



City of Culver City

Staff Report

File #: 24-635, **Version:** 1

Item #: A-3.

CC - ACTION ITEM: (1) Update on Zoning Code Amendments for Implementation of the Draft General Plan; and (2) Discussion and Comments as Appropriate.

Meeting Date: February 26, 2024

Contact Person/Dept.: Troy Evangelho/Planning and Development Department

Phone Number: (310) 253-5744

Fiscal Impact: Yes No

General Fund: Yes No

Attachments: Yes No

Public Notification: Social Media (2/1/2024, 2/8/2024, 2/19/2024), GovDelivery Bulletin (2/2/2024, 2/20/2024), (E-Mail) Meetings and Agendas - City Council (02/20/2024)

Department Approval: Mark Muenzer, Planning and Development Director (2/16/2024)

RECOMMENDATION

Staff recommends the City Council review and discuss the Draft Zoning Code Framework (Attachment 1) and Draft Zoning Map (Attachment 2) and provide feedback as appropriate.

BACKGROUND/DISCUSSION

The Zoning Code Update was initiated in Summer 2023 to implement the land use designation changes proposed by the Draft General Plan, including the creation of new zoning districts to correspond with new land use designations and the incorporation of new development policies proposed in the Draft Plan and the previously adopted 2021-2029 Housing Element. The City is required to complete the rezoning by October 15, 2024 for the Housing Element to remain in compliance with State law.

The Zoning Code Update process began with a series of stakeholder interviews with frequent users of the code, such as architects and developers, to determine issues and barriers to development as well as opportunities for improvement. The staff and consultant team then completed an audit of all policies and programs proposed by the Draft General Plan and the previously adopted Housing Element. The existing land use and zoning maps and the proposed land use map were analyzed and minor updates to the proposed land use map were made to ensure consistency.

The outreach and audit process informed the production of the Draft Zoning Code Framework, which includes new proposed zoning districts and development standards, the list of uses to be permitted in each district, and the zoning map. The major changes proposed in the draft framework include:

- 1) Introduction of mixed use and residential land uses into all existing commercial and industrial areas. These zones cover most all existing primarily commercial corridors in Culver City and would largely permit residential uses by right.
- 2) Increased residential densities. The existing zoning code allows a base of 35 dwelling units per acre (du/ac) for residential mixed-use projects in all commercial zones, with options to increase to 50 du/ac and 65 du/ac when providing community benefits and when located in Transit Priority Areas (TPAs). When combined with state density bonuses, residential densities can reach over 100 du/ac. The new land use and zoning includes base residential mixed-use densities of 35 du/ac, 50 du/ac, 65 du/ac, and 100 du/ac.
- 3) Removal of heavy industrial uses from the zoning code. Existing heavy industrial uses will become legal nonconforming uses and be allowed to remain in compliance within the nonconforming section of the zoning code.

PLANNING COMMISSION - MEETING SUMMARY

The Draft General Plan and Zoning Code Framework were presented to Planning Commission at their regular meeting on February 14th, 2024. During their discussion of the Draft General Plan, the Commission noted the necessity of transformative change to encourage housing production.

A majority of the Planning Commission agreed to make a recommendation to increase the base density of the Mixed Use Corridor 1 land use designation, which is currently proposed at 35 dwelling units per acre. The Commission did not recommend a specific increased dwelling unit/acre number.

The Commission also noted an inconsistency in the portion of the Inglewood Oil Field within the City's boundaries, which is proposed to maintain a General Plan Open Space land use designation and a Single-Family zoning classification. A majority of members agreed to make a recommendation to update the General Plan land use designation and single-family zoning to be consistent for this area.

The Commission also discussed proposed building height limits presented in the Draft Zoning Code Framework development standards. The Framework does not propose increasing building height limits beyond 56 feet, however the Draft General Plan and previously certified Housing Element do include policies to study the potential of increased building height limits to potentially accommodate additional housing density and open spaces. The Commission supported prioritizing a study of the height limit.

NEXT STEPS

City staff and the consultant project team are preparing responses to the comments received on the Public Draft General Plan and a response to all community comments will be posted on the project website in March 2024. The project team is also preparing the Environmental Impact Report (EIR)

which will analyze the impacts of the General Plan Update and its implementation through the Zoning Code Update. The EIR is anticipated to be released for public review in March 2024.

Staff anticipates holding final Planning Commission and City Council adoption hearings for the General Plan Update beginning in July 2024, with Zoning Code Update hearings to follow in September 2024. The City must adopt the General Plan and Zoning Code Update by October 15, 2024 in order to remain in compliance with the previously approved Housing Element.

FISCAL ANALYSIS

There are no fiscal impacts associated with discussion of the Draft Zoning Code Framework.

ATTACHMENTS

1. 2024_02_26_ATT_1 - Draft Zoning Code Framework
2. 2024_02_26_ATT_2 - Draft Zoning Map

MOTIONS

That the City Council:

Receive and discuss the Draft Zoning Code Framework and Map and provide feedback to staff.