

# ATTACHMENT 4

## RESOLUTION NO. 2025-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT, P2024-0237-ZCA, THAT AMENDS CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10, SUBDIVISIONS; CCMC SECTION 17.400.040, CONDOMINIUM CONVERSIONS; CCMC SECTION 17.700.010, DEFINITIONS; AND ADOPTS MAP STANDARDS AND SMALL LOT SUBDIVISION DESIGN STANDARDS.

(Zoning Code Amendment, P2024-0237-ZCA)

WHEREAS, Culver City Municipal Code (CCMC), Chapter 15.10 (Subdivision Ordinance or the “ordinance”) was added to the CCMC in 1965, and has remained largely unchanged, with updates over time adding standards for vesting tentative maps, park dedication, and tentative map distribution; and

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

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

WHEREAS, in Spring of 2022, the City Council directed staff to include a Subdivision Ordinance Update in the FY 2022-2023 budget process to formally initiate and fund the effort; and

WHEREAS, in late 2023, the City of Culver City engaged Rincon Consultants Inc. to draft the ordinance; and

WHEREAS, the State of California has 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 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, the State of California has adopted Senate Bill 450 (SB 450), which amends the requirements of SB 9; and

WHEREAS, the State of California has adopted Senate Bill 347 (SB 347), which amends the Subdivision Map Act to include the leasing of a parcel of land or any portion of the land in conjunction

1 with a hydrogen fueling station or an electric vehicle charging station as exempt from the requirements  
2 of the SMA; and

3 WHEREAS, on December 21, 2023 a virtual outreach meeting was held with interested parties  
4 that included local developers and architects to discuss the proposed subdivision updates and provide  
5 initial feedback and comment; and

6 WHEREAS, on January 18, 2024, a virtual outreach meeting was held with city staff from Current  
7 Planning, Building Safety, and Public Works to discuss state legislation and updates to the subdivision  
8 procedures; and

9  
10 WHEREAS, on April 24, 2024, a Planning Commission Workshop was held to gather input from  
11 the Planning Commission; and

12 WHEREAS, on August 7, 2024, a second virtual outreach meeting was held with interested  
13 parties to discuss the draft Subdivision Ordinance; and

14 WHEREAS, City staff is proposing ordinance language that will: (1) comply with State Subdivision  
15 Law as more specifically stated above; (2) facilitate residential, commercial, and mixed-use  
16 developments by streamlining the subdivision process; (3) provide opportunities for affordable housing  
17 production when a subdivision is involved; and (4) implement small lot subdivision procedures and  
18 standards; and which reflects the input from the public, staff, and the Planning Commission as  
19 expressed in the outreach efforts described above; and  
20

21 WHEREAS, the ordinance only proposes minor amendments to the Parkland Dedication or  
22 Payment of In Lieu Fee section of the Subdivision Ordinance as parkland dedications and fees are  
23 being studied and may be comprehensively updated at a later date; and

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

25 1. Zoning Code Amendment P2024-0237-ZCA: an amendment to the Culver City Municipal  
26 Code, specifically, Chapter 15.10, Subdivisions, Section 17.700.010, Definitions, and Section  
27 17.400.040, Condominium Conversions, to facilitate streamlined review of qualifying parcel or tract  
28 maps for housing and mixed-use developments; and  
29

2. Adoption of Small Lot Subdivision Design and Map Standards: an amendment to adopt new small lot design and map standards as part of the Citywide Objective Design Standards document; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Planning Commission recommends the City Council certify an Initial Study and adopt Negative Declaration, finding that there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment; and

WHEREAS, on February 26, 2025, after conducting a duly noticed public hearing on the subject application, including full consideration of the staff report, environmental information and all testimony presented, the Planning Commission, by a vote of 3 to 0, recommended the City Council approve Zoning Code Amendment, P2024-0237-ZCA, as set forth herein below.

