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PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

# PROPOSED NEGATIVE DECLARATION

**Project Title and File No.:** Culver City Subdivision Ordinance Update/P2024-0237-ZCA

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

**Project Sponsor:** Kevin Read (Applicant) / Washington Culver II, LLC (Property Owner)

**Project 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.

**Environmental Determination:**

This is to advise that the City of Culver City, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this NEGATIVE DECLARATION based on the following finding:

☒ The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

☐ The Initial Study identified potentially significant effects, but:

1. Revisions in the project plans or proposals made by, or agreed to by the applicant before this proposed MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY was released for public review would avoid the effects or mitigate the effects or mitigate the effects to a point where clearly no significant effects would occur, and

2. There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study, and any other material which constitute the record of proceedings upon which the City based its decision to adopt this NEGATIVE DECLARATION may be obtained at:

**City of Culver City, Planning Division**
**9770 Culver Boulevard, Culver City, CA 90232**

The public is invited to comment on the proposed NEGATIVE DECLARATION during the review period, which ends **January 21, 2025.**

Jose Mendivil

Jose Mendivil, Associate Planner December 19, 2024

# Culver City Subdivision Ordinance Update

## Initial Study – Negative Declaration

### Zoning Code Amendment, P2024-0237-ZCA

*prepared by*

**City of Culver City**
Planning and Development Department
9770 Culver Boulevard
Culver City, California 90232
Contact: Jose Mendivil, Associate Planner

*prepared with the assistance of*

**Rincon Consultants, Inc.**
250 East 1st Street, Suite 1400
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**December 2024**

RINCON CONSULTANTS, INC. SINCE 1994

# Table of Contents

Initial Study ..... 1
1. Project Title ..... 1
2. Lead Agency Name and Address ..... 1
3. Contact Person and Phone Number ..... 1
4. Project Location ..... 1
5. Regulatory Setting ..... 1
6. Project Description ..... 4
7. Required Approvals ..... 9
8. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1? ..... 9

Environmental Factors Potentially Affected ..... 11

Determination ..... 11

Environmental Checklist ..... 13
1 Aesthetics ..... 13
2 Agriculture and Forestry Resources ..... 17
3 Air Quality ..... 19
4 Biological Resources ..... 25
5 Cultural Resources ..... 33
6 Energy ..... 41
7 Geology and Soils ..... 43
8 Greenhouse Gas Emissions ..... 49
9 Hazards and Hazardous Materials ..... 51
10 Hydrology and Water Quality ..... 59
11 Land Use and Planning ..... 65
12 Mineral Resources ..... 67
13 Noise ..... 69
14 Population and Housing ..... 71
15 Public Services ..... 73
16 Recreation ..... 77
17 Transportation ..... 79
18 Tribal Cultural Resources ..... 83
19 Utilities and Service Systems ..... 85
20 Wildfire ..... 89
21 Mandatory Findings of Significance ..... 91

References ..... 95
Bibliography ..... 95
List of Preparers ..... 97

## Tables

Table 1 Existing Subdivision Review Authorities ..... 5
Table 2 Proposed Subdivision Review Authorities ..... 6
Table 3 Subdivision Regulations ..... 8

## Figures

Figure 1 Regional Location ..... 10

## Appendices

Appendix A Chapter 15.10 Subdivisions Amendment
Appendix B Small Lot Subdivision Standards
Appendix C Transportation Impacts Memorandum

# Initial Study

## 1. Project Title

Culver City Subdivision Ordinance Update/P2024-0237-ZCA

## 2. Lead Agency Name and Address

City of Culver City, Planning and Development Department
Current Planning Division
9770 Culver Boulevard
Culver City, California 90232

## 3. Contact Person and Phone Number

Jose Mendivil, Associate Planner
310-253-5757

## 4. Project Location

The City of Culver City (hereafter referred to as "City" or "Culver City") is the proponent for the proposed Subdivision Ordinance Update Project (hereafter referred to as "proposed project," "project"). The project encompasses the entire approximately 5.1 square miles of the city, which is located in Los Angeles County, California. The City is bordered by the Palms neighborhood of the City of Los Angeles to the north, Ladera Heights and Baldwin Hills to the south, West Adams and Mid-City to the east, and Mar Vista and Venice to the west. Figure 1 shows the location of the project site in the region.

## 5. Regulatory Setting

### Culver City Subdivision Code

The Subdivision Code was added to the Culver City Municipal Code (CCMC) in 1965, and since adoption has largely remained unchanged. There have been a few updates, such as in 1989 (Vesting Tentative Maps), 1990 (Park Dedication), and 2006 (Tentative Map Distribution). The Culver City Subdivision Code in Chapter 15.10 of the CCMC provides regulations for subdivisions in addition to those imposed by the Subdivision Map Act. The Subdivision Code is a key part of the development process because it provides standards and procedures for the division of land.

## State Laws

### *Subdivision Map Act*

The Subdivision Map Act (SMA) enacted in 1974 governs subdivisions of land through California Government Code Section 66410 et seq. The SMA includes provisions, procedures, and requirements for final maps, parcel maps, merger of parcels, tentative maps, and reversion to acreage. The SMA also requires local agencies to regulate and control the initial design and improvement of subdivisions. Local agencies are thus able to regulate growth and require any necessary improvements for properties prior to development.

### *Senate Bill 9*

Senate Bill 9 (SB 9) amends California Government Code Sections 66452.6 of, and adds Sections 65852.21 and 66411.7. SB 9 also known as the Housing Opportunity and More Efficiency (HOME) Act, is a California law that aims to increase housing supply across the state through streamlined measures that expand infill development opportunities, including making it easier to apply for a lot split or two-unit development on a single-family zone. SB 9 requires the following:

1. Ministerial approval of either or both of the following:
    a. Two unit developments – Development of two primary dwelling units on single-family zoned lots
    b. Urban lot splits – Subdivision of existing single-family zoned lots into two individual parcels without having to meet the minimum lot size required by the underlying zone. Urban lot splits must meet the following requirements, in addition to the requirements for eligible parcels that apply to both duplexes and lot splits:
        i. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal size, provided that one parcel shall not be smaller than 40% of the lot area of the original parcel.
        ii. Both newly created parcels are at least 1,200 square feet, unless the city or county adopts a small minimum lot size by ordinance.
        iii. The parcel does not contain rent-restricted housing, housing where an owner has exercised their rights under the Ellis Act within the past 15 years or has been occupied by tenants in the past three years.
        iv. The parcel has not been established through prior exercise of an urban lot split.
        v. Neither the owner of the parcel, or any person acting in concert with the owner, has previously subdivided an adjacent parcel using an urban lot split.
2. Imposition of objective zoning, subdivision, and design review standards:
    a. May require easements or require that the parcel has access to, provide access to, or adjoin the public right-of-way.

### *Senate Bill 684*

Senate Bill 684 adds California Government Code Sections 65852.28, 65913.4.5, and 66499.4. SB 684 also known as the Building Homeownership Opportunities Act is a California law that aims to streamline approvals for homes in infill developments of 10 or fewer lots and 10 or fewer residential units in multi-family zones by amending the SMA, the California law that regulates the creation and improvement of subdivisions and lot splits. Projects that receive streamlining under SB 684 will still be required to protect existing housing that is designated for low-income tenants; is rent-controlled; or has been occupied by renters in the last five years, and subject to local and environmental standards. SB 684 requires the following:

1. A local government must ministerially approve, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets the following requirements:
    a. The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer units.
    b. The proposed development is located on a lot that meets both of the following sets of requirements:
    c. The lot is zoned multifamily residential.
    d. The lot is no larger than five acres and substantially surrounded by qualified urban uses.
    e. The housing units are constructed on fee simple ownership lots, part of a common interest development, part of a housing cooperative, or owned by a community land trust.
    f. The proposed development will meet one of the following:
        i. If identified in the housing element, the development will result in at least as many units as projected for that parcel.
        ii. If not identified in the housing element, the development will result in at least as many units as the maximum allowable residential density, unless the zoning for the site allows for midrange density.
        iii. If midrange density is specified for the site, the development will result in at least as many units as are allowed under the midrange development standard.
    g. The residential properties within 500 feet of the site are zoned to have allowable density of less than 30 dwelling units per acre.
    h. The site complies with the external existing site front, side, and rear setback requirements.
    i. The proposed units comply with existing height limits, if applicable.
    j. The jurisdiction has adopted a housing element deemed by California Department of Housing and Community Development to be in substantial compliance with housing element law.

k. The site is not identified in the housing element as a site to accommodate the jurisdiction's regional housing need for low-income or very low-income households.
l. The average total area of floorspace of the proposed units does not exceed 1,750 net habitable square feet per unit.
m. The development complies with any local inclusionary ordinance.
n. The development does not require the demolition or alteration of any of the following types of housing:
    i. Housing subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of moderate, low or very low incomes.
    ii. Housing that is subject to any form of rent or price control.
    iii. Housing occupied by tenants within the last seven years preceding the date of application.
    iv. A parcel on which an owner has not exercised their rights under the Ellis Act in the last 15 years.
o. The parcel is not located on a site that is environmentally sensitive, as specified.

2. A local government must issue a building permit for a subdivision if the applicant has met both of the following requirements:
    a. The applicant has received a Tentative Map approval or Parcel Map approval subject to (1) above.
    b. The applicant has submitted proof to the satisfaction of the local agency of a recorded covenant and agreement that states both of the following:
        i. The total number of units does not exceed 10.

The local agency would issue the building permit based upon the Tentative Map or Parcel Map approved by (1) above.

# 6. Project Description

The proposed project involves an amendment to the Culver City Municipal Code (CCMC), 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.

## Summary of Proposed Subdivision Ordinance Amendments

### *Streamline Approval for Parcel Maps, Tract Maps, Final Maps, Lot Mergers and Lot Line Adjustments*

California Government Code Section 66415 defines the "Advisory Agency" as “a designated official or an official body charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, or having the authority by local ordinance to approve, conditionally approve, or disapprove maps.” The Advisory Agencies presiding over subdivisions include the City’s Planning and Development Director, City Engineer, the Planning Commission, and City Council. As part of regulating such developments as small lot subdivisions, the Advisory Agency can issue decisions, based on standards that regulate the design and improvements of a parcel or tract map such as access, utility easements, maintenance agreements, guest parking, trash enclosures, and open space. While design standards govern the three-dimensional structures on the site, the map standards govern the design and improvements on the two-dimensional parcel and tract map.

The City’s Subdivision Code currently provides procedures for parcel maps (four or fewer parcels), tentative maps, vesting tentative maps, and final maps. The Subdivision Code does not specifically mention tract maps (five or more parcels), however Sections 15.10.200 through 15.10.285, *Tentative Maps*, were used to process tract maps. In addition to requirements and procedures for the applications, the Subdivision Code provides design standards and off-site improvement requirements.

The Subdivision Code does not provide definitions, or a procedural process for reversion to acreage map, lot line adjustments, or lot mergers. A clear procedural process for these maps can provide better guidance for developers. Additionally, the 2021-2029 Housing Element includes lot consolidation (mergers) and lot line adjustments as ways to address housing development constraints. Table 1 below is a summary of the types of applications and role of the current review authorities.

### Table 1 Existing Subdivision Review Authorities

| | Role of Review Authority | | | |
|---|---|---|---|---|
| **Type of Application** | **Director** | **City Engineer** | **Commission** | **Council** |
| Parcel Map | Review | Review | Approve | Appeal |
| Tentative Map | Review | Review | Recommend | Approve |
| Vesting Tentative Map | Review | Review | Recommend | Approve |
| Final Map | Review | Review | - | Approve |

The proposed project would also include sections for tract maps, lot mergers, and lot line adjustments to streamline approval for these types of subdivisions that meet specific criteria. Establishing a procedure for lot mergers would also assist in the development of multifamily housing on small lots. Final maps would be reviewed by the Director and City Engineer for further streamlining. Additionally, the City would streamline the review process for parcel maps and tract maps that have less than 25 units by allowing Director approval for these subdivisions. The proposed project also includes the creation of clear objective standards and requirements for subdivisions. The proposed review authorities are depicted in Table 2 below.

## Table 2 Proposed Subdivision Review Authorities

| | Role of Review Authority | | | |
|---|---|---|---|---|
| **Type of Application** | **Director[1]** | **City Engineer** | **Commission** | **Council** |
| Lot Line Adjustments[2] | Review | Approve | - | - |
| Lot Mergers[2] | Review | Approve | - | - |
| Urban Lot Splits (SB 9)[2] | Approve | Review | - | - |
| Multi-Family Lot Splits (SB 684)[2] | Approve | Review | - | - |
| Parcel Map[3] | Approve | Review | Appeal | Appeal |
| Tentative Tract Map[3, 4] | Approve | Review | Appeal | Appeal |
| Tentative Tract Map[3, 5] | Review | Review | Approve | Appeal |
| Vesting Tentative Map[3] | Review | Review | Approve | Appeal |
| Final Map[2] | - | Approve | - | - |
| Certificates of Compliance[2, 6] | - | Approve | - | - |

[1] Planning Director or Designee (Current Planning Staff)

[2] Non-discretionary with no appeal process

[3] Including Small Lot Subdivisions

[4] When processed in conjunction with an Administrative Site Plan Review

[5] When processed in conjunction with a Site Plan Review

[6] Including Conditional Certificates of Compliance

Additionally, the ordinance amendment would require that small lot subdivision projects conform with the small lot design standards through a ministerial administrative clearance process if processing 25 or less lots, or a Site Plan Review if processing more than 25 lots. The establishment of an administrative clearance process for certain projects through an ordinance amendment would enable the City, by local ordinance, to regulate the design of subdivisions and small lot subdivision projects based on the new standards. This enables the design review of the buildings and structures that are proposed with a subdivision project. The application for the administrative clearance can be filed concurrently with the filing of the parcel or tract map application and the environmental clearance. Compliance with the design standards would be a non-appealable administrative process that would be determined prior to the required hearing for the map. Small lot architectural plans found in

compliance with all the required design standards would be approved as Exhibit A and included in the subject case file.

### *Small Lot Subdivision Design Standards*

Currently, the CCMC does not have standards for small lot subdivisions. The City is in the process of developing objective design standards throughout Culver City. The City has processed small lot subdivisions by utilizing the Exception section of the City's Subdivision Ordinance (CCMC Section 15.10.085) to allow multiple land lots one behind the other on one multi-family zoned lot without requiring the stem of a flag lot or lots (CCMC Section 15.10.700). The Exception section allows each land lot without the required street frontage; however, the subdivision map requires an access easement for all lots along a common driveway. A subdivision code amendment in addition to small lot design standards would allow small lot development without having to utilize the exception section. The Small Lot Subdivision would be permitted in the Low Density Multiple-Family Residential (RLD), Medium Density Multiple-Family Residential (RMD), and Two-Family Residential District (R2) zones pursuant to an approved tract or parcel map.

The proposed project would incorporate objective design standards for subdivisions and small lot subdivisions, which would create specific and enforceable rules regarding design for all subdivisions and small lot projects, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. A complete overview of the small lot subdivision design standards can be found in
Appendix B.

Table 3 outlines the various elements that regulate subdivision projects and where they would be addressed through modifications to the CCMC, design standards, and map standards.

## Table 3 Subdivision Regulations

| Proposed Items | Ordinance | Design Standards | Map Standards |
|---|---|---|---|
| **(All Subdivisions and Small Lot Subdivisions)** | | | |
| Minimum Lot Width | x | | |
| Access Easement | x | | |
| Lot Coverage | x | | |
| Front, Side, Rear Yards | x | | |
| Fences and Walls | x | x | |
| Building Orientation | | x | |
| Primary Entryways | | x | |
| Façade Articulation | | x | |
| Varied Roofline | | x | |
| Roof Terraces and Decks | | x | |
| Building Modulation | | x | |
| Pedestrian Pathways | | x | |
| Open Area Landscaping | | x | |
| Front Yard Landscaping | | x | |
| Trash Enclosures | | x | |
| Common Access Driveway | | | x |
| Common Access Walkway | | | x |
| Utility Easement | | | x |
| Maintenance Agreement | | | x |
| On-Site Trash Collection | | | x |
| Open Space Easement | | | x |

### *Urban Lot Splits and Multi-Family Zone Lot Splits*

To comply with SB 9 and SB 684, Culver City proposes to adopt new sections under Chapter 15.10 of the CCMC for urban lot splits and multi-family zone lot subdivisions. These new sections would incorporate SB 9 requirements and regulations for the subdivision of R1 zoned lot into two individual parcels, as well as incorporate SB 684 requirements to ministerially approve, without discretionary review or a hearing, 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, that is located on a lot that is zoned multifamily residential (Low-Density Multiple-Family Residential District [RLD], Medium-Density Multiple-Family Residential District [RMD], and High-Density Multiple-Family Residential District [RHD]), is no larger than five acres, and substantially surrounded by qualified urban uses.

