

1 RESOLUTION NO. 2026-P001

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE  
4 ZONING CODE AMENDMENT P2026-0066-ZCA TO IMPLEMENT SENATE BILL  
5 79, THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT, AND  
6 AN EXEMPTION FROM CEQA PURSUANT TO CALIFORNIA GOVERNMENT  
7 CODE SECTION 65912.160(C).

8 (Zoning Code Amendment P2026-0066-ZCA)

9 WHEREAS, on October 10, 2025, Governor Newsom signed Senate Bill 79, the  
10 Abundant and Affordable Homes Near Transit Act, into law with an effective date of July 1,  
11 2026;

12 WHEREAS, City staff presented options for the implementation of Senate Bill (SB) 79  
13 to the City Council on March 16, 2026, and received direction to pursue a Transit Oriented  
14 Development (TOD) Alternative Plan, along with a zoning code amendment to implement multi-  
15 family standards for lower-density neighborhoods for the interim between the bill's effective  
16 date and the TOD Alternative Plan's completion;

17 WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on a  
18 City-initiated Zoning Code Amendment (P2026-0066-ZCA) amending various portions of the  
19 Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited  
20 to Sections 17.210.015, Residential Zoning District Land Uses and Permit Requirements, and  
21 17.220.015, Mixed Use District Land Uses and Permit Requirements, and Chapter 17.400,  
22 Standards for Specific Land Uses, including full consideration of the staff report, environmental  
23 information, and all testimony presented, the Planning Commission, by a vote of \_\_ to \_\_,  
24 recommended to the City Council approval of Zoning Code Amendment, P2026-0066-ZCA and  
25 adoption of an exemption from the California Environmental Quality Act (CEQA) pursuant to  
26 California Government Code Section 65912.160(c).  
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28  
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1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
2 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

5 **Zoning Code Amendment P2026-0066-ZCA**  
6

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

- 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 implement Senate Bill (SB)  
13 79 and conform to state law. The proposed amendment adds a new use, Transit Oriented  
14 Housing Development Projects, to all residential and mixed use zones, restricted to sites  
15 within one half-mile of designated Transit Oriented Development Stops. Because the  
16 densities allowed under SB 79 would result in multifamily-style buildings, the proposed  
17 amendment applies multifamily development standards from the Medium Density Multiple-  
18 Family Residential (RMD) zone to projects located in the lower-density Single-Family (R1)  
19 and Two Family (R2) Residential zones. These standards include stepbacks on upper  
20 floors when adjacent to R1 and R2 properties, maximum parking frontages, and  
21 requirements for open space and laundry facilities, among others, that do not exist for the  
22 lower-density zones.

23 A major goal of the General Plan 2045 is to increase choice, availability, and affordability  
24 of housing, as seen in Land Use and Community Design Element goals LU-2, LU-11, and  
25 LU-13. California Government Code Section 65912.157(l) states that projects proposed  
26 under SB 79 shall be deemed consistent with local plans, ordinances, policies, and other  
27 provisions for the purposes of SB330 (Cal. Gov't Code 65589.5(j)). The proposed  
28 amendment is consistent with the policies and strategies of all elements of the General  
29 Plan and maintains the internal consistency of the Zoning Code.

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

25 The proposed Zoning Code Amendment is intended to implement Senate Bill 79 and  
26 conform to State law. The proposed amendment will help ensure that the Zoning Code is  
27 clear and consistent with State-mandated laws. The amendments support the public  
28 interest, health, safety, convenience, and welfare of the City.  
29

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

3 The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to  
4 California Government Code Section 65912.160(c), which states that an ordinance  
5 enacted by a local government to make its zoning code consistent with SB 79 is not  
6 considered a project.

7 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission  
8 of the City of Culver City, California, hereby recommends the City Council approve Zoning  
9 Code Amendment P2026-0066-ZCA.

