

Zoning Code Amendment: Implementation of Senate Bill 79

May 11, 2026







Advance Planning

Senate Bill 79

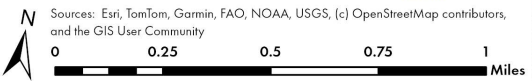
- Effective July 1, 2026
- Identifies ½ Mile Radius around TOD Stops
- Culver City has four “Tier 2” TOD Stops
- Allows new use “Transit-Oriented Housing Development” (Multi-Family) in Residential and Mixed Use Zones
- Multiple pathways for implementation



SB79 in Culver City

-  LA Metro E Line
-  Metro Stations
-  Tier 2 Bus Stop
-  200 foot Radius (140 du/ac, 85 ft, 4.0 Res. FAR)
-  1/4 Mile Radius (100 du/ac, 65 feet, 3.0 Res. FAR)
-  1/2 Mile Radius (80 du/ac, 55 feet, 2.5 Res. FAR)

Planned BRT on Lincoln Blvd
(other stops planned but not shown
do not impact Culver City)



Culver City Zoning	Mixed Use Zones	Special Purpose Zones
Single Family	Mixed Use Neighborhood	Planned Development
Two Family	Mixed Use Corridor 1	Institutional
Low Density Multifamily	Mixed Use Corridor 2	Studio
Medium Density Multifamily	Mixed Use Downtown	Open Space
High Density Multifamily	Mixed Use Medium	Cemetery
	Mixed Use Industrial	Transportation
	Mixed Use High	

*The final map will be determined by SCAG with input from HCD



Transit-Oriented Housing Development

- 5 or more units, stand alone residential or mixed use
- A minimum of 30 dwelling units per acre
- A maximum average unit size of 1,750 square feet
- Development Standards:

	Minimum Height Limit	Minimum Density	Minimum FAR
Within 200 feet	85 feet	140 du/ac	4.0 FAR
Within ¼ mile	65 feet	100 du/ac	3.0 FAR
Within ½ mile	55 feet	80 du/ac	2.5 FAR

Multifamily Standards

- For R1 and R2, RMD standards will apply
 - Stepbacks above 30 feet
 - Laundry facilities and open space
- For all other zones, existing standards will apply



Additional Regulations

- 10+ units have affordability requirements:
 - 7% extremely low-income,
 - 10% very low-income, OR
 - 13% lower-income
- 85 feet in height requires prevailing wage
- Eligible for State and local density bonus
- Projects use the City's entitlement process, but can use existing state streamlining laws if eligible



Historic Properties

- 26 properties in TOD zones identified from 1999 Historically Designated Properties list and the 1987 Historic Resources Report
- Properties will not be eligible for SB 79 development until one year following adoption of the 7th cycle Housing Element, approximately 2030

CEQA

- California Government Code §65912.160(c) states that an ordinance passed by the City to implement SB 79 is not considered a project under CEQA.

TOD Alternative Plan

- The TOD Alternative plan will redistribute density to the corridors, like Washington and Culver Boulevards, where people are more likely to walk to stations
- Project will commence July 2026 and take 6-10 months

Legislative Update

- SB 1361 - Pending
 - Exempt planned transit stops
 - Potentially remove planned BRT near Costco

- AB 2576 - Pending
 - Expands historic resource protections
 - Delays SB 79 Implementation until 2027

Questions?