# 7. Required Approvals

The proposed project would require the following approval by the City Council:

- **Zoning Text Amendments to the CCMC.** Amend text within the City's Subdivision Code to add small lot subdivision design standards and streamline review and approval of certain developments within the City and move Section 17.400.040 Condominium Conversions into the Subdivision Code. See details summarized above and Appendices A and B.

# 8. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

On October 10, 2024, the City of Culver City sent notification letters to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino/ Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. The City did not receive requests for consultation and no comments were received. The comment period and request for consultation concluded on November 18, 2024.

## Figure 1 Regional Location

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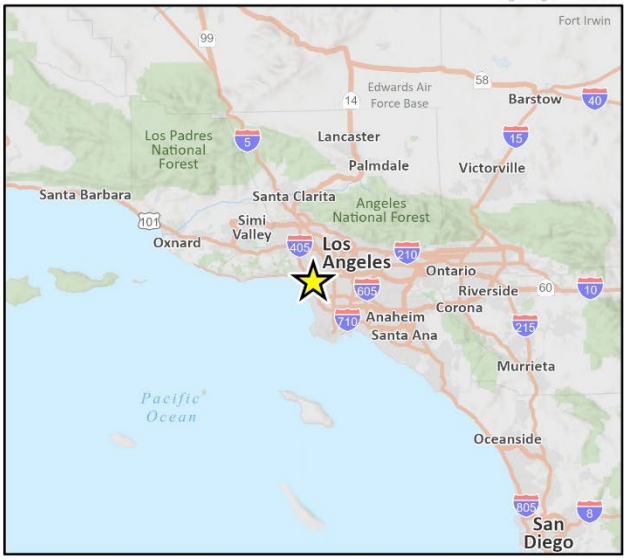
23-14037 EPS
Fig 1 Regional Location

Culver City Boundary

N



# Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

# Determination

Based on this initial evaluation:

■ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

| | |
|---|---|
| Jose Mendivil | 12/19/2024 |
| Signature | Date |
| Jose Mendivil | Associate Planner |
| Printed Name | Title |

# Environmental Checklist

## 1 Aesthetics

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a. Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ■ |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ■ |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☐ | ■ |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? | ☐ | ☐ | ☐ | ■ |

For purposes of determining significance under CEQA, scenic resources are the visible natural and cultural features of the landscape that contribute to the public's enjoyment of the environment. A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. Public views are those that are experienced from a publicly accessible vantage point, such as a beach, roadway, or public park. Scenic vistas can be officially designated by public agencies. The California Department of Transportation (Caltrans) manages the California State Scenic Highway Program, which designates State Scenic Highways. Scenic highways located in areas of natural beauty. A scenic highway becomes officially designated when the local governing body applies to and is approved by Caltrans for scenic highway designation and adopts a

Corridor Protection Program that preserves the scenic quality of the land that is visible from the highway right of way.

*a. Would the project have a substantial adverse effect on a scenic vista?*

The City's General Plan does not designate any scenic vistas. Baldwin Hills Scenic Overlook is located in the northeast portion of the city and within an open space area of the city.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. In addition, the proposed project does not include development or ground-disturbing activities that would have an impact on a scenic vista. Any future development within the City boundaries that involve a discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for any potential site-specific impacts associated with scenic vistas. Accordingly, no impact would occur.

**NO IMPACT**

*b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

There is not a State scenic highway within the City. The nearest designated State scenic highway is State Route 27, located approximately 8.5 miles northwest of the City in Topanga (California Department of Transportation [Caltrans] 2024). The nearest designated State scenic highway is State Route 1, located approximately 0.3 mile northwest of the City in the City of Los Angeles' community of Venice. Accordingly, no impact to a State scenic highway would occur.

**NO IMPACT**

*c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The City is generally densely developed with residential, commercial, industrial, institutional, and open space uses. Baldwin Hills Scenic Overlook is located in the northeast portion of the City and within an open space area of the City, but the City's General Plan does not designate any scenic vistas.

The proposed project does not involve development or ground-disturbing activities; therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality. Any future development within the City boundaries that involve a discretionary action would require a project level CEQA review that would identify and

potentially require mitigation for any potential site-specific impacts, which includes conflicting with applicable zoning and other regulations governing scenic quality. Accordingly, no impact would occur.

**NO IMPACT**

*d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The city is generally densely developed with residential, commercial, industrial, institutional, and open space uses. Existing lighting and glare in the city consist of streetlights and exterior lighting/glare associated with commercial, residential, and recreational structures, as well as associated vehicles.

Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Any future development within the City boundaries that involve a discretionary action would require a project level CEQA review that would identify and potentially require mitigation for any potential site-specific impacts associated with light or glare. In addition, future development within the City would continue to be required to comply with CCMC lighting standards, including Section 17.300.040, *Outdoor Lighting*, which requires outdoor lighting to be energy-efficient, shielded or recessed, and aimed downward and away from adjoining properties and public rights-of-way. Accordingly, no impact would occur.

**NO IMPACT**

*This page intentionally left blank.*

# 2 Agriculture and Forestry Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ■ |
| b. Conflict with existing zoning for agricultural use or a Williamson Act contract? | ☐ | ☐ | ☐ | ■ |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | ☐ | ☐ | ☐ | ■ |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ■ |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ■ |

a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The California Department of Conservation (DOC) California Farmland Mapping and Monitoring indicates that none of the land in the city is mapped as Important Farmland (DOC 2024a). Likewise, there are no Williamson Act contracts reported in Los Angeles County, including Culver City (DOC 2024a). According to the City's Zoning Map, there are no areas zoned for agricultural or forestry uses.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Therefore, the proposed project would have no effect on the conversion of Farmland to non-agricultural uses nor conflict with existing zoning for agricultural use, a Williamson Act contract, or forestry use. No impact would occur.

**NO IMPACT**

# 3 Air Quality

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ■ |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ■ |
| c. Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ■ |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ■ |

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The City is in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB is a non-attainment area for the National Ambient Air Quality Standards (NAAQS) for ozone, particulate matter up to 2.5 microns in size ($PM_{2.5}$), and lead; and the California Ambient Air Quality Standards (CAAQS) for ozone, particulate matter up to 10 microns in size ($PM_{10}$), and $PM_{2.5}$ (SCAQMD 2022). The SCAB is designated unclassifiable or in attainment for all other federal and State standards.

Under State law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the SCAB is in non-compliance. Each air quality management plan (AQMP) is an update of the previous plan and has a 20-year horizon. The latest AQMP, the 2022 AQMP, was adopted on December 2, 2022 by the SCAQMD. The 2022 AQMP addresses several State and federal planning requirements and incorporates new scientific information, primarily in the form of updated emissions inventories, ambient measurements, and meteorological air quality models (SCAQMD 2022). The Southern California Association of Governments' (SCAG) projections for socio-economic data (e.g., population, housing, employment by industry) and transportation activities from the 2020-

2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) are integrated into the 2022 AQMP.

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2022 AQMP relies on local general plans and the demographic forecasts contained in the SCAG 2020 RTP/SCS in its own projections for managing air quality in the SCAB. As such, projects that propose development that are consistent with the growth anticipated by SCAGs' growth projections and/or a general plan would not conflict with the SCAQMD AQMP. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the AQMP.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law, so future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Consequently, the project would not have a significant effect on the City's population growth, density, or demographics. Therefore, the proposed project would be consistent with the current land use and zoning designations and density requirements for the city and is therefore consistent with the SCAQMD AQMP and the SCAG RTP/SCS. The proposed project does not include any development or include any ground-disturbing activities; therefore, the proposed project would not conflict with or obstruct implementation of the 2022 AQMP.

As part of the entitlement process of future development, implementation of mitigation measures AQ-1 through AQ-7 from the 2045 General Plan EIR may be required, which mandate the use of Tier 4 Final or better construction equipment, SCAQMD Low-VOC and/or Super Compliant VOC architectural coatings, Energy Star certified appliances, electric vehicle charging for multi-family projects, preferred parking for low-emitting vehicles for non-residential projects, and the preparation of air quality studies for projects within 0.25-mile of sensitive receptors, to reduce potential impacts related to air quality. Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts including conflicting with an applicable air quality plan. No impact would occur.

**NO IMPACT**

*b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

As discussed under response '*3.a*' above, the SCAB is designated non-attainment for the NAAQS for ozone, $PM_{2.5}$, and lead, as well as the CAAQS for ozone, $PM_{10}$, and $PM_{2.5}$.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law; therefore, future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations.

As part of the entitlement process of future development, implementation of mitigation measures AQ-1 through AQ-7 from the 2045 General Plan EIR may be required, which mandate the use of Tier 4 Final or better construction equipment, SCAQMD Low-VOC and/or Super Compliant VOC architectural coatings, Energy Star certified appliances, electric vehicle charging for multi-family projects, preferred parking for low-emitting vehicles for non-residential projects, and the preparation of air quality studies for projects within 0.25-mile of sensitive receptors, to reduce potential impacts related to air quality. Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with a cumulatively considerable net increase of any criteria pollutant. Therefore, no impacts would occur.

**NO IMPACT**

*c. Would the project expose sensitive receptors to substantial pollutant concentrations?*

## Carbon Monoxide Hotspots

A carbon monoxide hotspot is a localized concentration of carbon monoxide that is above the NAAQS and CAAQS for carbon monoxide. Localized carbon monoxide hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local carbon monoxide concentration exceeds the federal one-hour standard of 35.0 parts per million (ppm) or the federal and State 8-hour standard of 9.0 ppm (California Air Resources Board [CARB] 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. As part of the entitlement process of future development, implementation of mitigation measures AQ-1 through AQ-7 from the 2045 General Plan EIR may be required, which mandate the use of Tier 4 Final or better construction equipment, SCAQMD Low-VOC and/or Super Compliant VOC architectural coatings, Energy Star certified appliances, electric vehicle charging for multi-family projects, preferred parking for low-emitting vehicles for non-residential projects, and the preparation of air quality studies for projects within 0.25-mile of sensitive receptors, to reduce potential impacts related to air quality. Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For

projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with carbon monoxide hotspots. Therefore, no impacts would occur.

## Toxic Air Contaminants

Toxic air contaminants (TAC) are defined by State law as air pollutants that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. As discussed above, the proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law, which does not include development or ground-disturbing activities that would generate any new traffic or contribute to existing traffic within the city. As part of the entitlement process of future development, implementation of mitigation measures AQ-1 through AQ-7 from the 2045 General Plan EIR may be required, which mandate the use of Tier 4 Final or better construction equipment, SCAQMD Low-VOC and/or Super Compliant VOC architectural coatings, Energy Star certified appliances, electric vehicle charging for multi-family projects, preferred parking for low-emitting vehicles for non-residential projects, and the preparation of air quality studies for projects within 0.25-mile of sensitive receptors, to reduce potential impacts related to air quality. Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with TACs. Therefore, no impacts would occur under the proposed project.

**NO IMPACT**

*d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. As part of the entitlement process of future development, implementation of mitigation measures AQ-1 through AQ-7 from the 2045 General Plan EIR may be required, which mandate the use of Tier 4 Final or better construction equipment, SCAQMD Low-VOC and/or Super Compliant VOC architectural coatings, Energy Star certified appliances, electric vehicle charging for multi-family projects, preferred parking for low-emitting

vehicles for non-residential projects, and the preparation of air quality studies for projects within 0.25-mile of sensitive receptors, to reduce potential impacts related to air quality. Any future development within the City boundaries that involve a discretionary action would require a project level CEQA review that would identify and potentially require mitigation for any potential site-specific impacts associated with any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with odors. Therefore, no impacts would occur under the proposed project.

**NO IMPACT**

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# 4 Biological Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ■ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ■ |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ■ |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ■ |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ■ |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ■ |

*a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

## Special Status Species

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA); those considered "Species of Concern" by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); animals designated as "Fully Protected" by the California Fish and Game Code (CFGC); animals listed as "Species of Special Concern" (SSC) by the CDFW; CDFW Special Plants, specifically those with California Rare Plant Ranks (CRPR) of 1B, 2, 3, and 4 in the CNPS's Inventory of Rare and Endangered Vascular Plants of California; and birds identified as sensitive or watch list species by the Los Angeles County Sensitive Bird Species Working Group. There are five special status plant species and 16 special status wildlife species that have either been identified or have the potential to occur within the vicinity of the city (Culver City 2024a).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that directly or indirectly impact special status species or the habitats that support them within the city.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological

resources. Furthermore, any future development within the City boundaries would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts to special status species or the habitats that support them. Therefore, no impact would occur.

### Nesting Birds

While common birds are not designated as special status species, destruction of their eggs, nests, and nestlings is prohibited by federal and State law. Nesting birds are protected under the CFGC Sections 3503, 3503.5, and 3513 as well as the Migratory Bird Treaty Act (MBTA). Violation of these provisions would be considered a potentially significant impact. Additionally, bird nesting season generally occurs from March 1 through August 31 and begins as early as February 1 for raptors.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes, but does not include development or ground-disturbing activities that would directly or indirectly impact nesting birds within the city.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the City boundaries would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with nesting birds. Therefore, no impacts would occur.

**NO IMPACT**

*b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Plant communities are considered sensitive biological resources if they have limited distributions, high wildlife value, include sensitive species, or are particularly susceptible to disturbance. CDFW maintains a list of sensitive plant communities. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in the California Natural Diversity Database. The majority of the city is urbanized, heavily

developed, and lacks vegetation. Vegetation within the city is primarily limited to ornamental trees and irrigated landscaping, with remnant patches of native vegetation remain in the Kenneth Hahn State Recreation Area, the Inglewood Oil Field, and other limited areas of the city. The existing trees, shrubs and remnant patches of native vegetation do not constitute a sensitive natural community (Culver City 2024a). In addition, according to the United States Fish and Wildlife Service (USFWS), the only wetlands within the city are designated as riverine and contained within the concrete-lined Ballona Creek (USFWS 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would directly or indirectly impact nesting birds within the city.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the City boundaries would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with nesting birds. Therefore, no impact would occur.

**NO IMPACT**

*c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

In accordance with Section 1602 of the CFGC, the CDFW has jurisdiction over lakes and streambeds (including adjacent riparian resources), and regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake. Under Section 404 of the Clean Water Act (CWA), the U.S. Army Corps of Engineers (USACE) has authority to regulate activities that discharge dredge or fill material into wetlands or other "waters of the United States" through issuance of a Section 404 Permit. Lastly, the Regional Water Quality Control Board (RWQCB) has jurisdiction over "waters of the State" pursuant to the Porter-Cologne Water Quality Control Act and has the responsibility for review of water quality certification per Section 401 of the federal CWA for proposed development projects. No wetlands, as designated by the CDFW, the RWQCB, or U.S. Army Corps of Engineers are present within the city (Culver City 2024a). The proposed project involves amending the City's Subdivision

Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that directly or indirectly impact state or federally protected wetlands within the city.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts to state or federally protected wetlands. Therefore, no impact would occur.

**NO IMPACT**

*d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

The majority of the city is urbanized, heavily developed, and lacks vegetation. Vegetation in the city is primarily limited to ornamental trees and irrigated landscaping, with patches of native vegetation in the Kenneth Hahn State Recreation Area, the Inglewood Oil Field, and other limited areas of the city.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but

does not include development or ground-disturbing activities that would impede wildlife movement.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts to wildlife movement or corridors. Therefore, no impact would occur.

