

RESOLUTION NO. 2026-P001

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

(Zoning Code Amendment P2026-0066-ZCA)

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

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

WHEREAS, on April 22, 2026, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2026-0066-ZCA) amending various portions of the Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited to Sections 17.210.015, Residential Zoning District Land Uses and Permit Requirements, and 17.220.015, Mixed Use District Land Uses and Permit Requirements, and Chapter 17.400, Standards for Specific Land Uses, including full consideration of the staff report, environmental information, and all testimony presented, the Planning Commission, by a vote of 4 to 0, recommended to the City Council approval of Zoning Code Amendment, P2026-0066-ZCA with a condition that this amendment not go into effect until the effective date of SB 79, and adoption

1 of an exemption from the California Environmental Quality Act (CEQA) pursuant to California  
2 Government Code Section 65912.160(c).

3 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
4 CITY, 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 P2026-0066-ZCA**

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

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

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

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

- 28
- 29 **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 implement Senate Bill 79 and  
conform to State law. The proposed amendment will help ensure that the Zoning Code is


1 clear and consistent with State-mandated laws. The amendments support the public  
2 interest, health, safety, convenience, and welfare of the City.

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

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

9 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission  
10 of the City of Culver City, California, hereby recommends the City Council approve Zoning  
11 Code Amendment P2026-0066-ZCA with a condition that this amendment not go into effect  
12 until the effective date of SB 79.

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

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

22 Attested by:

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24 \_\_\_\_\_  
25 RUTH MARTIN DEL CAMPO, SECRETARY  
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