10 APPROVED and ADOPTED this 22<sup>nd</sup> day of April, 2026.

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14 \_\_\_\_\_  
15 DARREL MENTHE - CHAIRPERSON  
16 PLANNING COMMISSION  
17 CITY OF CULVER CITY, CALIFORNIA

18 Attested by:

19  
20 \_\_\_\_\_  
21 RUTH MARTINDELCAMPO, SECRETARY  
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EXHIBIT A

ARTICLE 2: ZONING DISTRICTS, ALLOWABLE LAND USES AND ZONE-SPECIFIC STANDARDS

CHAPTER 17.210: RESIDENTIAL ZONING DISTRICTS

§ 17.210.015 RESIDENTIAL ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS.

**A. General Requirements.** Table 2-2 (Allowed Uses and Permit Requirements for Residential Zoning Districts) identifies the uses of land allowed by this Zoning Code in each residential zoning district, 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).

**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.

LAND USE	PERMIT REQUIREMENT BY DISTRICT					Additional Regulations and Specific Use Regulations
	R1	R2	RLD	RMD	RHD	
<b>TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts</b>	P	CUP	AUP	-		Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed
<b>RESIDENTIAL</b>						
Accessory dwelling units and junior accessory dwelling units	P	P	P	P	P	See Section 17.400.095 (Residential Uses - Accessory Dwelling units)
Accessory residential structures and uses	P	P	P	P	P	See Section 17.400.100 (Residential Uses - Accessory Residential Structures)
Child day care - Large family day care homes	P	P	P	P	P	
Child day care - Small family day care homes	P	P	P	P	P	
Cottage food operation (accessory)	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Section 113758 of the California Health and Safety Code. For guidelines and regulations, go to the LA County Public Health Department <a href="#">website</a> .
Two-family dwelling/duplex	-	P	P	- (2)	- (2)	(2) Existing two-family dwellings/duplexes as of October 9, 2024, in the RMD and RHD zones shall be considered a conforming use, unless the structure is fully demolished. See also Section 17.610.010.G (Single-Family or Two-Family Dwellings in RMD and RHD Zoning Districts).
Home occupations	P	P	P	P	P	See Section 17.400.055 (Home Occupations)
Live/work units	-	-	-	-	-	
Mixed use projects	-	-	-	-	-	
Multiple-family dwelling (4+ units)	-	-	P	P	P	See also Section 17.400.040 (Condominium Conversions)
Residential care facilities, 6 or fewer clients	P	P	P	P	P	

LAND USE	PERMIT REQUIREMENT BY DISTRICT					Additional Regulations and Specific Use Regulations
	R1	R2	RLD	RMD	RHD	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	CUP	CUP	
Senior citizen congregate care housing	-	-	CUP	CUP	CUP	
Single-family dwellings	P	P	P	- (3)	- (3)	(3) Existing single-family dwellings as of October 9, 2024, in the RMD and RHD zones shall be considered a conforming use, unless the structure is fully demolished. See also Section 17.610.010.G (Single-Family or Two-Family Dwellings in RMD and RHD Zoning Districts).
Single room occupancy units	-	-	-	-	-	
Supportive housing	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transit-Oriented Housing Development Projects	P	P	P	P	P	Use is allowed only within one half mile of designated transit-oriented development stops, as defined by Cal Gov't Code § 65912.156 and 65912.160 (f). See § 17.400.116 (Transit-Oriented Housing Development Projects)
Triplex	-	-	P	P	P	

CHAPTER 17.220: MIXED USE ZONING DISTRICTS

§ 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).

**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 Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed							
LAND USE	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
<b>RESIDENTIAL</b>								
Accessory dwelling units	P	P	P	P	P	P	P	See § 17.400.095 (Residential Uses – Accessory Dwelling Units)
Accessory uses and structures	P	P	P	P	P	P	P	See § 17.400.100 (Residential Uses – Accessory Residential Structures)
Child day care – Large family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care – Small family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Cal. Health and Safety Code § 113758. For guidelines and regulations, go to the LA County Public Health Department website.
Two-family dwelling/duplex	-	-	-	-	-	-	-	
Home occupations	P	P	P	P	P	P	P	See § 17.400.055 (Home Occupations)
Live/work units	P	P	P	P	P	P	P	See § 17.400.060 (Live/Work Development Standards)
Mixed use projects	P	P	P	P	P	P	P	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. Government Code § 65583.2(h).