**NO IMPACT**

*e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The City of Culver City adopted the Culver City Urban Forest Master Plan in 2016. The City does not have any additional ordinances or policies protecting biological resources.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would conflict with local policies or ordinances protecting biological resources.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts to local policies or ordinances protecting biological resources. Therefore, no impact would occur.

**NO IMPACT**

*f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

There are no adopted Habitat Conservation or Natural Community Conservation Plans in the City of Culver City.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would conflict with an adopted conservation plan.

As part of the entitlement process of future development, implementation of mitigation measures BIO-1 and BIO-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a biological resources assessment when a project is located within or adjacent to a natural plant or wildlife habitat and requires that construction activity shall take place outside of nesting season if feasible or nesting bird and raptor surveys and avoidance measures shall be implemented, to reduce potential impacts related to biological resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts to habitat conservation plans. Therefore, no impact would occur.

**NO IMPACT**

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# 5 Cultural Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☐ | ■ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☐ | ☐ | ■ |
| c. Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ■ |

The following regulatory setting includes a discussion of the applicable State and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

## California Environmental Quality Act

California Public Resources Code (PRC) Section 21084.1 requires lead agencies to determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR, as are California Historical Landmarks 770 and above; both are therefore historical resources under CEQA. Historical resources may include eligible built environmental resources and archaeological resources of the precontact or historic periods.

*CEQA Guidelines* Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a “unique archaeological resource” as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an artifact, object, or site about which it can be clearly demonstrated that, without merely

adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: 1) it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information, 2) has a special and particular quality such as being the oldest of its type or the best available example of its type, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources would be less than significant and need not be considered further (*CEQA Guidelines* Section 15064.5[c][4]). *CEQA Guidelines* Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (*CEQA Guidelines* Section 15064.5[b][2][A]).

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

### *National Register of Historic Places*

Although the proposed project does not have a federal nexus, properties that are listed in or have been formally determined eligible for listing in the National Register of Historic Places (NRHP) are automatically listed in the CRHR. The following criteria are presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 Code of Federal Regulations Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

**Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history

**Criterion B:** Is associated with the lives of persons significant in our past

**Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

**Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

**Location:** The place where the historic property was constructed or the place where the historic event occurred

**Design:** The combination of elements that create the form, plan, space, structure, and style of a property

**Setting:** The physical environment of a historic property

**Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

**Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

**Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time

**Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997: 41). Properties that are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

### *California Register of Historical Resources*

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (PRC 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for State use to include a range of

historical resources that better reflect the history of California (PRC 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation [OHP] 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (OHP 2011). Generally, the OHP recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (OHP 1995: 2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

**Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

**Criterion 2:** Is associated with the lives of persons important to our past

**Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

**Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

### *California Health and Safety Code*

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner's authority. If the human remains are of Native American origin, the County Coroner must notify the NAHC within 24 hours of this identification.

### *California Public Resources Code*

Section 5097.98 of the PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

### *City of Culver City Historic Preservation Program*

The City of Culver City Historic Preservation Program (CCMC Chapter 15.05) is intended to protect the City's unique historical, architectural, and cultural heritage and facilitate public

knowledge of the City's historic past and unique cultural resources. The program provides the criteria for the designation of cultural resources within the City.

The Cultural Resource Criteria to be applied during evaluation of a potential cultural resource includes:

A. Threshold criteria. To be considered for designation, the structure(s) must meet one of the following criteria:
   a. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; or
   b. The structure or district has special importance to the City.

B. Assessment criteria. After satisfying the threshold criteria, a structure or district shall be reviewed for compliance with one or more of the following criteria, as defined under § 15.05.010 of this Chapter:
   a. Is the structure(s) of "architectural significance"?
   b. Is the structure(s) of "historical or cultural significance"?
   c. Do the structures in the district collectively meet 1. or 2. above?

The impact analysis included herein is organized based on the cultural resources checklist questions included in Appendix G of the *CEQA Guidelines*. Checklist question "a" broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, analysis under checklist question "a" is limited to the built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to *CEQA Guidelines* Section 15064.5 and those that may be considered unique archaeological resources pursuant to PRC Section 21083.2, are considered under checklist question "b."

*a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

Historical resources may include buildings, structures, and objects over 45 years of age that have been listed in, or found eligible for, the NRHP, CRHR, or a local register. CEQA and local regulations do not specify an age threshold for historical resources. However, guidance from the OHP recommends that "sufficient time"—typically 50 years— "must have passed to obtain a scholarly perspective" necessary to evaluate the significance of the historical events with which a property is associated. A threshold of 45 years is recommended because it is recognized that there is often "a five-year lag between resource identification and the date that planning decisions are made." As explained in Section 15064.5, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" so that it would no longer convey its significant historical associations.

According to the Conservation Element of the City's General Plan, 204 historic resources have been identified within the city through archival research conducted through the CHRIS and the City's Historic Preservation Program (Culver City 2024a). The City's Historic Preservation Program includes 50 structures designated as either "Landmark "or "Significant." There are three designated historic districts within the city: 11027 – 11047 Braddock Drive, 4052 – 4070 Lafayette Place, and 4128 – 4181 McConnell Boulevard. Three of Culver City's Landmark Structures are designated as of Local Significance by the NRHR; Washington Building located at 9720-9730 Washington Boulevard, Citizen Building located at 9355 Culver Boulevard, and Culver Hotel 9400 Culver Boulevard (Culver City 2024a; NRHR 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that significantly impact historical resources within the city.

As part of the entitlement process of future development, implementation of mitigation measures CUL-1 and CUL-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a historic resources assessment and archaeological resources assessment, to reduce potential impacts related to cultural resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with historical resources. Therefore, no impact would occur.

**NO IMPACT**

*b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

According to the Conservation Element of the City's General Plan, 16 archaeological resources have been identified within the city through archival research conducted (Culver City 2024a). The CHRIS was not consulted for this analysis because the proposed project does not involve development or ground-disturbing activities that could affect these resources. As such, it is understood that archaeological sites may be present within the City. Therefore, there is potential to encounter archaeological resources within the city. Undeveloped properties within the city have a higher probability of containing previously unidentified archaeological resources given the lack of previous ground-disturbing activities on those properties. Ground disturbance in previously developed areas may also contain previously unidentified archaeological resources. There is the potential that archaeological resources had been previously removed due to development and modern use, prior to this project.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that significantly impact archaeological resources within the city.

As part of the entitlement process of future development, implementation of mitigation measures CUL-1 and CUL-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a historic resources assessment and archaeological resources assessment, to reduce potential impacts related to cultural resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with archaeological resources. Therefore, no impact would occur.

**NO IMPACT**

*c. Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No human remains outside of formal cemeteries are known to be present within the city. The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would potentially disturb unknown human remains within the city.

As part of the entitlement process of future development, implementation of mitigation measures CUL-1 and CUL-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a historic resources assessment and archaeological resources assessment, to reduce potential impacts related to cultural resources. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with human remains.

Additionally, as discussed above there are State of California Health and Safety Code requirements if human remains are recovered during ground-disturbing activities within the city. If with future ground disturbing activities within the city human remains are discovered, the State of California Health and Safety Code Section 7050.5 states no further disturbance shall occur until the County Coroner has made a determination of origin and

disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner must notify the NAHC, which would determine and notify a Most Likely Descendent (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the City shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, no impact would occur.

**NO IMPACT**

# 6 Energy

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ■ |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ■ |

*a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would result in wasteful, inefficient, or unnecessary consumption of energy resources within the city.

Furthermore, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with energy resources. Accordingly, no impact would occur.

**NO IMPACT**

*b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The City adopted the Culver City Energy Action Plan (EAP) in October 2016. The EAP is intended to establish energy savings goals and steps necessary to achieve the energy savings goals (Culver City 2016). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would

not increase the overall development density or scale beyond what is already permitted under existing regulations. Because future development facilitated by the proposed project would be powered by the existing electricity grid, future development would eventually be powered by renewable energy mandated by Senate Bill 100 (SB 100) an act that amends Sections 399.11, 399.15, and 399.30 of, and to add Section 454.53 of the California Public Utilities Code, which requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045. Future development would also be required to comply with the EAP, Title 24 Green Building Code and Building Efficiency Energy Standards. Furthermore, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project. For projects requiring discretionary action, a project level CEQA review would identify and potentially require mitigation for any potential site-specific impacts associated with State or local renewable energy or energy efficiency plans. Accordingly, no impact would occur.

**NO IMPACT**

# 7 Geology and Soils

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | ☐ | ☐ | ☐ | ■ |
| 2. Strong seismic ground shaking? | ☐ | ☐ | ☐ | ■ |
| 3. Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ■ |
| 4. Landslides? | ☐ | ☐ | ☐ | ■ |
| b. Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ■ |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | ☐ | ☐ | ☐ | ■ |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ■ |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ■ |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ■ |

*a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The city is in a seismically active area of Southern California. According to the California Geological Survey (CGS), the Inglewood Fault lies within the northeastern portion of the city; thus, a portion of the city is located in an Alquist-Priolo Fault Zone (CGS 2024). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. However, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for any potential site-specific impacts associated with fault rupture. Moreover, all future development projects within the city would be required to adhere to the most recent California Building Standards Code (CBC). The CBC requires all construction in California to comply with established minimum standards to safeguard public health, safety, and general welfare. The CBC achieves this through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within California. Accordingly, no impact would occur.

**NO IMPACT**

*a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

As discussed under response 7.a.1, the city is in a seismically active area of Southern California within the Inglewood Fault Zone, and therefore, is susceptible to ground shaking during a seismic event. Thus, strong ground shaking within the city may occur in the event of a sufficiently large earthquake on the Inglewood Fault or other nearby faults. However, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for any potential site-specific impacts associated with seismic ground shaking. Moreover, all future development projects within the city would be required to adhere to the most recent CBC. The CBC requires all construction in California to comply with established minimum standards to safeguard public health, safety, and general welfare. The CBC achieves this through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within California. Accordingly, no impact would occur.

**NO IMPACT**

*a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the CGS, there are portions of the city within a liquefaction zone (CGS 2024). However, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for any potential site-specific impacts associated with seismic-related ground failures. Moreover, all future development projects within the city would be required to adhere to the most recent CBC. The CBC requires all construction in California to comply with established minimum standards to safeguard public health, safety, and general welfare. The CBC achieves this through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within California. Accordingly, no impact would occur.

**NO IMPACT**

*a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the CGS, the majority of the city is not within a landslide hazard area, but there are minimal portions of landslide hazard zones within the city and immediately east

of the city (CGS 2024). However, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for any potential site-specific impacts associated with landslides. Moreover, all future development projects within the city would be required to adhere to the most recent CBC. The CBC requires all construction in California to comply with established minimum standards to safeguard public health, safety, and general welfare. The CBC achieves this through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within California. Accordingly, no impact would occur.

**NO IMPACT**

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events may mobilize disturbed soils, resulting in their transport off-site. The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would cause soil erosion or loss of topsoil within the city.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with soil erosion or loss of topsoil. Moreover, all future development projects within the city would be required to comply with SCAQMD Rule 403. SCAQMD Rule 403 regulates fugitive dust emissions. Accordingly, no impact would occur.

**NO IMPACT**

*c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities that include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydro compaction.

As discussed under impact response '7.*a.1'* of this section, the city is in a seismically active area. While the city generally consists of compact, relatively flat land that is surrounded by developed land, portions of the project are located on areas at risk for landslides, lateral spreading, subsidence, liquefaction, or collapse. However, the proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes, but does not include development or ground-disturbing activities that would create or exacerbate conditions related to unstable geologic units or soils within the city.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with unstable geologic units or soil. Accordingly, no impact would occur.

**NO IMPACT**

*d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city governing land use documents and changes to policy within the documents and does not include any development or any ground-disturbing activities that would create or exacerbate conditions related to expansive soils within the city.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with expansive soils. Accordingly, no impact would occur.

**NO IMPACT**

*e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The entire City is fully a developed area that has existing sewer and other infrastructure capable of accommodating new development on a case by case basis. No septic tanks or alternative wastewater disposal systems would be required for any future development under the proposed project.

Accordingly, no impact would occur.

**NO IMPACT**

*f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underlies the soil layer. Significant impacts to paleontological resources can only be determined once a specific project has been proposed because the effects are highly dependent on both the individual project site conditions and the characteristics of the proposed ground-disturbing activity (e.g., depth, volume, excavation type). The northern, southern, and western portions of the city have a low- to high-potential for containing paleontological resources (Culver City 2024a). According to the 2045 General Plan EIR, four fossil localities have been recorded within the city and eight others are located nearby but from the same sedimentary deposits found throughout the city (Culver City 2024b). These localities have yielded fossils of plants, animals, and invertebrates at depths of 6 to 55 feet. Additional undiscovered paleontological resources may still exist beneath developed areas. However, future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review which would identify mitigation for potential site-specific impacts associated with paleontological resources or unique geologic features. As part of the entitlement process, implementation of mitigation measures from the 2045 General Plan EIR may be required, which mandate project-specific paleontological studies during their CEQA processes, including database searches, field surveys, and construction monitoring to identify and protect significant resources. In addition, future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Accordingly, no impact would occur.

**NO IMPACT**

# 8 Greenhouse Gas Emissions

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ■ |
| b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☐ | ■ |

## Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (i.e., wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of greenhouse gas (GHG) emissions contributing to the "greenhouse effect," a natural occurrence which takes place in Earth's atmosphere and helps regulate the temperature of the planet. The majority of radiation from the sun hits Earth's surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHG emissions occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide ($CO_2$), methane ($CH_4$), nitrous oxide ($N_2O$), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas ($CO_2$) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" ($CO_2e$), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 27-30, meaning its global warming effect is 27-30 times greater than $CO_2$ on a molecule per molecule basis (U.S. Environmental Protection Agency [USEPA] 2024c).

Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since the late 1700s, estimated concentrations of

$CO_2$, $CH_4$, and $N_2O$ in the atmosphere have increased by over 46 percent, 158 percent, and 23 percent, respectively, primarily due to human activity (USEPA 2024a). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.

*a. Would the project generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment?*

*b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would generate GHG emissions or conflict with any plan, policy, or regulation related to reducing GHG emissions, such as the 2022 Scoping Plan, the City's General Plan, and the City's EAP.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify mitigation for potential site-specific impacts associated with GHG emissions or a conflict with applicable plans or policies to reduce GHG emissions. Future development projects under the proposed project would be required to comply with policies and reduction strategies contained in the 2022 Scoping Plan and the City's General Plan. Accordingly, no impact would occur.

**NO IMPACT**

# 9 Hazards and Hazardous Materials

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ■ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ■ |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school? | ☐ | ☐ | ☐ | ■ |
| d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ■ |
| e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the city? | ☐ | ☐ | ☐ | ■ |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ■ |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | ☐ | ☐ | ☐ | ■ |

*a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

*b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or ground-disturbing activities that would create a significant hazard through the routine transport, use, disposal, or accidental release of hazardous materials.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with the routine transport, use, disposal, or accidental release of hazardous materials. In addition, all future development projects are required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials, including Title 22 and Title 49 of the Code of Federal Regulations, Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, and California Hazardous Material Management Act. Therefore, all future development projects would be required to mitigate hazards impacts associated with the routine transport, use, disposal, or accidental release of hazardous materials. Accordingly, no impact would occur.

**NO IMPACT**

*c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Culver City Unified School District (CCUSD) provides primary and secondary education services to students within the city. CCUSD includes ten schools in the city, including five elementary schools, one middle school, two high schools, one alternative education school,

and one adult school. The city also includes private schools including Echo Horizon School, Turning Point School, Wildwood School, and Star Prep Academy.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes, but does not include development or ground-disturbing activities that would emit hazardous emissions or handling hazardous materials within 0.25 mile of a school.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with emitting hazardous emissions or handling hazardous materials within 0.25-mile of a school. As mentioned in responses '*9.a*' and *9.b*,' future development projects are required to comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials, including Title 22 and Title 49 of the Code of Federal Regulations, Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, and California Hazardous Material Management Act. Therefore, all future development projects would be required to mitigate hazards impacts associated with emitting hazardous emissions or handling hazardous materials within 0.25-mile of a school. Therefore, no impact would occur.

