



City of Culver City

Staff Report

File #: 24-633, **Version:** 1

Item #: A-2.

PC - ACTION ITEM: (1) Receive an Update on the Draft Zoning Code Framework for Implementation of the Draft General Plan and (2) Discuss and Provide Comments as Appropriate.

Meeting Date: February 14, 2024

Contact Person/Dept: Troy Evangelho, Advance Planning Manager

Phone Number: (310) 253-5744

Fiscal Impact: Yes No

General Fund: Yes No

Public Hearing: **Action Item:** **Attachments:**

Public Notification: Social Media (2/2/24), GovDelivery Bulletin (2/1/24), (Email) Meetings and Agendas - Planning Commission (2/8/24)

Department Approval: Mark Muenzer, Planning and Development Director (1/29/2024)

RECOMMENDATION

Staff recommends that the Planning Commission 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. Failure to complete the required rezoning by October 15, 2024 may result in the Housing Element falling out of 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 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 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 of the 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). 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 nonconforming and be allowed to remain in compliance with the nonconforming section of the zoning code.

NEXT STEPS

The staff and project team will continue to refine the Zoning Code Framework and produce the Draft Zoning Code for public review in Summer 2024. The environmental review will be completed through the General Plan Environmental Impact Report (EIR), which will analyze the impacts of both projects. 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 in July 2024, with Zoning Code Update hearings to follow in September 2024. The City anticipates adopting the General Plan and Zoning Code Update by October 15, 2024.

FISCAL ANALYSIS

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

ATTACHMENTS

1. 2024-02-14 - Draft Zoning Code Framework
2. 2024-02-14 - Draft Zoning Map

MOTION

That the Planning Commission:

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