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed							
LAND USE	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Multiple-family dwelling, 4 Units	P	P	P	P	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	CUP	CUP	CUP	
Senior citizen congregate care housing	CUP	CUP	CUP	-	CUP	CUP	CUP	
Single-family dwellings	-	-	-	-	-	-	-	
Single room occupancy units	P	P	P	P	P	P	P	See § 17.400.106 (Single Room Occupancy (SRO) Units) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Supportive housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transit-Oriented Housing Development Projects	P	P	P	P	P	P	P	Use is allowed only within one half mile of designated transit-oriented development stops, as defined by Cal Gov't Code § 65912.156 and 65912.160 (f). See § 17.400.116 (Transit-Oriented Housing Development Projects)
Triplex	-	-	-	-	-	-	-	

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## ARTICLE 4: STANDARDS FOR SPECIFIC LAND USES

### CHAPTER 17.400: STANDARDS FOR SPECIFIC LAND USES

#### § 17.400.116 Transit-Oriented Housing Development Projects

**A. Purpose.** The purpose of this Section is to establish standards for transit-oriented housing development projects in accordance with Cal Gov't Code § 65912.155 through 65912.162, the Abundant and Affordable Homes Near Transit Act. In the event these sections are amended, those amended provisions shall be incorporated into this Chapter. Should any inconsistencies exist between the amended state law and the provisions set forth herein, the amended state law shall prevail. Any development standard or requirement not specifically addressed by this section or Gov't Code § 65912.155 through 65912.162 must conform to all other provisions of the municipal code and all other objective policies and requirements governing residential or mixed use development.

**B. Transit-Oriented Housing Development Project Definition.** A transit-oriented housing development project is defined by the following characteristics, pursuant to Gov't Code § 65912.156:

1. A transit-oriented housing development project is a housing development project sited within one-half mile of a pedestrian access point of a transit-oriented development stop, as defined by Cal Gov't Code § 65912.156 and shown on the regulatory map referenced in § 65912.160 (f), created by the Southern California Association of Governments.
2. A housing development project is defined as in Gov't Code § 65589.5 (h)(2) but does not include a project of which any portion is designated for use as a hotel, motel, bed and breakfast, inn, or other transient lodging, including short term rental and residential hotel.
3. A transit-oriented housing development project shall include five or more residential units.
4. A transit-oriented housing development project shall meet a minimum density of 30 dwelling units per acre, or the minimum required by the project's zoning, whichever is higher.
5. A transit-oriented housing development project shall not have an average unit size of more than 1,750 net habitable square feet.
6. A transit-oriented housing development project shall not be located:
  - (a) On a site containing more than two units where the development would require the demolition of housing that is subject to rent control and has been occupied by tenants within the past seven years; or
  - (b) On a site that was previously used for more than two units of housing that were demolished within seven years prior to the transit-oriented housing development project application submission and any of the units were subject to rent control.

#### **C. Development Standards.**

1. **Maximum Building Height, Residential Density, and Residential Floor Area Ratio.** Maximum building height, residential density, and residential floor area ratio are determined by

the distance of the project from the nearest transit-oriented development stop, as shown in Table 4-6. The distance of a transit-oriented housing development project from a transit-oriented development stop shall be measured in a straight line from the nearest edge of the parcel containing the proposed project to a pedestrian access point for the transit-oriented development stop.

**Table 4-6 Development Standards for Transit-Oriented Housing Development Projects**

<b>Distance from Stop</b>	<b>Maximum Building Height</b>	<b>Maximum Residential Density</b>	<b>Maximum Residential Floor Area Ratio</b>
200 feet	85 feet	140 du/ac	4.0 FAR
¼ mile	65 feet	100 du/ac	3.0 FAR
½ mile	55 feet	80 du/ac	2.5 FAR

2. **Multifamily Standards for R1 and R2.** Transit-oriented housing development projects proposed in the R1 and R2 zones shall follow the development standards set for the Medium Density Multiple-Family Residential (RMD) zone in Table 2-4 and § 17.210.030, Supplemental Standards for Multiple-Family Residential, to the extent that they do not preclude the project from achieving the applicable maximum residential floor area ratio listed in Table 4-6.
3. **Other Development Standards.** For all other transit-oriented housing development projects, the standards of the zone in which the project is proposed shall apply to the extent that they do not preclude the project from achieving the applicable maximum residential floor area ratio listed in Table 4-6.