**NO IMPACT**

*d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop an updated Cortese List, which includes information on hazardous material sites collected from the California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and USEPA. The analysis for this section included a review of the following resources on September 5, 2024, to provide hazardous material release information:

- SWRCB GeoTracker database (SWRCB 2024)
- DTSC EnviroStor database (DTSC 2024)
- USEPA Superfund Enterprise Management System (SEMS) (USEPA 2024b)

The GeoTracker database identified a total of 77 leaking underground storage tank (LUST) Cleanup Sites and Cleanup Program Sites within the city. Out of the 77 LUST Cleanup Sites and Cleanup Program Sites, 18 of them are open and listed below. The remaining 59 LUST Cleanup Sites and Cleanup Program Sites are listed as "Completed – Case Closed."

- **Los Angeles River Improvement (SL204FF2428)**: Located at Atlantic Avenue, the site is classified as a Cleanup Program Site, listed for potential metals/heavy metals contamination. The site's cleanup status is listed as "Open – Inactive" as of March 1, 2001.
- **76 Station #5836 (T0603705478)**: Located at 11305 Culver Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of an aquifer used for drinking water supply. The site's cleanup status is listed as "Open – Verification Monitoring" as of July 31, 2023.
- **Jefferson Plaza (T0603729019)**: Located at 11467-9 Jefferson Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline, waste oil/motor/hydraulic/lubricating contamination of an aquifer used for drinking water supply. The site's cleanup status is listed as "Open – Remediation" as of April, 16 2012.
- **Sunshine Cleaners (Former) (SL2046N1653):** Located at 11405 Jefferson Avenue, the site is classified as a Cleanup Program Site, listed for potential dichloroethane, other chlorinated hydrocarbons, tetrachloroethylene, trichloroethylene, and vinyl chloride contamination of an aquifer used for drinking water supply, soil, and soil vapor. The site's cleanup status is listed as "Open – Assessment & Interim Remedial Action" as of August 1, 2011.
- **Culver Classic Cleaners (T10000014566):** Located at 5409 South Sepulveda Boulevard, the site is classified as a Cleanup Program Site. There are no potential contaminants of concern listed. The site's cleanup status is listed as "Open – Site Assessment" as of May 8, 2020.
- **Former Parker Hannifin O-Seal Facility (SL2041W1517)**: Located at 10567 Jefferson Boulevard, the site is classified as a Cleanup Program Site, listed for potential volatile organic compounds contamination of other groundwater, soil, and soil vapor. The site's cleanup status is listed as "Open – Remediation" as of February 26, 2001.
- **Former Transnational Facility (SL2049D1723)**: Located at 11124 Washington Boulevard, the site is classified as a Cleanup Program Site, listed for potential volatile organic compounds contamination of an aquifer used for drinking water supply, soil, and soil vapor. The site's cleanup status is listed as "Open – Site Assessment" as of August 8, 2023.
- **Exxon #7-9477 (Former) (T0603703278)**: Located at 11124 Washington Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of a well used for drinking water supply. The site's cleanup status is listed as "Open – Remediation" as of October 15, 2008.
- **Shell #204-1944-0100 (T0603703277)**: Located at 3801 Sepulveda Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of a well used for drinking water supply. The site's cleanup status is listed as "Open – Remediation" as of April 30, 2008.

- **Mobil #18-FX5 (Former 11-FX5) (T0603703268)**: Located at 3800 Sepulveda Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of a well used for drinking water supply. The site's cleanup status is listed as "Open – Eligible for Closure" as of February 1, 2022.
- **SMB Corp/Culver City 76 (T10000021652)**: Located at 10638 Culver Boulevard, the site is classified as a LUST Cleanup Site, listed for potential total petroleum hydrocarbons contamination of soil. The site's cleanup status is listed as "Open – Site Assessment" as of March 28, 2024.
- **Vista Pacific Project (SL204CU2379):** Located at 16380 West Jefferson Boulevard, the site is classified as a Cleanup Program Site. There are no potential contaminants of concern listed. The site's cleanup status is listed as "Open – Site Inactive" as of August 1, 2000.
- **J.B. French Dry Cleaners (T10000017353):** Located at 6040 West Jefferson Boulevard, the site is classified as a Cleanup Program Site, listed for potential dichloroethane, other chlorinated hydrocarbons, tetrachloroethylene, trichloroethylene, and vinyl chloride contamination. The site's cleanup status is listed as "Open – Site Assessment" as of October 25, 2021.
- **Former Federal Express (T10000020642):** Located at 3700 South Robertson Boulevard, the site is classified as a Cleanup Program Site. There are no potential contaminants of concern listed. The site's cleanup status is listed as "Open – Inactive" as of November 20, 2023.
- **Properties A and B (T10000011939):** Located at 8700 Washington Boulevard, the site is classified as a Cleanup Program Site. There are no potential contaminants of concern listed. The site's cleanup status is listed as "Open – Site Assessment" as of December 13, 2016.
- **Nick's Auto Repair (T0603730629)**: Located at 8534 Washington Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of other groundwater. The site's cleanup status is listed as "Open – Site Assessment" as of March 15, 2017.
- **Alexander Machinery Co. Inc. (T0603732097)**: Located at 5840 Adams Boulevard, the site is classified as a LUST Cleanup Site, listed for potential gasoline contamination of a well used for drinking water supply. The site's cleanup status is listed as "Open – Remediation" as of July 2, 2015.
- **Culver City Fairfax/Adam Cleanup (SLT4L0691764)**: Located at Fairfax Avenue, the site is classified as a Cleanup Program Site, listed for potential volatile organic compounds contamination. The site's cleanup status is listed as "Open – Inactive" as of January 1, 1965.

The EnviroStor database identified seven evaluation sites, including one State Response Site, one School Cleanup Site, one Military Evaluation Site, one Tiered Permit Sites, and three Volunteer Cleanup Sites. Out of the seven evaluation sites, two of them are open and

listed below. The remaining five evaluation sites are listed as "Certified," "No Further Action," or "Refer: Other Agency."

- **Former Apex Metal Polishing (19340792)**: Located at 5977 West Washington Boulevard, the site is classified as a State Response Site, listed for potential volatile organic compounds contamination of other groundwater. The site's cleanup status is listed as "Active" as of May 11, 2021.
- **First Motion Pic Unit (80000850)**: Located in Culver City, the site is classified as a Military Evaluation Site. There are no potential contaminants of concern listed. The site's cleanup status is listed as "Inactive – Needs Evaluation" as of July 1, 2005.

The SEMS search identified 11 Superfund Sites. However, none of these sites are determined to be on the National Priority List.

Based on review of these databases, it was determined that the city does not contain any active hazardous materials sites compiled pursuant to Government Code Section 65962.5. Although there are 18 open sites listed in the GeoTracker database and one two open sites listed in the EnviroStor database, all 20 sites are in the process of being remediated or have already been remediated and the status has not been updated in the Geotracker or EnviroStor database. In addition, the proposed project includes city subdivision standards and process modifications but does not include development or ground-disturbing activities that would have potential to create a significant hazard to the public or environment. Furthermore, any future development within the city requiring discretionary action would be subject to a project level CEQA review at the time an application is filed for an individual project, which would identify and potentially require mitigation for projects located within or near a hazardous material site pursuant to Government Code Section 65962.5. Accordingly, no impact would occur.

**NO IMPACT**

*e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the city?*

The Santa Monica Airport is located approximately 1.4 miles northwest of city limits and the Los Angeles International Airport is located approximately 1.6 miles south of city limits. According to the Los Angeles County Airport Land Use Commission (ALUC) Airport Land Use Compatibility Plan, the city is not within the runway protection zones, noise contour, or airport influence area of the Santa Monica Airport or the Los Angeles International Airport (Los Angeles County ALUC 2004). Additionally, there are no private airstrips in the vicinity of the city.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes

and does not include any development or include any ground-disturbing activities that would result in a safety hazard or excessive noise for people residing or working in the city.

Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with safety hazards or excessive noise related to airports. Accordingly, no impact would occur.

**NO IMPACT**

*f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The City of Culver City adopted an emergency operations plan (EOP) in 2016 which determines the City's emergency operations, management, and aid protocol. The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or include activities that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with impairing implementation of or physically interfering with an adopted emergency response or evacuation plan. Accordingly, no impact would occur.

**NO IMPACT**

*g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The city is in an urbanized area and is not within a state responsibility area (SRA) or Very Fire Hazard Severity Zone (VHFHSZ) for wildland fires according to the California Department of Forestry and Fire Protection (CAL FIRE) (CAL FIRE 2024). However, according to the City's General Plan, there are portions of the city are designated as a VHFHSZ within a local responsibility area (LRA) (Culver City 2024a). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project involves changes to city subdivision standards and processes but does not include development or

ground-disturbing activities that would expose people or structures to significant risk of loss, injury, or death involving wildland fire.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with wildland fires. Accordingly, no impact would occur.

**NO IMPACT**

# 10 Hydrology and Water Quality

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☐ | ■ |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ■ |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| (i) Result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ■ |
| (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | ☐ | ☐ | ☐ | ■ |
| (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ■ |
| (iv) Impede or redirect flood flows? | ☐ | ☐ | ☐ | ■ |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ■ |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ■ |

*a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Culver City is within the jurisdiction of the Los Angeles RWQCB, which is responsible for the preparation and implementation of the water quality control plan for the Los Angeles Region. Chapter 5.05, *Stormwater and Urban Runoff Pollution Control*, of the CCMC requires construction activities and facility operations of development and redevelopment projects to comply with the current Municipal National Pollutant Discharge Elimination System (NPDES) Permit to lessen the water quality impacts of development by using smart growth practices and integrating low impact development practices and standards for stormwater pollution mitigation through means of infiltration, evapotranspiration, biofiltration, and rainfall harvest and use.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Any future development within the city limits would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with water quality. Accordingly, no impact would occur.

**NO IMPACT**

*b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Culver City receives its water service from the Golden State Water Company. The water supply for the Culver City System is a combination of imported water from the Colorado River Aqueduct and the State Water Project (Golden State Water Company 2024). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Furthermore, any future development within the boundaries would be subject to project level CEQA review at the time an application is filed for an individual project requiring

discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with groundwater supplies. Therefore, implementation of the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No impact would occur.

**NO IMPACT**

*c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*

*c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

*c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

*c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Furthermore, any future development within the city limits would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with water quality. Therefore, implementation of the proposed project would not generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site, or increased polluted runoff. No impact would occur.

**NO IMPACT**

*c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

According to the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer Viewer, the majority of the city is within an area of minimal flood hazard (Zone X) and minimal portions of the city are designated as one percent chance of shallow flooding each year or one percent chance of flood hazard contained in channel (Ballona Creek) (FEMA 2024). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, there would not be a substantial alteration of the existing drainage pattern in a manner that would impede or redirect flood flows.

Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with altering drainage patterns in a manner that would impede or redirect flood flows. No impact would occur.

**NO IMPACT**

*d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The city is not located near any dams, levees, or other major bodies of water that could produce seiche impacts within the city. The city is located approximately 1.5 miles east of the Pacific Ocean and 0.5-mile north of the Marina Del Rey harbor. According to the California DOC, the city is not inside the boundaries of any regional tsunami impact areas (DOC 2024b).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Furthermore, any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with releasing pollutants due to site inundation. No impact would occur.

**NO IMPACT**

*e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations.

As described under response '10.a,' future development projects would be required to comply with Chapter 5.05 (Stormwater and Urban Runoff Pollution Control) of the CCMC. Also, the future development projects within the city would primarily consist of redeveloping existing subdivisions, which would not substantially decrease groundwater supplies nor interfere substantially with groundwater recharge and therefore is not expected to conflict with or obstruct a sustainable groundwater management plan. Any future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review, which would identify and potentially require mitigation for any potential site-specific impacts associated with conflicting or obstructing implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

**NO IMPACT**

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# 11 Land Use and Planning

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Physically divide an established community? | ☐ | ☐ | ☐ | ■ |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ■ |

*a. Would the project physically divide an established community?*

The city encompasses the urbanized areas of the City which are generally densely developed with commercial, residential, light industrial, open space, and recreational uses. The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in the division of an established community.

Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential impacts associated with the division of an established community. No impact would occur.

**NO IMPACT**

*b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities

that would conflict with a land use plan, policy, or regulation. Accordingly, no impact would occur.

**NO IMPACT**

# 12 Mineral Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ■ |
| b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | ☐ | ☐ | ☐ | ■ |

*a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

*b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The Inglewood Oil Field is the only site of mineral extraction within the city. In 2021, the City adopted the City's Oil Termination Ordinance which involves the termination of oil and gas operations within the City by 2026 (Culver City 2024b). Since the adoption of the Oil Termination Ordinance, the City and Sentinel Peak Resources California LLC executed a settlement agreement which determined the details of the termination of all oil uses in the portion of the Inglewood Oil Field within the city. The portion of the Inglewood Oil Field within the city is zoned as R1. In addition, according to the Mineral Lands Classification Map for Culver City, the project is located in MRZ-3, which are areas containing known or inferred Portland cement concrete aggregate resource of undetermined mineral resource significance. In addition, a portion of the Inglewood Oil Field, which is within the city, is located in MRZ-1, which are areas containing adequate information indicating that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. (California Geologic Survey 2021)

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include any development or include any ground-disturbing activities that would result in the loss of mineral resources. Any future

development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential impacts associated with mineral resources. No impact would occur.

**NO IMPACT**

# 13 Noise

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project result in: | | | | |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ■ |
| b. Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ■ |
| c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the city to excessive noise levels? | ☐ | ☐ | ☐ | ■ |

*a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

*b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

According to the City's General Plan Noise Element, the predominant noise sources in the city come from mobile noise sources, including motor vehicles and aircrafts (Culver City 2024a). Several arterial roadways expose the City to significant noise levels, particularly in those areas directly adjacent to Interstate 405. Other sources of noise within the City are from non-transportation sources including industrial and commercial activities, construction activities, and associated vehicular truck traffic.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall

development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in excessive noise or vibration. As part of the entitlement process of future development, implementation of mitigation measures NOI-1 and NOI-2 from the 2045 General Plan EIR may be required, which mandate the preparation of a noise study if the projects are located within 500 feet of sensitive receptors and preparation of a vibration study if the projects are located within 300 feet of groundborne vibration receptors, to reduce potential impacts related to cultural resources. Any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential impacts associated with ambient noise levels or excessive groundborne vibration. No impact would occur.

**NO IMPACT**

c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the city to excessive noise levels?*

The Santa Monica Airport is located approximately 1.4 miles northwest of city limits and the Los Angeles International Airport is located approximately 1.6 miles south of city limits. According to the Los Angeles County ALUC Airport Land Use Compatibility Plan, the city is not within the noise contours or airport influence areas of the Santa Monica Airport or the Los Angeles International Airport (Los Angeles County ALUC 2004). Additionally, there are no private airstrips in the vicinity of the city. The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include any development or include any ground-disturbing activities that would expose people in the city to excessive noise levels associated with airports. Therefore, no impact would occur.

**NO IMPACT**

# 14 Population and Housing

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ■ |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ■ |

*a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

*b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

SCAG's demographic forecasts contained in the 2024-2050 RTP/SCS do not include population forecasts. The DOF's population and housing estimate and annual percentage change forecast that city's population would increase by 10,539 persons between 2024 and 2050, totaling 50,762 persons in 2050 (DOF 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would conflict with a land use plan, policy, or regulation. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential impacts associated with unplanned population growth or resident or housing displacement. No impact would occur.

**NO IMPACT**

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# 15 Public Services

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| 1 Fire protection? | ☐ | ☐ | ☐ | ■ |
| 2 Police protection? | ☐ | ☐ | ☐ | ■ |
| 3 Schools? | ☐ | ☐ | ☐ | ■ |
| 4 Parks? | ☐ | ☐ | ☐ | ■ |
| 5 Other public facilities? | ☐ | ☐ | ☐ | ■ |

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Culver City Fire Department provides fire protection services in the city. The Fire Department has six facilities in the city, including two administration facilities, three fire stations, and one training drill facility (Culver City Fire Department 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in substantial adverse physical impacts associated with the provision of

new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential site-specific impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities. No impact would occur.

