



# City of Culver City

## Staff Report

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**File #:** 26-927, **Version:** 1

**Item #:** PH-1.

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**PC - PUBLIC HEARING:** Consideration of a City-Initiated Annual Zoning Code Amendment (P2026-0115-ZCA), Modifying Various Sections of the Zoning Code for Clarifications, Corrections, and Updates, and Exemption from CEQA

**Meeting Date:** June 10, 2026

**Contact Person/Dept:** Gabriela Silva, Associate Planner

**Phone Number:** (310) 253-5736

**Fiscal Impact:** Yes  No

**General Fund:** Yes  No

**Public Hearing:**

**Action Item:**

**Attachments:**

**City Council Action Required:** Yes  No

**Date:** [06/22/26]

**Public Notification:** (Email) Public Notifications - Planning Commission (05/21/26), Meetings and Agendas - Planning Commission (06/05/26); (Posted) City website (05/21/26), Social Media (05/21/26); (Published) Culver City News (05/21/26)

**Department Approval:** Emily Stadnicki, Acting Planning and Development Director (06/04/26)

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### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution No. 2026-P003, recommending the City Council adopt an exemption under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), and approve the Zoning Code Amendment to make corrections, clarifications, and updates to various portions of the Zoning Code as detailed in Attachment 1.

### **PROCEDURES**

1. Chair calls on staff for a report and the Planning Commission poses questions to staff.
2. Chair opens the public hearing, providing the public the opportunity to speak.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Planning Commission discusses the matter and arrives at its decision.

### **BACKGROUND**

As part of ongoing maintenance and implementation of the Zoning Code, staff has identified various discrepancies in the Zoning Code that require correction, clarification, and/or update to apply the Zoning Code

effectively and consistently. In addition, revisions are also necessary to comply with changes to State law.

Proposed changes include text related to front yard landscape requirements, retail storefront cannabis dispensaries, setback projections for equipment and architectural features, distance requirements for entrance gates/barriers at parking facilities, and definitions for attic, floor area, and porte cochere. Changes for consistency with State law include child day care centers that are collocated with multifamily housing.

The proposed Zoning Code Amendment is organized by topics or Zoning Code Chapters or Sections, including:

- 17.210.020 - Residential Zoning Districts Development Standards
- 17.220.015 - Mixed Use District Land Uses and Permit Requirements
- 17.260.015 - Residential Zero Setback Overlay (-RZ)
- 17.300.020 - Setback Regulations and Exceptions
- 17.320.035 - Parking Design and Layout Guidelines
- 17.700.010 - Definitions of Specialized Terms and Phrases

## **ANALYSIS**

As staff continues to implement the Zoning Code, certain clarifications and corrections surface, including feedback from the public, internal departments, State law, and City Council. The proposed changes reflect items identified as necessary to ensure the public has clarity on applicable requirements.

Among the proposed changes, is the removal of the five-year renewal requirement for a Conditional Use Permit (CUP) granted to a retail storefront cannabis dispensary, to create internal consistency with Section 17.530.030, which indicates CUPs shall run with the land. This Section further specifies the CUP shall become expired and null/void should the activity approved by the CUP be discontinued for a consecutive period of one year. Chapter 17.660 outlines procedures and criteria for the revocation and/or modification of a previously approved CUP by the review authority. By eliminating the renewal requirement, an unnecessary step is removed as CUPs can be reviewed at any time for compliance with conditions of approval and any new and/or unforeseen circumstances, and revoked and/or modified as deemed appropriate per the specified criteria.

The proposed amendment also makes changes to comply with Assembly Bill (AB) 752, which requires a daycare center, when collocated with multifamily housing, to be considered a residential use of property and a use by right. The bill prohibits a local agency from requiring a use permit and from imposing a charge, tax, or fee for a business license, equivalent instrument or permit for the privilege of operating a daycare center that is collocated with multifamily housing. Additionally, to streamline the review process for child day care centers up to 1,500 square feet (that are not collocated with multifamily residential), text is added to require an Administrative Use Permit (AUP) for those facilities, rather than a CUP. This is consistent with the use permit requirements applied to private schools (kindergarten to 12th grade).

The complete text of changes is detailed in Exhibit A of the proposed resolution (Attachment 1). Attachment 2 provides a detailed list of the changes and explanation of their need and effect.

## **PUBLIC OUTREACH**

Public notification via a publication in the Culver City News, was published on May 21, 2026, and posted on

the City website and social media, and distributed electronically via GovDelivery on the same date. As of the writing of this report, staff has not received any public comments.

### **FISCAL ANALYSIS**

The proposed Zoning Code Amendment has no anticipated fiscal impact to the City.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the adoption of the proposed Zoning Code Amendment, is exempt per Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

### **CONCLUSION**

The revisions proposed in this amendment will serve to maintain internal consistency and improve the effective implementation and enforcement of the Zoning Code, while maintaining the public interest, health, safety, convenience and welfare. The proposed amendment is consistent with the General Plan and Zoning Code, and the findings are made as outlined in Resolution No. 2026-P003 (Attachment 1).

### **ATTACHMENTS**

1. Proposed Planning Commission Resolution No. 2026-P003, including Exhibit A: Proposed Zoning Code Text Changes in "strikethrough/underline" format
2. Summary of Proposed Zoning Code Revisions

### **MOTION**

That the Planning Commission:

Adopt Resolution No. 2026-P003, recommending to the City Council adoption of an exemption under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and approval of the Zoning Code Amendment to make the corrections, clarifications, and updates to various portions of the Zoning Code as outlined in Exhibit A.