER CITY, CALIFORNIA

23 Attested by:



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25 _____
26 RUTH MARTIN DEL CAMPO, SECRETARY
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