**NO IMPACT**

*a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Culver City Police Department provides police protection services in the city. The Police Department is located at 4040 Duquesne Avenue. The Police Department consists of 161 full time employees, including 109 sworn officers and 52 professional staff (Culver City Police Department 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential site-specific impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities. No impact would occur.

**NO IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

CCUSD provides primary and secondary education services to students within the city. CCUSD includes ten schools in the city, including five elementary schools, one middle school, two high schools, one alternative education school, and one adult school.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would generate new students. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential site-specific impacts associated with schools. No impact would occur.

**NO IMPACT**

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Recreational amenities in the city include two community parks, eight neighborhood parks, and three parkettes/mini parks totaling 85 acres (Culver City 2024a). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities. The proposed revisions to the subdivision ordinance would not alter how the city collects or uses park fees. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential site-specific impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities. No impact would occur.

**NO IMPACT**

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The city is in an urban portion of the city that is already served by other commonly used public facilities, such as public libraries and medical facilities. The Culver City Julian Dixon Library is located at 4975 Overland Avenue, and the Southern California Hospital at Culver City is located at 3828 Delmas Terrace.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for any potential site-specific impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities. No impact would occur.

**NO IMPACT**

# 16 Recreation

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ■ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ■ |

*a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

*b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

As discussed in Section 15, *Public Services*, recreational amenities in the Project area include two community parks, eight neighborhood parks, and three parkettes/mini parks totaling 85 acres (Culver City 2024a). The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and City governing land use document modifications and does not include any development or include any ground-disturbing activities that would conflict with a land use plan, policy, or regulation. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would have impacts on recreational facilities services. The proposed revisions to the subdivision ordinance would not alter how the city collects or uses park fees. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for potential site-specific impacts associated with recreational facility services. No impact would occur.

**NO IMPACT**

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# 17 Transportation

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ■ |
| b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ■ |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? | ☐ | ☐ | ☐ | ■ |
| d. Result in inadequate emergency access? | ☐ | ☐ | ☐ | ■ |

The impact analysis below is partially informed by the Transportation Impacts Memorandum prepared for the proposed project by Fehrs & Peers in October of 2024 (Appendix C).

*a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would conflict with a land use plan, policy, or regulation. Future development facilitated by the proposed project would be required to comply with all local and State standard conditions pertaining to construction, including work hours, traffic control plans, haul routes, access, oversized-vehicle transportation permits, site security, noise, vehicle emissions, and dust control. Whenever possible, construction-related trips would be restricted to off-peak hours. Transportation of heavy construction equipment or materials requiring the use of oversized vehicles would require the appropriate transportation permit.

Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for potential impacts associated with a conflict to a circulation system program, plan, ordinance, or policy. Accordingly, no impact would occur.

**NO IMPACT**

*b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

*CEQA Guidelines* Section 15064.3(b) identifies criteria for evaluating transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Specifically, the guidelines state that VMT exceeding an applicable threshold of significance may indicate a significant impact.

Section 7.05.015 of the CCMC requires traffic demand measures for any new development projects that result in a net increase of 25,000 or more gross square feet of floor area. A VMT assessment of the entire city was prepared for the General Plan 2045 using the Culver City Citywide Travel Demand Forecasting Model which determined that the proposed General Plan 2045 would not meet the established 15 percent VMT threshold. Thus, the General Plan 2045 EIR determined that the impacts related to *CEQA Guidelines* Section 15064.3 would be significant and unavoidable. The General Plan 2045 EIR impact conclusions determine the traffic baseline for the City.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. The Transportation Impacts Memorandum prepared for the proposed project determined that the proposed project would not directly increase the total number of housing units or square footage and would not require traffic demand measures as defined by Section 7.05.015 of the CCMC and the traffic baseline would remain relatively the same (Fehr & Peers 2024).The proposed project includes policy changes and modifications to the city subdivision standards and processes, but does not include development or ground-disturbing activities that would increase traffic beyond the General Plan 2045 EIR baseline and would not conflict or be inconsistent with *CEQA Guidelines* Section 15064.3, subdivision b.

Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for any potential impacts associated with a conflict to a circulation system program, plan, ordinance, or policy. Accordingly, no impact would occur.

**NO IMPACT**

*c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would increase hazards due to a geometric design feature or incompatible use.

Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for potential impacts associated with hazards involving a geometric design feature or incompatible use. Accordingly, no impact would occur.

**NO IMPACT**

*d. Would the project result in inadequate emergency access?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would result in inadequate emergency access.

Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for any potential impacts associated with inadequate emergency access. Site Plan review would confirm that required safety features, including adequate emergency access, are implemented. Accordingly, no impact would occur.

**NO IMPACT**

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# 18 Tribal Cultural Resources

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? | ☐ | ☐ | ☐ | ■ |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ■ |

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The project would not involve ground disturbing activities which could impact subsurface archaeological and tribal cultural resources. On October 10, 2024, the City of Culver City sent notification letters to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino/ Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. The City did not receive requests for consultation and no comments were received. The comment period and request for consultation concluded on November 18, 2024. Because the project would not involve ground disturbing activities, there would be no impact to tribal cultural resources.

**NO IMPACT**

# 19 Utilities and Service Systems

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☐ | ■ |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ■ |
| c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ■ |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☐ | ■ |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ■ |

a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Culver City receives its water service from the Golden State Water Company. The water supply for the Culver City System is a combination of imported water from the Colorado River Aqueduct and the State Water Project (Golden State Water Company 2024). Wastewater conveyance in the city is provided by the City of Culver City Public Works Department. Southern California Edison (SCE) provides electricity to a majority of the city and the Los Angeles Department of Water and Power provides electricity to a portion of the city. Natural gas service is provided to the city by Southern California Gas Company. Telecommunications service is provided through multiple private providers including AT&T, Spectrum, EarthLink, Frontier, and Viasat.

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would have impacts on the City's water, wastewater, stormwater drainage, electric power, natural gas, or telecommunications services. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for potential site-specific impacts associated with water supply, wastewater generation and treatment, stormwater, electricity, natural gas, and telecommunications. Therefore, no impact would occur.

**NO IMPACT**

d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

All residential and commercial waste and recycling programs within the city are provided by Culver City Sanitation. Solid waste from Culver City is primarily transferred to the Simi Valley Landfill & Recycling Center located in Simi Valley (CalRecycle 2024).

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would have impacts on solid waste services. Furthermore, future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for potential site-specific impacts associated with solid waste. In addition, all future development projects would be required to adhere to Assembly Bill 939 (AB 939) an act to amend California Government Code Section 11553, repeal Sections 66700 et. seq, repeal California Health and safety Code Sections 4100 et. seq., add California Public Resource Code Division 30 and repeal Section 46811, and amend California Revenue and Taxation Code Sections 45002 et. seq., Assembly Bill 1826 (AB 1826) an act add to California Public Resource Code Chapter 12.9 to Division 30, and the City's recycling programs for residences. AB 939 requires half of the total solid waste generated on a future development site to be recycled rather than disposed of in a landfill. AB 1826 requires businesses and multi-family complexes of five units or more to recycle organic waste. Accordingly, no impact would occur.

**NO IMPACT**

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# 20 Wildfire

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ■ |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ■ |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ■ |
| d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ■ |

a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

*b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The city is in an urbanized area and is not within an SRA or VHFHSZ for wildland fires according to CAL FIRE (CAL FIRE 2024). However, according to the City's General Plan, there are portions of the city are designated as a VHFHSZ within a LRA (Culver City 2024a). As discussed in Section 7, *Geology and Soils*, portions of the project site are within a landslide zone. However, the proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law; therefore, future development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes, but does not include development or ground-disturbing activities that would substantially impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks and thereby expose residents to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors; require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Furthermore, future development within the city would be subject to project level CEQA review at the time an application is filed for an individual project requiring discretionary review that would identify and potentially require mitigation for potential site-specific impacts associated with wildfires. Accordingly, no impact would occur.

**NO IMPACT**

# 21 Mandatory Findings of Significance

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than - Significant Impact | No Impact |
|---|---|---|---|---|
| Does the project: | | | | |
| a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ■ |
| b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☐ | ☐ | ■ |
| c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ■ |

*a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The proposed project involves amending the City's Subdivision Code to streamline the review and approval of qualifying developments when in compliance with State law. Future

development facilitated by the proposed project would not increase the overall development density or scale beyond what is already permitted under existing regulations. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes, but does not include development or ground-disturbing activities that would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action that would identify and potentially require mitigation for potential site-specific impacts related to the quality and population of wildlife species, the elimination of a plant or animal community, the reduction or restriction of a rare or endangered plant or animal, or the elimination of important examples of major periods of California history or prehistory. No impact would occur.

**NO IMPACT**

*b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

As discussed in Sections 1 through 20, the proposed project involves amending the City's Subdivision Code. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include any development or include any ground-disturbing activities that would cause adverse effects on human beings. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring discretionary action, which would identify and potentially require mitigation for potential site-specific cumulatively considerable impacts. No impact would occur.

**NO IMPACT**

*c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As discussed in Section 3, *Air Quality*, Section 9, *Hazards and Hazardous Materials*, and Section 13, *Noise*, the proposed project involves amending the City's Subdivision Code. Thus, the proposed project includes policy changes and modifications to the city subdivision standards and processes but does not include development or ground-disturbing activities that would cause adverse effects on human beings. Furthermore, any future development within the city would be subject to a project level CEQA review at the time an application is filed for an individual project requiring

discretionary action, which would identify and potentially require mitigation for any potential impacts associated with adverse effects on human beings. No impact would occur.

**NO IMPACT**

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Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Culver City. Persons involved in data gathering analysis, project management, and quality control are listed below.

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# Appendix A

Chapter 15.10 Subdivisions Amendment

# Chapter 15.10 Subdivisions

## General Provisions

### § 15.10.005 SHORT TITLE.

This Chapter shall be known and may be cited as the "Subdivision Ordinance of the City of Culver City."

('65 Code, § 31-1) (Ord. No. CS-622 § 1 (part))

### § 15.10.010 PURPOSE.

The purpose of this Chapter and any rules, regulations, standards, and specifications adopted pursuant thereto is to control and regulate the division and subdivision of land within the City of Culver City and such land as may be annexed to said City.

('65 Code, § 31-2) (Ord. No. CS-622 § 1 (part))

### § 15.10.015 DEFINITIONS.

Whenever words or phrases used in this Chapter are not defined herein but are defined in the Business and Professions Code, State of California, and/or the Culver City Municipal Code, such definitions are incorporated and shall apply as though set forth in full herein, unless the context clearly indicates a contrary intention. All words used in the singular shall include the plural, and plural the singular; each gender shall include the others; any tense shall include the other tense; the word SHALL is mandatory; and the word MAY is permissive.

ACREAGE. Any land or portion of land which may be divided into individual parcels of land conforming to the provisions of this Chapter.

ALLEY. A public or private way at the rear or side of property, permanently reserved as a means of secondary vehicular or pedestrian access to abutting property.

BUILDING SETBACK LINE. A line depicting the required setback within which special legal restrictions which may be established to prevent by the provision of setbacks, the building or rebuilding of structures on land required for the eventual widening of streets, or on land required for the establishment of projected streets.

CERTIFICATE OF COMPLIANCE. A Certificate of Compliance provides a means for conferring legal lot status to parcels of land which were not created by, or cannot be proven to have been created by, the legal subdivision process pursuant to California Government Code Sections 66410, et.seq. and Culver City Municipal Code Chapter 15.10.

CITY. The City of Culver City.

CITY CLERK. The City Clerk of the City of Culver City.

CITY ENGINEER. The City Engineer of the City of Culver City.

COMMISSION. The City Planning Commission of the City of Culver City.

COUNCIL. The City Council of the City of Culver City.

DESIGN.

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot size and configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park and recreational purposes; and
9. Such other specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to ensure conformity to and implementation of the General Plan required by applicable State law or any specific plan adopted pursuant to State law.

DIVISION OF PROPERTY. Other than a "subdivision" as defined in this section, shall mean any land, improved or unimproved shown on the last preceding tax roll as a unit or contiguous units, which is divided for the purpose of lease, sale or financing, either immediate or future, into two (2) or more lots or building sites and for which a "Parcel Map or Tract Map" is required. Such definition shall not apply to the leasing of apartments, offices, stores or similar space within an apartment building, commercial building or trailer park, nor shall this definition apply to mineral, oil or gas leases.

DRAINAGE AREA. An area which would require storm water drainage within the drainage zone as such zone is delineated upon the official drainage zone map of Los Angeles Flood Control District.

FINAL MAP. A map prepared in accordance with the provisions of this Chapter and those of any applicable local ordinance and the Subdivision Map Act, which map is designed to be placed on record in the office of the County Recorder of the County of Los Angeles.

FRONTAGE. The line where a lot abuts a dedicated street or highway right-of-way line. FRONTAGE is expressed in lineal feet and is measured along said right-of-way line, unless otherwise specified.

GENERAL PLAN. The long range, comprehensive general plan for the orderly development of the City, adopted by the Commission and the Council, which may include all of the elements listed in the State Conservation and Planning Act.

HIGHWAYS. Any thoroughfare existing or proposed, indicated as such on the adopted Select System, Master Plan of Streets and Highways, General Plan or similar document for the City of Culver City. The minimum right-of-way for such highway shall be as required by the aforesaid official plans.

IMPROVEMENT.

1. Such street work and utilities to be installed, or agreed to be installed by the Subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the Final Map thereof.

2. Also refers to such other specific improvements or types of improvements, the installation of which, either by the Subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to ensure conformity to or implementation of the General Plan required by State law or any specific plan adopted pursuant to State law.

LOCAL STREET. A street intended wholly or principally for local neighborhood traffic.

LOT.

1. A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder, or

2. A parcel of real property delineated on an approved map of a record of survey, lot split, Parcel Map, or Tract Map, as filed in the office of the County Recorder or in the office of the City Engineer, and abutting at least one (1) public street or right-of-way, or

3. A parcel of real property containing not less area than required by the zone in which it is located, abutting at least one (1) public street or right-of-way.

LOT, CORNER. A lot located at the intersection or interception of two (2) or more streets at an angle of not more than one hundred twenty (120) degrees. If the angle is greater than one hundred twenty (120) degrees the lot shall be considered an “Interior Lot.”

LOT, DOUBLE FRONTAGE. A lot having frontage on two (2) streets.

LOT, FLAG. A parcel of land which, due to unusual conditions, cannot meet the requirements for frontage on a dedicated or private street. Where such conditions exist, the lot may be provided access by way of a “stem” extending from the main body of the lot to the street. Said “stem” shall be a part of the subject lot and not a separate parcel or an easement across adjoining property.

LOT, INTERIOR. A lot other than a corner or reversed corner lot.

LOT, KEY. The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, and where the key lot fronts on the street which intersects the street upon which the corner lot fronts.

LOT LINE ADJUSTMENT (LLA). A Lot Line Adjustment between four or fewer existing adjoining parcels, where the land taken from one lot is added to the adjoining lot, and where a greater number of lots than originally existed is not thereby created.

LOT MERGER. The joining of two or more contiguous parcels or units of improved or unimproved land, which are held by the same owner or owners, into fewer parcels pursuant to this title. Parcels or units may include land division or subdivision lots, or lots created by deed.

LOT, THROUGH. A lot having frontage on two (2) dedicated streets and having the right of access to both of said streets not including corner and reversed corner lots.

LOT, REVERSED CORNER. A corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear; whether across an alley or not.

MULTI-FAMILY LOT SPLIT. A subdivision that results in 10 or fewer parcels and consists of 10 or fewer residential units on a lot zoned for multifamily residential development pursuant to Cal. Gov't Code § 65852.28, 65913.4.5, and 66499.41.

OWNER. Any person having title to the land proposed to be divided under the provisions of this Chapter.

