



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

LEAD AGENCY: Culver City, Planning and Development Department

DATE: December 19, 2024

Los Angeles County Clerk
ATTN: Environmental Filing
12400 Imperial Highway, Suite 2001
Norwalk, CA 90650

Governor's Office of Planning & Research
1400 Tenth Street, Room 1311
Sacramento, CA 95814

PROJECT:

Title/Case No: Culver City Subdivision Ordinance Update/P2024-0237-ZCA

Location: The project encompasses the entire 5.1 square miles of Culver City.

Description: The proposed project involves an amendment to the Culver City Municipal Code, specifically, Chapter 15.10, Subdivisions, and Section 17.400.040, Condominium Conversions, to facilitate streamlined review of qualifying parcel or tract maps for housing and mixed-use developments. The proposed amendment would also allow ministerial approvals of subdivisions when in compliance with State law. Specifically, Culver City would incorporate: Senate Bill (SB) 9 requirements and regulations for the subdivision of Single-Family Residential District (R1) zoned lots into two individual parcels; SB 684 requirements to ministerially approve a parcel map or a tentative and final map for a housing development project that contains 10 or fewer lots, 10 or fewer residential units, is no larger than five acres, and is substantially surrounded by qualified urban uses; and other provisions required by State Law. In addition, the proposed project would amend map standards specific to small lot subdivisions and include specific procedures for certificates of compliance, lot mergers, and lot line adjustments consistent with the State Subdivision Map Act. Lastly, the proposed project would add objective subdivision design standards and new processes for small lot subdivisions. No construction activities are being proposed.

Applicant: City of Culver City, Planning and Development Department

COMMENT PERIOD: The review period of the proposed negative declaration begins on Thursday, December 19, 2024, and ends on Tuesday, January 21, 2025. Written comments should be received on or before Tuesday, January 21, 2025. Written comments should refer to the project by name and be addressed to:

Jose Mendivil, Associate Planner
City of Culver City Current Planning Division
9770 Culver Boulevard
Culver City, California 90232
jose.mendivil@culvercity.org

The Planning Commission and City Council will hold a public hearing on this item. The Planning Commission will make a recommendation to City Council and the City Council will take action on the Subdivision Code update and the environmental findings in early 2025 in the Mike Balkman Council Chambers in City Hall. Copies of the documentation can be reviewed in the Planning Division Office, City Hall, Second Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicapped accessible location). The Draft Negative Declaration can be viewed on-line at: www.culvercity.org/CEQAinfoanddocuments. City Hall business hours are 7:30am – 5:30 pm, Monday through Friday, except alternative Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

Jose Mendivil

Jose Mendivil, Associate Planner

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