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

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

**Zoning Code Amendment P2024-0237-ZCA**

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

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

The proposed Subdivision Ordinance creates standards and processes in support of the goals and policies in the General Plan Housing Element. These provisions advance the following Objectives and Measures. Objective 2 - Housing Supply: The ordinance with streamlined approvals and creation of a small lot subdivision process expands opportunities for developing a variety of housing types such as townhomes and small fee simple lots, as well as condominiums in mixed use developments. Objective 3 - Housing Affordability: As noted above, the ordinance facilitates creation of a diverse range of rental and ownership housing opportunities that are compatible with the needs of all socioeconomic segments of the community. Measure 4.J- Zoning Code Review and Amendments to Address Constraints to Housing Production: The ordinance amends the City's Subdivision code, removing potential constraints to housing production, by creating administrative approvals for maps involving 25 or less units.

1 The proposed Subdivision Ordinance supports goals and policies in the General Plan Land Use  
2 Element. Goal LU-2 - Housing opportunity and equality: As noted above the ordinance with  
3 streamlined approvals and creation of a small lot subdivision process will result in a diverse range  
4 of housing options. Goal LU-3.3 - Development standards review program: This goal calls for  
5 evaluation and modification of existing development standards that prevent development on small  
6 sites. The ordinance furthers this goal with creation of ministerial review of maps and a small lot  
7 subdivision process with reduced lot area standards. Goal LU-11.2- Diversity of housing types: as  
8 noted above the ordinance will encourage a variety of housing types to equitably serve varying  
9 household types. Implementation Action IA.LU-8 - Increased housing on smaller mixed use sites:  
10 This Action call for updating the Zoning Code to allow up to 10 units per parcel on smaller mixed  
11 use sites. Such development involving subdivisions will be allowed under the new ordinance.

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13  
14 **2. The proposed amendment would not be detrimental to the public interest, health, safety,  
15 convenience or welfare of the City.**

16 The proposed subdivision ordinance amendments are not anticipated to result in a detrimental  
17 impact to public health, safety, or welfare. Any future development associated with new  
18 subdivisions subject to these amendments would have to comply with all applicable development  
19 standards in the zoning code. In addition, all new subdivisions would also have to be in strict  
20 adherence to the latest City building, life and safety codes, which ensure that future inhabitants of  
21 structures within the subdivisions and surrounding land uses are protected from any potential  
22 impact to public health, safety, and welfare.

23  
24 **3. The proposed amendment is in compliance with the provisions of the California  
25 Environmental Quality Act (CEQA).**

26 An Initial Study and Negative Declaration (IS/ND) was prepared in accordance with the California  
27 Environmental Quality Act (CEQA). Pursuant to the provision of CEQA Guidelines Section 15072,  
28 the City circulated a Notice of Intent to Adopt a Negative Declaration to State, regional, and local  
29 agencies, and members of the public. The IS/ND provides details and discussion, based on the  
environmental checklist, determining there will be no potential significant environmental effects.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of  
the City of Culver City, California, hereby recommends the City Council approve Subdivision Ordinance  
Update, Zoning Code Amendment P2024-0237- ZCA, replacing the current Subdivision Ordinance in  
its entirety, making the definition of "Subdivision" consistent in both the Subdivision Ordinance and Title  
17, Zoning, moving the Condominium Conversion Section of the Title 17, Zoning to the Subdivision  
Ordinance, and adopt Small Lot Subdivision Standards subject to: the proposed Code Amendments set  
forth in Exhibit A, and the Small Lot Subdivision Standards in Exhibit B, attached hereto and  
incorporated herein by this reference.

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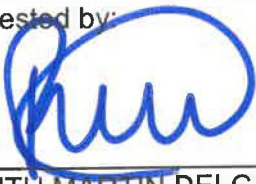
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APPROVED and ADOPTED this 26<sup>th</sup> day of February, 2025.



ANDREW REILMAN - CHAIRPERSON  
PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

Attested by:



RUTH MARTIN DELCAMPO, SECRETARY