PARCEL MAP. A map showing the division of land, into four (4) or less lots or condominium units (common areas are not counted toward this threshold), prepared in accordance with the provisions of this Chapter and the Subdivision Map Act;

PARCEL OF LAND. The same as LOT.

PARK AND RECREATIONAL FACILITIES.

1. Includes park areas designed for passive use without any installed recreational facilities or parks designed for active recreational use where facilities are installed or to be installed.

2. The term shall include property subjected to recorded covenants running with the land limiting the use of such areas to passive park purposes if the covenant be approved by the City Attorney and City Council prior to recordation.

3. This definition shall not be construed to vest any discretion or right in the subdivider to dedicate or provide "Passive Use" park and recreational facilities. The City Council shall have the sole determination whether to accept any land for park and recreation purposes. The City Council may accept passive parks, recreational areas or any combination of the two (2) concepts.

PERSON. Any individual, corporation, company, firm, association, partnership, copartnership, joint venture, joint stock company, receiver, syndicate, club, estate, business trust, organization, or any other legal entity or the authorized representative thereof.

PLANNING COMMISSION. The Planning Commission of the City of Culver City; may also be referred to as "Commission."

PLANNING DIRECTOR. The staff planning official of the City of Culver City or their designated representative, sometimes referred to as the "Planning and Development Director."

PLAT MAP. A document drawn to scale, prepared by a Licensed Surveyor of qualified Engineer, showing the divisions of a piece of land. The Plat Map is the graphical representation of the legal description. The Plat Map is recorded as Exhibit B with the legal description, Exhibit A. The Plat Map gives the legal description of pieces of real property, lot, street, and block number. The map shows the land subdivided into lots showing the location and boundaries of individual parcels with the streets, alleys, easements. The Plat Map shall be based upon a field survey. Boundary location and determination is the practice of land surveying according to Section 8726 of the California Business and Professions Code and as such, Plat Maps must include the signature and seal of a licensed land surveyor pursuant to Section 8761(d) of the California Business and Professions Code. Boundaries shown on Plat Maps that are not previously shown on a subdivision map, record of survey or official map must have a record of survey filed pursuant to Section 8762 of the California Business and Professions Code. Plat Maps, as part of a conveyance document, must be accompanied by a written legal description. Plat Maps will not be accepted for recordation without a legal description.

PRELIMINARY SOIL REPORT. A report prepared by a registered civil engineer specializing in soil mechanics and shall be based on test borings or excavations. Soil report shall set forth sufficient engineering data to explain the proposed solution to any geological hazards disclosed by the geological report and any geological hazards that may be created by the proposed grading and any structural defects which may occur due to the presence of critically expansive soils or other soil problems. The Preliminary Soil Report may be waived in accordance with Cal. Health & Safety Code § 17953.

PUBLIC UTILITIES. This term shall include, but not be limited to, all electrical power and telephone and telegraph service installation, community antenna television cables and gas mains and water mains.

RESERVE STRIP or OUT LOT. A strip of land one (1) foot or more in width dedicated to the City for the purpose of controlling the access to streets or other public rights-of-way from adjoining property.

REVERSION OF ACERAGE. The voiding of a previous subdivision resulting in the merger of all lots created by the subdivision and re-establishment of the lot lines as they existed prior to the subdivision.

RIGHT-OF-WAY. Any public or private right-of-way including any area required by public use pursuant to the General Plan or Official Plan of the legislative body of the City of Culver City.

SMALL LOT SUBDIVISION. A subdivision which creates alternative fee-simple ownership small lot homes within multi-family zoned parcels.

STREET. Any public dedicated right-of-way for street, highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public road easement or other roadways except freeways.

STREET, PRIVATE. Any land established by easement of record and used or intended to be used for ingress or egress from a lot or lots but not dedicated as a public street.

SUBDIVIDER. A person, firm, partnership, corporation, or association who proposes to divide, divides, or causes to be divided real property into a subdivision for themselves or for others.

SUBDIVISION.

1. The division of any improved or unimproved land, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements, or railroad rights-of-way.

2. SUBDIVISION shall also include all the following:

   a. Any planned development, as defined in Cal. Bus. & Prof. Code § 11003.

   b. Any community apartment project as defined by Cal. Bus. & Prof. Code § 11004.

   c. Any condominium project, as defined in Cal. Civil Code § 783 and 1351.

   d. Any stock cooperative as defined in Cal. Bus. & Prof. Code § 11003.2, including any legal or beneficial interests therein.

3. Any such developments shall be subject to any specific provisions of this Chapter pertaining to such a subdivision; provided that, absent specific provisions relating to such developments, any reference to a condominium subdivision or condominium conversion in Chapter 15.10 (Subdivisions) and the Zoning Code, as set forth in Title 17 of this Code, and the Subdivision Map Act (Cal. Gov't Code § 66410 et seq.) shall be deemed to refer to any condominium subdivision, condominium conversion, stock cooperative apartment, or community apartment project.

4. Any conveyance of land to a governmental agency, public entity or public utility, shall not be considered a division of land for the purpose of computing the number of parcels.

SUBDIVISION MAP ACT. Cal. Gov't Code § 66410 et seq.

TENTATIVE MAP. A map made for the purpose of showing the design of the proposed subdivision and the existing conditions or detailed final survey of the property.

TRACT. A portion of land comprised of an entire subdivision and to which an official tract number has been assigned by the County Engineer's office for the purpose of legal description and filing.

URBAN LOT SPLIT. An "Urban Lot Split" means a subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section and the provisions identified in Cal. Gov't Code § 66411.7.

VESTING TENTATIVE MAP. Refers to a map which meets all of the requirements of a Tentative Map and has the words “Vesting Tentative Map” printed conspicuously on its face at the time the map is filed.

('65 Code, §§ 31-17.1 - 31-62.1) (Ord. No. CS-622 § 1 (part); Ord. No. CS-845 § 1 (part); Ord. No. CS-976 § 1; Ord. No. 89-028 § 1; Ord. No. 95-019 § 1; Ord. No. 2006-009 § 22 (part))

## § 15.10.020 AUTHORITY.

This Chapter is enacted pursuant to Cal. Const. Art. XI, § 2, the Charter of the City of Culver City, and the general laws of the State of California, including the Subdivision Map Act, Cal. Gov't Code § 66410 et seq. The provisions of this Chapter are in addition to the regulations of the Subdivision Map Act and are supplemental thereto and shall apply to all divisions, subdivisions, or parts of subdivisions of land into two (2) or more lots or parcels.

This Chapter is intended to establish the applicable review authority for maps, Lot Line Adjustments, mergers, and other approvals provided for in Chapter 15.10- Subdivisions. Below are the descriptions of roles for each review authority. Table 1-1 provides an additional summary of review authority for subdivision maps. Additional details on the procedures for different types of subdivision maps and services are detailed in subsequent sections.

A. City Council shall review and have final approval authority for:
    1. Appeals of the Planning Commission’s actions on Parcel Maps (four or less parcels), Tentative Tract Maps (five or more parcels) and Vesting Tentative Maps.
B. Planning Commission shall review and approve:
    1. Tentative Tract Maps and Vesting Tentative Maps (including Small Lot Subdivisions), when processing 26 or more residential units; and
    2. Tentative Tract Maps and Vesting Tentative Maps for commercial condominium airspace lots when processing proposed developments that are more than 15,000 gross square feet;
    3. Appeals of the Planning Director actions on Parcel Maps, Vesting Maps and Tentative Tract Maps when processing 25 or less residential units , including Small Lot Subdivisions and commercial condominium airspace developments that are between 5,000 to 15,000 gross square feet.
C. The Planning Director, or designee, shall:
    1. Review and approve:

a. Non-discretionary Lot Line Adjustments with no appeal process;

b. Non-discretionary Lot Mergers with no appeal process;

c. Non-discretionary Urban Lot Splits (SB 9) with no appeal process;

d. Non-discretionary Multi-Family Lot Splits (SB 684) with no appeal process;

e. Parcel Map, including Small Lot Subdivisions and commercial condominium airspace lots that are between 5,000 to 15,000 gross square feet; and

f. Tentative Tract Maps and Vesting Tentative Maps, including Small Lot Subdivisions and commercial condominium airspace lots that are between 5,000 to 15,000 gross square feet; and

g. Tentative Map extensions.

2. Review:

a. Tentative Tract Maps and Vesting Tentative Maps, including Small Lot Subdivisions, when processed in conjunction with a Site Plan Review (26 or more residential units).

b. Tentative Tract Maps and Vesting Tentative Maps for commercial condominium airspace lots when processing proposed developments that are more than 15,000 gross square feet.

D. The City Engineer shall:

1. Review and have final approval authority for:

a. Non-discretionary Lot Line Adjustments with no appeal process;

b. Non-discretionary Lot Mergers with no appeal process;

c. Final Maps

d. Certificate of Compliance.

2. Review:

a. Parcel Map, including Small Lot Subdivisions and commercial condominium airspace lots;

b. Tentative Tract Maps and Vesting Tentative Maps, including Small Lot Subdivisions and commercial condominium airspace lots;

c. Non-discretionary Urban Lot Splits (SB 9) with no appeal process;

d. Non-discretionary Multi-Family Lot Splits (SB 684) with no appeal process;

e. Non-discretionary Final Maps with no appeal process.

Table 1-1: Subdivision Review Authorities

| Type of Application | Role of Review Authority | | | |
|---|---|---|---|---|
| | Director[1] | City Engineer | Commission | Council |
| Lot Line Adjustments[2] | Review | Approve | - | - |
| Lot Mergers[2] | Review | Approve | - | - |
| Urban Lot Splits (SB9)[2] | Approve | Review | - | - |

| | | | | |
|---|---|---|---|---|
| Multi-Family Lot Splits (SB 684)[2] | Approve | Review | - | - |
| Parcel Map[3] | Approve | Review | Appeal | Appeal |
| Tentative Tract Map[3, 4] | Approve | Review | Appeal | Appeal |
| Tentative Tract Map[3, 5] | Review | Review | Approve | Appeal |
| Vesting Tentative Map[3] | Review | Review | Approve | Appeal |
| Final Map[2] | - | Approve | - | - |
| Certificates of Compliance[2, 6] | - | Approve | - | - |

[1] Planning Director or Designee (Current Planning Staff)
[2] Non-discretionary with no appeal process
[3] Including Small Lot Subdivisions
[4] When processed in conjunction with an Administrative Site Plan Review
[5] When processed in conjunction with a Site Plan Review
[6] Including Conditional Certificates of Compliance

## § 15.10.025 TYPES OF MAPS REQUIRED.

Map requirements for the maps previously described as well as some other types of subdivision projects are summarized in Table 1-2—Maps Required for Various Subdivision Projects.

| Table 1-2: Maps Required for Various Subdivisions | |
|---|---|
| Project Type | Maps Required |
| Subdivisions creating four or fewer lots or condominiums | Tentative Parcel Map or Vesting Tentative Parcel Map and Final Parcel Map. |
| Subdivisions creating five or more lots or condominiums | Tentative Tract Map or Vesting Tract Map and Final Map. |
| Lot Line Adjustments between four or fewer existing adjoining parcels | Existing and proposed Site plan verifying compliance, Plat Map drawn to scale, and legal description, for recording. |
| Lot Mergers | Plat Map drawn to scale and legal description, for recording. |
| Certificates of Compliance and Conditional Certificates of Compliance | Plat drawn to scale and legal description, for recording. |
| Residential condominium conversions | Administrative Site Plan or Site Plan Review, Vesting Tentative Map or Tentative Map and Final Map. See § 15.10.985 |

| | |
|---|---|
| Commercial Condominium | Administrative Site Plan Review or Site Plan Review, Parcel Map, Vesting Tentative Map, or Tentative Tract Map and Final Map. |

## § 15.10.030 DISAPPROVAL WHERE USE PROHIBITED.

The designated review authority may disapprove a Tentative Map if the only practical use which can be made of the property as proposed to be divided or subdivided is a use prohibited by any ordinance, law, statute, general plan, or other valid regulation.

('65 Code, § 31-6) (Ord. No. CS-622 § 1 (part); Ord. No. CS-845 § 1 (part))

## § 15.10.035 REFERENCES TO OTHER LAWS.

Whenever references are made to any portion of this Chapter or any other ordinance or statute, such references shall apply to all amendments and additions now or hereafter made.

('65 Code, § 31-8) (Ord. No. CS-622 § 1 (part))

## § 15.10.040 SEVERABILITY CLAUSE.

If a portion of this Chapter or the application thereof to any person or circumstance is held to be invalid, the remainder of this Chapter and the application of such provisions to other persons or circumstances shall not be affected thereby.

('65 Code, § 31-9) (Ord. No. CS-622 § 1 (part))

## § 15.10.045 VIOLATION A MISDEMEANOR.

Any person, firm, or corporation violating any of the provisions of any section of this Chapter shall be deemed guilty of a misdemeanor.

('65 Code, § 31-10) (Ord. No. CS-622 § 1 (part))

## § 15.10.050 REMEDIES NOT BARRED.

This Chapter does not bar any legal, equitable, or summary remedy to which the City of Culver City or other political division or subdivision, or any person, firm or other corporation may otherwise be entitled, and the City of Culver City or other political division or subdivision or person, firm or corporation, may file suit in any court of competent jurisdiction, to restrain or enjoin any attempted or proposed division or subdivision or sale in violation of the Subdivision Map Act or this Chapter.

('65 Code, § 31-11) (Ord. No. CS-622 § 1 (part))

## § 15.10.055 EXISTING SUBDIVISION, AGREEMENT AND COVENANT.

The provisions of this Chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to April 9, 1969, unless said lots are hereafter proposed for future division or subdivision. Nor is it intended by the ordinance codified herein to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by the ordinance codified herein, or with existing provisions of private restrictions placed upon property by deed, covenant, or other private agreement, or with restricted covenant running with the land, to which the City is a party. Where this Chapter imposes a greater restriction upon the land than is imposed or required by such existing provisions of law, ordinance, contract, or deed, the provisions of this Chapter shall control where the Final Map is not recorded before expiration date of existing Tentative Map.

('65 Code, § 31-12) (Ord. No. CS-622 § 1 (part))

## § 15.10.060 COMPLIANCE REQUIRED FOR SALE, LEASE OR FINANCING.

It is unlawful for any person as principal, agent, or otherwise, to divide or subdivide for lease, sale or financing into two or more parcels of land, or to lease, sell, convey, quitclaim, or transfer by contract, deed, or otherwise, or after such division or subdivision, to offer for lease, sale or financing any land or part thereof, whether improved or unimproved, in the City of Culver City, unless and until all of the requirements hereinafter provided in relation thereto shall have been complied with. Such requirements shall not apply to the leasing of apartments, offices, stores, or similar spaces within an apartment building, industrial building, commercial building, or trailer park, nor shall this section apply to mineral, oil, or gas leases.

It is unlawful for any person as seller, buyer, agent, or otherwise, for the purpose of violating or nullifying the provisions of the Ordinance, knowingly to allow a transfer of title to property, or any part thereof, to take place by adverse possession or prescription; or to conspire or collude with another or others to effect a successive series or division or subdivision of a larger parcel into smaller parcels and then each or any of the smaller parcels into smaller parcels; or to be or become a party to a friendly or sham lawsuit or litigation, the purpose of which shall be to cause or to permit a transfer of title of any land or part thereof, whether improved or unimproved, in the City of Culver City; or to do or perform any other act, or willfully omit to do any act for the purpose of evading or nullifying the provisions of this Chapter.

('65 Code, § 31-13) (Ord. No. CS-622 § 1 (part))

## § 15.10.065 SALE VOIDABLE IF DEED MADE CONTRARY TO CHAPTER PROVISIONS.

Any deed of conveyance, sale, or contract to sell made contrary to the provisions of this Chapter is voidable at the sole option of the grantee, buyer, or person contracting to purchase, their heirs, personal representative, or trustee in insolvency or bankruptcy within one (1) year after the date of execution of the deed of conveyance, sale, or contract to sell, but the deed of conveyance, sale, or contract to sell is binding upon any assignee or transferee of the grantee, buyer, or person

contracting to purchase, other than those above enumerated, and upon the grantor, vendor, or person contracting to sell, or their assignee, heir, or advisee. However, nothing in this section contained shall be deemed to render void or voidable any trust deed, mortgage, or other encumbrance in the hands of a bona fide holder for value.

