



**City of Culver City
Public Notice of Intent of a Draft Negative Declaration
and Notice of Public Comment Period for the
Culver City Subdivision Ordinance Update Project
(Case No: P2024-0237-ZCA)**

This is the Notice of Intent (NOI) of a Draft Negative Declaration (ND; Link to ND: www.culvercity.org/CEQAinfoanddocuments) to notify you that the City of Culver City, as the Lead Agency under the California Environmental Quality Act, has prepared an ND for the Culver City Subdivision Ordinance Update Project (Project), which 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.

Comment Period

The City of Culver City Planning and Development Department invites written comments on issues related to potential environmental impacts during the 30-day comment period, which starts on **Thursday, December 19, 2024**, and will conclude on **Tuesday, January 21, 2025**. Due to the time limits mandated by State law, your response must be sent at the earliest possible time but no later than 30 days after receipt of this notice, and no later than **5:00 PM on Tuesday January 21, 2025**. Please send written/typed comments (including a name, telephone number, email, and any other contact information) to the following:

Jose Mendivil, Associate Planner
City of Culver City
Current Planning Division
9770 Culver Boulevard
Culver City, California 90232

You may also email your response to jose.mendivil@culvercity.org. If applicable, please provide the name of a contact person at your agency.

Dated: December 19, 2024