**D. Additional Regulations.**

1. **Affordable Units.** Affordable units shall be provided in accordance with Cal. Gov't Code § 65912.157(i), including but not limited to:
  - (a) Transit-oriented housing development projects with 11 or more units shall provide units affordable to lower income households by complying with one of the following:
    - i. A minimum 7% of total units affordable to extremely low income households.
    - ii. A minimum 10% of total units affordable to very low income households.
    - iii. A minimum 13% of total units affordable to low income households.
  - (b) Applicant will enter into a restrictive covenant to require that all affordable rental units provided pursuant to this section shall remain affordable for a minimum of 55 years.
  - (c) Applicant will enter into a restrictive covenant to require that all affordable units offered for sale pursuant to this section shall remain affordable for a minimum of 45 years.
  - (d) If a local inclusionary housing requirement mandates a higher percentage of units or a deeper level of affordability than in section (a), then the local mandate shall prevail.
2. **Density Bonuses.** Transit-oriented housing development projects shall be eligible for density bonus pursuant to Cal. Gov't Code § 65915 and Chapter 17.580 of this Title, using the residential densities listed in Table 4-6 as the base density.
3. **Density Bonus Concessions.** If the project proposes a height in excess of the maximum height of the underlying zone, the City shall not be required to grant a waiver, incentive, or concession for additional height beyond that specified in Table 4-6, except as provided in Cal. Gov't Code § 65915 (d)(2)(D). Projects are eligible for the following additional concessions if

they achieve a minimum density of 75 du/ac within one-quarter mile of a transit-oriented development stop, or a minimum density of 60 du/ac further than one-quarter mile but within one-half mile of a transit-oriented development stop:

- (a) For a development providing housing for extremely low income households, three additional concessions.
- (b) For a development providing housing for very low income households, two additional concessions.
- (c) For a development providing housing for low-income households, one additional concession.

**4. Labor Requirements.** Pursuant to Cal. Gov't Code § 65912.157(k), any transit-oriented housing development over 85 feet in height shall meet the labor standards of subparagraphs (A), (B), (C), (D), (F), and (G) of paragraph (8) of subdivision (a) of Section 65913.4.

**E. Historically Recognized Properties.** Pursuant to Cal Gov't Code § 65912.161(b)(1)(F), properties identified on a local historic register prior to January 1, 2025 are eligible for deferred effectuation until one year following the adoption of the City's 7<sup>th</sup> cycle Housing Element. The properties listed in Table 4-7 have been identified for deferred effectuation.

**Table 4-7 List of Historically Recognized Properties**

<b>1</b>	3430 McManus Avenue	<b>14</b>	8703-8735 Washington Boulevard
<b>2</b>	3505 Hayden Avenue	<b>15</b>	9026 Carson Street
<b>3</b>	3535 Schaefer Street	<b>16</b>	9028 Krueger Street
<b>4</b>	3823 Girard Avenue	<b>17</b>	9058 Carson Street
<b>5</b>	3832 Jasmine Avenue	<b>18</b>	9343 Culver Boulevard
<b>6</b>	3850 Jasmine Avenue	<b>19</b>	9355 Culver Boulevard
<b>7</b>	3927 Van Buren Place	<b>20</b>	9400 Culver Boulevard
<b>8</b>	4025 Jackson Avenue	<b>21</b>	9400 Washington Boulevard
<b>9</b>	4115 Van Buren Place	<b>22</b>	9540 Washington Boulevard
<b>10</b>	4117 Higuera Street	<b>23</b>	9543 Culver Boulevard
<b>11</b>	5812 Washington Boulevard	<b>24</b>	10195 Washington Boulevard
<b>12</b>	5879 Washington Boulevard	<b>25</b>	10722 Washington Boulevard
<b>13</b>	8695 Washington Boulevard	<b>26</b>	10834 Oregon Avenue