('65 Code, § 31-14) (Ord. No. CS-622 § 1 (part))

## § 15.10.070CITY RESPONSIBILITY IN LAND SALES OR CONVEYANCE.

The City of Culver City shall be held free of involvement in, or responsibility for, any deed of conveyance, sale or contract to sell made contrary to the provisions of this Chapter. No building or occupancy permit shall be granted for buildings or structures on lots or parcels created without the approval required by the provisions of this Chapter.

('65 Code, § 31-15) (Ord. No. CS-622 § 1 (part))

## § 15.10.075 SEPARATED PARCELS.

Where land is separated by a means other than a street, highway, alley, railroad right-of-way, flood control right-of-way, or public utility right-of-way from other land in a proposed division or subdivision, a separate map shall be prepared for each of the divisions or subdivisions so separated and each of the maps prepared shall comply with the provisions of this Chapter.

('65 Code, § 31-16) (Ord. No. CS-622 § 1 (part))

## § 15.10.080 EXCEPTIONS.

It is realized that certain parcels of land exist of such size, subject to such title restrictions, sold and devoted to such usage, that it is impossible for the owner to conform to certain requirements of this Chapter when divided or subdivided. In such cases, the Planning Commission shall make a determination as to whether the conditions affecting the property in question warrant and require that exceptions be made; provided, however, that no exceptions may be made to any requirement imposed by the Subdivision Map Act. No exception shall be made unless the Planning Commission makes a finding or findings in writing that such exceptions are necessary stating the reasons and grounds therefor. The Planning Commission's determination may be appealed to the City Council.

('65 Code, § 31-17) (Ord. No. CS-622 § 1 (part))

## § 15.10.085 FEES.

A. Tentative Map fees. The filing fee for a Tentative Map and a Tentative Parcel Map shall be as set forth by Resolution of the City Council. Said fee shall be paid to the City of Culver City through its Planning and Development Department upon initiation of Tentative Map review.

   ('65 Code, § 31-129)

B. Final Map filing fees. At the time of filing the Final Map, the fees established by Resolution of the City Council for the following functions shall be paid to the City of Culver City through the City Engineer; or as to engineering and plan checking fees, to the Engineer's Office of the County of Los Angeles, if the City has in effect an Agreement whereby the County performs such functions:

    1. Engineering and Planning Checking Fees.
    2. Recording Fee.
    3. Inspection Fees.

    ('65 Code, § 31-130)

C. Final Parcel Map fees. Upon filing a Final Parcel Map, a checking fee in an amount established by Resolution of the City Council shall be paid to the City of Culver City through the City Engineer, or to the County Engineer, if such checking is to be done by that office.

    ('65 Code, § 31-131)

D. Agreement with county. Provided, nevertheless, that if the City has, in effect an Agreement whereby the County of Los Angeles performs any of the functions set forth in Subsections A., B. or C. of this Section, the fees to be charged shall be equal to the fees currently charged by the County of Los Angeles. This Subsection D. shall prevail over any contradictory provisions contained in any of the three previous Subsections or the Resolution of the City Council setting forth the fees therefor.

    ('65 Code, § 31-131.1)

    (Ord. No. CS-831 §§ 2 - 5)

## § 15.10.090 PROPERTY VALUE IN EVENT OF EMINENT DOMAIN PROCEEDINGS.

In the event that the City of Culver City should, at any time in the future institute eminent domain proceedings with respect to any property, or a part of any property, which has been subject to covenants by the owner thereof in accordance with the provisions of §15.10.770 or 15.10.790, the land shall be valued as though said covenants had never been imposed and the market value of the property shall be the value of the property, disregarding the effect of such covenants.

('65 Code, § 31-132) (Ord. No. CS-622 § 1 (part))

## § 15.10.095 MAP FINDINGS.

A Parcel Map, Tentative Map, or a map requiring an Administrative Review shall be approved when the findings have been made that the map, including the provisions for design and improvement is consistent with the General Plan of the City or any related elements or specific plans. The review authority shall approve the Tentative Map pursuant to the following findings:

A. The proposed division conforms to the provisions of the Zoning Code requirements, as set forth in Title 17 of this Code, to the General Plan and any applicable specific plans adopted by the Council of the City of Culver City or to any policies or standards adopted by the

Commission or the Council and on file in the office of the City Clerk at or prior to the time of filing of the application hereunder.

B. Each lot in the proposed division will front on a dedicated street or have a vehicular access to a dedicated street approved by the City.

C. Each lot in the proposed division is so designed and arranged that drainage to an approved drainage facility is provided for each lot.

D. The proposed division will not interfere with the widening, extension, or opening of any street or Master Plan highway.

E. Lot lines are so designed that easements will be located in such positions as to be suitable for the proposed use.

F. That the site is physically suitable for the type of development and proposed density;

G. That the design of the subdivision or the proposed improvements are not likely to cause public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

H. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

# TENTATIVE MAP

## § 15.10.200 TENTATIVE MAP PREPARATION.

The subdivider shall cause the Tentative Map covering the area proposed to be subdivided to be prepared by a registered civil engineer who is authorized to prepare Tentative Maps, or licensed land surveyor and such Tentative Map shall be in full compliance with the requirements of this Chapter.

('65 Code, § 31-63) (Ord. No. CS-622 § 1 (part))

## § 15.10.205 CONDITIONS OF APPROVAL FOR TENTATIVE MAP.

The review authorities of the Tentative Map may establish conditions of approval for Tentative Maps, including residential and commercial condominium subdivisions. Any conditions so established which are applicable to a particular Tentative Map shall be made a part of that map at the time of approval thereof and the Final Map shall not be approved until all of such conditions have been performed or satisfied.

('65 Code, § 31-63.1) (Ord. No. CS-905 § 1)

## § 15.10.210 MAP OF PROPOSED USES IN LAND PLANNED FOR FUTURE SUBDIVISION.

A. Where the Vesting Tentative Map covers only a portion of the area owned by the subdivider, and the balance is planned for future subdivision, a map showing proposed land use, contours of the entire area, and a proposed street and street grade, storm drain and sanitary sewer layout within the area shall accompany the Vesting Tentative Map. Such map is to be used as a guide for the Vesting Tentative Map under consideration and for future Tentative Maps in the area, but it shall not be deemed to be a Vesting Tentative Map and no rights shall accrue thereunder.

B. The Planning Director may require any subdivider to submit a map in accordance with subsection A. whenever necessary for review of a Tentative Map.

('65 Code, § 31-64) (Ord. No. CS-622 § 1 (part); Ord. No. 89-028 § 2)

## § 15.10.215 COPIES OF TENTATIVE MAP AND ACCOMPANIMENTS.

The Planning Director shall determine the required number of copies of the Tentative Map. The subdivider shall provide the owner's statement with the required filing fee to the Planning Director for staff consideration. A Tentative Map shall not be deemed complete for processing until it complies with all provisions of this Section and any additional information as required by the Planning Director, or their designee, and that a tract number shall have been secured from the office of the County Engineer. The Tentative Map shall then be deemed complete unless the Tentative Map or the accompanying drawings, statements or other data are found to be incomplete or incorrect, and the subdivider shall be advised in writing of the changes or additions within 30 days., specifying where the Tentative Map fails to meet the requirements of the Chapter.

('65 Code, § 31-65) (Ord. No. CS-622 § 1 (part))

## § 15.10.220 VESTING TENTATIVE MAP PROCEDURE.

Any Tentative Map, whether a Parcel or a Tract Map, may be a Vesting Map. A Vesting Tentative Map maps must have the term "vesting" clearly stated on the map. All other procedures applicable to other Tentative Maps apply.

## § 15.10.225 INFORMATION TO BE SUBMITTED PRIOR TO FILING A VESTING TENTATIVE MAP.

A. Prior to the filing of a Vesting Tentative Map, a subdivider shall submit to the Division, plans and other information concerning a proposed or contemplated development as may be required by the Division to adequately evaluate the proposed project. The required plans shall be prepared by a licensed architect, engineer or other equivalently licensed and qualified professional. The plans shall include a site plan, parking plan, typical floor plans, four (4) sided exterior building elevations

specifying all exterior finish materials, colors and textures, landscape plans, and site area calculations in both gross building area and gross leasable floor area. All plans shall be drawn legibly and to scale, and specify the dimensions, design, and intended use of the proposed buildings and structures. Plans shall also specify how building and structures conform with current zoning and other development regulations, and are to be compatible with the character of adjacent conforming developed parcels and the existing neighborhoods.

B. The Planning Director, or designee, shall schedule a meeting with the subdivider on such plans and other data, and shall recommend consultation by the subdivider with other interested public or private agencies and public utilities.

C. The subdivision conference established by subsection B. is a mandatory procedure for filing a Vesting Tentative Map and otherwise is an optional procedure which may be elected by a subdivider. The Planning Director, or designee, may elect to schedule an optional subdivision conference upon submission of preliminary plans.

('65 Code, § 31-66) (Ord. No. CS-622 § 1 (part); Ord. No. 89-028 § 4)

## § 15.10.230 ITEMS TO BE SUBMITTED WITH TENTATIVE MAP.

The following items shall be submitted with the Tentative Map:

A. A statement of the general character of the improvements proposed for the streets in the proposed subdivision shall be filed with the Tentative Map. This statement of intent shall include such items as street trees, lighting system, sidewalk, curb, gutter, paving, conduits, storm drains and sewers, and all public utilities, mains, and services.

B. A statement of the proposed restrictions shall be furnished with the Tentative Map if the proposed subdivision includes private streets or is proposed to be a condominium or other joint or co-ownership type of development.

C. A statement that the applicant is the owner or is legally empowered to act for the owner of the property for which the application is filed.

D. A preliminary soil report shall be submitted for every subdivision as required by the California Health and Safety Code.

E. Where open spaces for park and recreational uses are indicated, the methods of providing for maintenance of these areas shall be submitted.

('65 Code, § 31-67) (Ord. No. CS-622 § 1 (part))

## § 15.10.235 TENTATIVE MAP REQUIREMENTS.

Said Tentative Map shall be clearly and legibly drawn. The minimum dimensions of this map shall be eighteen (18) inches by twenty-six (26) inches. The scale of the map shall be large enough to show clearly all details thereof, but is in no case to be smaller than one (1) inch equals one hundred (100) feet. Said map, and the accompanying owners' statements, shall contain the following information:

A. The tract number as secured from the County Engineer.

B. The approximate boundaries of the property subdivided and suitable ties to government corners or corners of recorded subdivisions or other recognized survey corners or lines and, if the property is a portion of a governmental legal subdivision, the section, half-section, and quarter-section lines thereof, or if the property is a portion of a prior recorded private subdivision, the lot and block boundaries of such existing subdivision.

C. Name and address of record owner or owners of property to be subdivided and record owners of property immediately abutting.

D. Name and address of subdivider.

E. Name, business address, and registration number, certificate, or other acceptable evidence of professional certification of person who prepared map.

F. Location, size, and character of all existing public utility facilities in the proposed subdivision or adjacent thereto.

G. The locations, names, and widths of all existing or proposed streets, and freeways in or adjacent to the subdivision and their approximate grades. If any proposed street in the subdivision is a continuation or approximately a continuation of an existing street, the conformity or the extent of nonconformity of such proposed street with such existing street shall be accurately shown.

H. The approximate width and location of all existing and proposed easements, whether public or private, for streets, drainage, sewerage, and public utilities.

I. Approximate radius of each curve.

J. Approximate lot layout, lot numbering, and approximate dimensions for each lot.

K. Area of smallest lot in tract and total area of subdivision.

L. Approximate boundaries of area subject to inundation, storm water overflow, or high ground water, and the location, width, and direction of flow of all water courses.

M. Plan for drainage and for handling storm water. Direction of flow of surface water shall be shown by arrows. Show approximate grades for proposed drainage.

N. Existing use or uses of the property and, to scale, outline of any existing buildings not to be moved in the development of the subdivision and their locations in relation to existing or proposed street and lot lines.

O. Statement of the present use zone and proposed use or uses of the property.

P. Source of water supply.

Q. Provision for sewerage and sewer disposal, including approximate grade, and estimate of maximum sewage rate of flow (c.f.s.).

R. Proposed public areas to be dedicated.

S. Approximate contour of the land at intervals not more than two (2) feet if the general slope of the land is less than five (5) percent, or at not more than five (5) feet if the general slope of the land is greater than five (5) percent.

T. Statement of the improvements and public utilities proposed to be made or installed.

U. Approximate location of all trees or stands of trees over six (6) inches in diameter standing within the boundaries of proposed public rights-of-way.

V. Reserve strips, walls, or other devices for controlling access to restricted access streets.

W. Height and location of street lights proposed by subdivider.

X. Date, north arrow, and scale.

Y. A statement of a street tree-planting schedule in accordance with the provisions of Chapter 9.10.

Z. A sketch at the corner of the Tentative Map at a minimum scale of one (1) inch to one thousand (1,000) feet indicating the location of the proposed subdivision in relation to the surrounding area or vicinity.

AA. The boundary of city, county, school, park, or other public grounds or property in or adjacent to the subdivisions.

BB. The areas designated for parks, recreation, schools, and other public uses.

('65 Code, § 31-68) (Ord. No. CS-622 § 1 (part))

## § 15.10.240 ALTERNATE PLANS.

In the event the subdivider shall elect to submit one or more different plans for subdivisions, they may file all simultaneously paying a filing fee for each. In such event, the Planning Director, or designee, shall proceed to take the same action for each as is provided in this Chapter.

('65 Code, § 31-69) (Ord. No. CS-622 § 1 (part))

## § 15.10.245 TENTATIVE MAP DISTRIBUTION.

Upon receipt of the specified number of copies of the Tentative Map and the accompanying owners' statements, the Planning Director, or designee, shall distribute the Tentative Map and documents to the applicable divisions and agencies.

## § 15.10.250 GEOLOGICAL REPORT.

If required, a geological report shall be transmitted along with a copy of the Tentative Map to the City Engineer for their determination. The subdivider shall be notified at the earliest opportunity and be given full information as to the type of information and statistical report required by the City which shall be in accordance with the recommendations of the City Engineer.

('65 Code, § 31-71) (Ord. No. CS-622 § 1 (part))

# § 15.10.255 DEPARTMENTAL REPORTS.

Upon receipt of a copy of such Tentative Map and owners' statements, each officer, department, or division to whom or to which same has been transmitted pursuant to § 15.10.245 shall examine same to ascertain if the same conforms to the requirements coming within the authoritative scope of such officer, division, or department. Each officer, division, or department shall provide to the Planning Director, or designee, a report in writing thereon stating if the map conforms to the requirements coming within their authoritative scope. If the map does not conform, each officer, division, or department shall so state and set forth the particulars wherein said map or owners' statements do not conform and what changes are necessary to bring them into conformity. When the Planning Director, or designee, has received all such reports, they shall provide a written staff recommendation for approval. The Planning Director, or designee, shall promptly refer copies of the Tentative Map, owners' statement and staff report to the review and approval authority and to the subdivider.

('65 Code, § 31-72) (Ord. No. CS-622 § 1 (part))

# § 15.10.260 FINDINGS.

The map shall be approved when the findings have been made that the map, including the provisions for design and improvement is consistent with the General Plan of the City or any related elements or specific plans. The review authority shall approve the Tentative Map pursuant to the findings listed in § 15.10.100.

# § 15.10.265 ACTION ON TENTATIVE MAP

A. The Planning Director, or designee, and City Engineer shall review Vesting Tentative Maps and Tentative Tract Maps for 26 units or more when processed in conjunction with a Site Plan Review prior to approval by the Planning Commission.

B. Approval of Tentative Map by the Planning Director. The Planning Director, or designee, shall approve, approve with conditions, or disapprove a Parcel Map and a Tentative Tract Map for 25 or less units or commercial condominium airspace development between 5,000 and 15,000 gross square feet. The action of the Planning Director, or designee, and City Engineer on the Parcel Map or Tentative Map, or any portion thereof, shall be reported in writing to the subdivider within fifty (50) days after receipt of a complete application.

