

RESOLUTION NO. 2025-P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT P2025-0229-ZCA TO IMPLEMENT PROGRAMS OF THE 2021-2029 HOUSING ELEMENT AND CONFORM TO STATE LAW, AND AN EXEMPTION FROM CEQA PURSUANT TO SECTION 15061(B)(3).

(Zoning Code Amendment P2025-0229-ZCA)

WHEREAS, on November 12, 2025, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2025-0229-ZCA) amending various portions of the Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited to 17.220.015, Mixed Use District Land Uses and Permit Requirements, and Section 17.540.010, Applicability, including full consideration of the staff report, environmental information, and all testimony presented, the Planning Commission, by a vote of ___ to ___, recommended to the City Council approval of Zoning Code Amendment, P2025-0229-ZCA and adoption of an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). 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 P2025-0229-ZCA

As outlined in CCMC Title 17, Section 17.620.030, the following required findings for Zoning Code 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 purpose of the proposed Zoning Code Amendment is to implement Measure 4B of the 2021-2029 Housing Element and comply with State law. Assembly Bill 1397 requires ministerial approval of housing projects with 20 percent of units affordable to lower-income

households on Housing Element Adequate Sites Inventory properties that required rezoning to accommodate lower-income RHNA units. Housing Element Measure 4B states to extend ministerial approval to any project with 20 percent of units affordable to lower-income households, regardless of the property's presence on the Adequate Sites Inventory. Assembly Bill 1397 also requires that mixed-use projects on sites anticipated to provide lower-income RHNA units must include a minimum 50% of total floor area as residential use. A major goal of the General Plan 2045 is to increase choice, availability, and affordability of housing, as seen in Land Use and Community Design Element goals LU-2, LU-11, and LU-13. The proposed amendment does not materially change the allowable development intensity and uses, and, therefore, continues to be consistent with the policies and strategies of all elements of the General Plan and maintains the internal consistency of the Zoning Code.

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

The proposed Zoning Code Amendment is intended to continue implementing the 2021-2029 Housing Element and align with State law. The proposed amendment will help ensure that the Zoning Code is clear and internally consistent with State-mandated laws. The amendments will serve to improve Current Planning's implementation of General Plan policies and Zoning standards affecting residential property owners and developers. The amendments support the public interest, health, safety, convenience, and welfare of the City.

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

The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption, because it can be seen with certainty there is no possibility the Amendment will have a significant effect on the environment. The Amendment proposes revisions to implement the 2021-2029 Housing Element and align with State law. The changes do not result in changes to existing land use, density, or an intensification of development beyond what the Zoning Code currently allows.

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 Zoning Code Amendment P2025-0229-ZCA.

APPROVED and ADOPTED this 12th day of November, 2025.

DARREL MENTHE - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTINDELCAMPO, SECRETARY

EXHIBIT A

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 Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements). 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 California Government Code § 65583.2(h).

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	
RESIDENTIAL								
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	-	-	-	-	-	-	-	

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	
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).
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.
Triplex	-	-	-	-	-	-	-	

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2022-003 § 2 (part))

CHAPTER 17.540: ADMINISTRATIVE SITE PLAN REVIEW AND SITE PLAN REVIEW

§ 17.540.010 APPLICABILITY.

- A. **Administrative Site Plan Review - Subject to Review.** Administrative Site Plan Review shall be required for:
1. **Residential.** The construction of a new residential project of 3 to 25 units, or the addition of 3 or more units to an existing residential project that would result in no more than 25 units, [or any residential project of 3 or more units with a minimum 20 percent of total units designated affordable to lower-income households.](#)
 2. **Non-residential.** Construction of a new building of between 5,000 to 15,000 gross square feet; or the addition of between 5,000 to 15,000 net square feet to an existing building within a 1-year period.
 3. **Mixed use.** The construction of a mixed use project that meets the thresholds above for residential and/or non-residential uses.
 4. **Low barrier navigation centers.**
- B. **Site Plan Review - Subject to Review.** Site Plan Review shall be required for:
1. **Residential.** The construction of a new residential project of 26 or more units, or the addition to an existing residential project that would result in 26 or more units.
 2. **Non-residential.** Construction of a new building of more than 15,000 gross square feet or more; or the addition of more than 15,000 net square feet or more to an existing building within a 1-year period.
 3. **Mixed use.** The construction of a mixed use project that meets the thresholds above for residential or non-residential uses.
 - C. **Exempt from Review.** Activities and structures identified in Section 17.110.010 (Exemptions from Land Use Permit Requirements).

(Ord. No. 2005-007 § 1 (part))