C. Approval of Tentative Map by the Commission. The Commission shall approve, approve with conditions, or disapprove a Tentative Tract Map for 26 or more units and commercial condominium airspace development that is more than 15,000 gross square feet or a Vesting Tentative Map. Unless otherwise required by CEQA or the Permit Streamlining Act, within fifty (50) days after a Tentative Map has been deemed complete, the Commission shall consider the Tentative Map at a regularly scheduled public hearing. Such time period may be extended by mutual consent of the subdivider and the Planning Director.

D. Appeal. Within ten (10) days after approval, any aggrieved person may appeal the decision of a Tentative Parcel Map or Tentative Tract Map pursuant to CCMC Chapter 17.640. After a decision on an appeal has been made and required findings of fact have been adopted, that decision shall be considered final and no other appeals may be made.

    a. A decision rendered by the Director may be appealed to the Commission.

b. A decision rendered by the Commission may be appealed to the Council.

E. The City shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Cal. Water Code Div. 7 (commencing with Section 13000). In the event that the City finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the Tentative Map or Maps of the subdivision.

('65 Code, § 31-74) (Ord. No. CS-622 § 1 (part); Ord. No. CS-845 § 1 (part))

## § 15.10.270 PUBLIC HEARING.

A. A public hearing may be held by the Planning Commission for the appeal of Parcel Map and/or Tentative Tract Map when processed for 25 or less units, or for the approval of a Vesting Tentative Map and/or Tentative Tract Map for 26 or more units.

B. A public hearing may be held by the City Council for the appeal of the decision of the Planning Commission of a Parcel Map, a Tentative Tract Map when processed for 25 or less units, a Tentative Tract Map when processed for 26 or more units, and/or a Vesting Tentative Map.

C. Whenever a public hearing is held by the Planning Commission or City Council on a matter described in CCMC § 15.10.270, notice of the time and place of such hearing, including a general location of the subdivision or proposed subdivision, shall be given in the manner prescribed for public hearings set forth in the Zoning Code, as set forth in Title 17 of this Code.

('65 Code, § 31-74A) (Ord. No. CS-845 § 1 (part))

## § 15.10.275 TIME LIMITS AND EXTENSION OF TIME.

Time limits required in this Subchapter for acting on a Tentative Map or Vesting Tentative Map, may be extended by mutual consent of the subdivider and Planning Director.

A. An approved or conditionally approved Tentative Map or Vesting Tentative Map shall expire thirty-six (36) months after its approval or conditional approval, except when a time extension has been granted by the Planning Director or designee or meets the terms allowed by 66452.6. Once a tentative map has expired, no further subdivision action shall take place until a new tentative map is filed. Upon withdrawal, a record of survey shall be required and monuments set to replace those destroyed, damaged or missing.

B. Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved Tentative Map or Vesting Tentative Map, the time at which the Tentative Map expires may be extended by the Planning Director by twelve (12) months.

C. The time extension shall be approved by the Planning Director if the following findings are made:

1. The subdivider has made reasonable progress toward satisfying project conditions;
2. Extenuating circumstances as documented in the map extension request have delayed filing of the final map; and
3. The tentative map remains consistent with the zoning and goals of the general plan.

D. Time extension requests shall be limited to year increments and can be customized for a period exceeding one year if the maximum extension period identified in Section E below is not exceeded.

E. Consistent with Cal. Gov't Code § 66452.6 (e) and 66463.5(c), the maximum time of all extensions granted shall be 72 months (six years).

('65 Code, § 31-75) (Ord. No. CS-622 § 1 (part))

## § 15.10.280 VESTING ON APPROVAL OF VESTING TENTATIVE MAP.

A. The approval or conditional approval of a Vesting Tentative Map shall confer a vested right to proceed with development in substantial compliance with ordinances, policies, and standards described in Cal. Gov't Code § 66474.2, or with the ordinances, policies, and standards in effect at the time the Vesting Tentative Map is approved or conditionally approved, whichever is later in time.

B. Notwithstanding subsection A., a permit, approval, extension, or entitlement in conjunction with the Vesting Tentative Map may be made conditional or denied if any of the following are determined:

    1. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.

    2. Imposition of the condition or denial of the permit, approval, extension or entitlement is required in order to comply with state or federal law.

C. The approved or conditionally approved Vesting Tentative Map referred to herein shall expire if a Final Map is not approved prior to the expiration of the vesting tentative map. If a Final Map is approved, these rights shall last for the following periods of time:

    1. An initial time period of one year after recordation of the Final Map. Where several Final Maps are recorded on various phases of a project covered by a single Vesting Tentative Map, this initial time period shall begin for each phase when the Final Map for that phase is recorded.

    2. The initial time period set forth in subsection C.1. shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds thirty (30) days, from the date a complete application is filed.

    3. A subdivider may apply for an extension of twelve (12) months at any time before the initial time period set forth in Subsection C.1. expires.

D. Submittal of a grading or building permit for the project associated with the Vesting Tentative Map will keep the map active until the Final Map is approved and recorded. Regular inspections consistent with the requirements of the grading or building permit will need to occur to keep the Vesting Tentative Map active.

('65 Code, § 31-75A) (Ord. No. 89-028 § 5)

## § 15.10. 285 AMENDMENTS TO AN APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

A. Minor amendments to the approved or conditionally approved Tentative Map or conditions of approval may be approved by the Planning Director upon application by the subdivider or on the Planning Director's own initiative, provided:

   1. The number of building sites or structures does not increase by more than 10 percent;
   2. The number of units does not increase by more than 10 percent or 25 units, which ever is less;
   3. Changes are consistent with the intent and spirit of the original tentative map approval;
   4. There are no resulting violations of this code or of any objective development standards;
   5. The lot area does not increase or decrease by more than 25 percent.

B. The amendment shall be indicated on the approved or conditionally approved Tentative Map and certified by the Planning Director. Amendments to the Tentative Map conditions of approval which are not minor, shall be presented to the original approval authority for its approval. Major amendments meaning that the number of legal buildings or the lot area increases or decreases by more than 25 percent. Processing shall be in accordance with the provisions for processing a Tentative Map as set forth in this title. Any approved amendment shall not alter the expiration date of the Tentative Map, but extensions may be granted under the provisions of Section 15.10.275.

# ADMINISTRATIVE REVIEW

## § 15.10.300 PURPOSE

This subchapter establishes an Administrative Review process for Parcel and Tentative Tract Map applications submitted in conjunction with an Administrative Site Plan Review. An Administrative Review authorizes the Planning Director, or designee, and the City Engineer's review and approval of Parcel and Tentative Tract Map applications that comply with all applicable regulations and standards of this Subdivision Code.

The specific purposes of this section are as follows.

A. Develop property in a manner that respects the physical and environmental characteristics of each site, and will complement surrounding properties and the City in general;

B. Ensure that each new small lot development is designed to best comply with the purpose and intent of the zoning district in which the property is located, and does not have an adverse effect on the aesthetic, architectural, health, and safety-related qualities of adjoining properties or upon the City in general;

C. Ensure access to each property and a circulation pattern that is safe and convenient for both pedestrians and vehicles;

D. Ensure the orderly and harmonious appearance of structures with associated site improvements (e.g., landscaping, parking areas, and the like); and

E. Implement and promote the goals and policies of the General Plan.

## § 15.10.305 APPLICABILITY.

The Administrative Review shall be required for all Parcel Map or Tentative Tract Maps of this Code including Small Lot Subdivisions and commercial condominiums, that are filed in conjunction with the Administrative Site Plan Reviews.

## § 15.10.310 ACTION ON ADMINISTRATIVE REVIEW.

A. Filing. An application for an Administrative Review shall be completed, filed, and processed in compliance with Chapter 17.500 (Applications, Processing, and Fees). The application package shall include all information specified in the application, any applicable Division handout, and any additional information required by the review authority in order to conduct a thorough review of the proposed project. It is the responsibility of the applicant to establish evidence in support of the findings required by Section 15.010.315 below.

B. Timing of Review. When required, the final subdivision determination shall be processed concurrently with the Administrative Site Plan Review determination.

C. Designated Review Authority. The Planning Director, or designee, and the City Engineer shall be the designated review authorities on each Administrative Review application, provided that the Planning Director, or designee, shall refer any application to the Commission for final decision if any of the following criteria apply.

    1. The proposed development project otherwise requires Commission review of a land use permit, such as a Variance, Conditional Use Permit, or zone change application. In such cases, the subdivision application shall occur concurrently with the review of the other land use permits.

D. Referral to the Planning Commission. If the Planning Director, or designee, determines that there are unusual circumstances or special conditions related to an application, the Planning Director, or designee, may defer action and refer such application to the Commission for final decision.

E. The applicant or any interested person or City official may appeal the decision of the Planning Director, or designee, and City Engineer on a Small Lot Subdivision, or Tentative Parcel Map or Tract Map to the Planning Commission by written notice thereof submitted to the City Clerk within ten (10) days following their notification of the Planning Director's, or designee, and City Engineer's action pursuant to Chapter 17.640.

## § 15.10.315 FINDINGS.

Following an Administrative Review, the Parcel or Tentative Tract Map shall not be approved unless findings have been made that the map, including the provisions for design and improvement, is consistent with the General Plan of the City, Map Standards, or any related elements or specific plans. The Planning Director, or designee, and City Engineer shall approve a Parcel or Tentative Tract Subdivision Map if it makes any of the following findings:

A. That the proposed map is consistent with the Map Standards;

B. That the proposed map is consistent with the findings listed under § 15.10.100.

## § 15.10.320 CONDITIONS OF APPROVAL.

The Planning Director and City Engineer may approve or recommend approval of an Administrative Review for a proposed project in compliance with the Map Standards and § 15.10.300 (1) (if applicable) and may impose conditions upon the project. As a condition of approval, all Small Lot Subdivisions, Tentative Tract Maps, and Parcel Maps, shall be required to conform to the plans approved during the Administrative Site Plan review process. These plans shall be included in the related subdivision map case file.

# FINAL MAPS

## § 15.10.400 ACCEPTANCE FOR CHECKING.

If a Final Map is submitted to the County Engineer for checking under an agreement for examination of Tentative Tract Maps and Parcel Maps, the subdivider shall pay a map checking fee to the County Engineer in addition to all other fees and charges required by law. This fee shall be equal to the fee established by the County of Los Angeles for checking Tentative Tract and Parcel Maps. In addition to County fees, City fees will be assessed for review and processing as established by City Council resolution. If a Final Map is submitted to a professional consultant for checking under an agreement for examination of Tract Maps and Parcel Maps with the City, the subdivider shall pay a map checking fee to the City to cover fees for the professional consultant in addition to all other fees and charges required by law

('65 Code, § 31-76) (Ord. No. CS-622 § 1 (part))

## § 15.10.405 FINAL MAP PROCESSING.

The City Engineer shall conduct a non-discretionary review and have final approval of a subdivision Final Map. No appeal process shall be involved. The Final Map shall be considered complete for filing when it complies with all provisions of this Subchapter and is accompanied with the statements, agreements, cash and/or bonds required.

A. Filing. The subdivider shall file the following with the City Engineer:

    1. Sufficient documents and plans as prescribed by the City Engineer, to allow them to estimate accurately the amount of bond required to guarantee such improvements; and the required filing and checking fees. Said map shall be accompanied by traverse sheets showing the closure within allowable limits of the exterior boundary of each irregular block and lot.

    2. Title guarantee, deed restrictions, as required by § 15.10.230 B., improvement agreement and bond, if not previously filed.

B. Departmental approvals. The following functions shall be acted upon within twenty (20) days after filing:

1. The City Engineer shall examine the Final Map. If they shall determine that said map is technically correct, substantially conforms to the Tentative Map and any approved alteration thereof, and to the provisions of the ordinance codified herein and the State Map Act, they shall so certify on said map and transmit the same to the City Clerk. If they shall find that full conformity has not been made, they shall so advise the subdivider in writing and afford them an opportunity to make the necessary changes.
2. The Planning Director, or designee, shall examine the Final Map. If they shall determine that the map substantially conforms to the approved Tentative Map and any condition imposed thereon, they shall so certify on said map.
3. When filing is completed and approved as outlined above, the City Engineer shall transmit the final approved map, with all accompanying statements, agreements, cash and/or bonds required to the County for their review and recordation.

('65 Code, § 31-78) (Ord. No. CS-622 § 1 (part))

## § 15.10.415 MAP CHECKING FEE.

After approval by the City Engineer, or County of Los Angeles if the City Engineer refers map to the County, and after signatures and seals have been affixed, the original Final Map, accompanied by the necessary filing fee, shall be transmitted to the Land Development Division of Los Angeles County Public Works or other applicable department for a final check for compliance with the State Map Act, for the obtaining of the necessary guarantee of title, and for filing with the County Recorder. No map shall have any force or effect until it has been approved by the City Engineer and no title to any property described in any offer of dedication shall pass until filing of the Final Map. No building permit shall be issued until filing of the Final Map.

('65 Code, § 31-80) (Ord. No. CS-622 § 1 (part))

## § 15.10.420 TRANSMITTAL OF FINAL MAP TO COUNTY.

After approval by the City of a Final or Parcel map of a subdivision, the map shall be transmitted to the Land Development Division of Los Angeles County Public Works or other applicable department, unless the City Engineer or subdivider requests an alternate time schedule for recordation. It shall be the obligation of the subdivider to submit a copy of the approved Final Map to the Land Development Division of Los Angeles County Public Works or other applicable department in accordance with Cal. Gov't Code § 66466(f).

('65 Code, § 31-80A) (Ord. No. CS-845 § 1 (part))

## § 15.10.425 SEPARATED PARCELS.

No land shall be subdivided on any single map when such land is separated or divided into two (2) or more parcels or portions by any parcel of land, other than a street, alley, railroad right-of-way, public utility right-of-way, or flood control right-of-way, and when such land is so separated, each separated parcel or portion thereof, if subdivided, shall be subdivided as a separate parcel and shown on a separate subdivision map.

('65 Code, § 31-81) (Ord. No. CS-622 § 1 (part))

## § 15.10.430 FINAL MAP CONTENTS.

A. The Final Map shall show the following:

1. Boundaries and streets. The exterior boundaries of the property; the borderlines and centerlines of all proposed streets and alleys, with their width and names; any other portions intended to be dedicated for public use. In case of branching streets, the line of departure from one street to another shall be indicated.
2. Adjacent streets. The lines of all adjoining properties; the lines of adjacent streets and alleys showing their widths and names.
3. Lot lines and numbers. All lot lines and numbers for all lots, easements, and their purposes. All lots are to be numbered consecutively throughout the subdivision starting with the number "1," except units of a total development, which shall be numbered consecutively throughout the development.
4. Dimensions. All dimensions, both linear and angular, for locating boundaries of the subdivision, lots, street and alley lines, and easements. The linear dimensions shall be expressed in feet and hundredths of a foot.
5. Monuments. All permanent monuments, both found and set, together with their description, shall fully include their location and size, and if any points were reset by ties, that fact shall be stated.
6. Titles and description. Title and description of property being subdivided showing its location and extent, points of compass, scale of plan, basis of bearing, and names of subdivider and of engineer or surveyor platting the tract.
7. Inundation. Boundaries of any areas within the proposed subdivision which are subject to periodic inundation by water.
8. Private restrictions. Any private restrictions required to be filed with the City by this Chapter shall be shown on the plat or reference to them thereon; and the plats shall contain proper acknowledgment of owners and mortgagees accepting said platting and restrictions.
9. City boundaries. City boundaries which adjoin a subdivision shall be clearly designated and located in relation to adjacent lot or block lines. No lot shall be subdivided by a City boundary line.
10. Title sheets. Title sheets shall indicate where vehicular access rights have been surrendered on major, thoroughfare, and expressway streets.
11. Acreage. On each lot containing .75 acres or more, show the acreage to the nearest one hundredth (1/100) acre.

('65 Code, § 31-82)

A. The following additional material shall be submitted with the Final Map.

1. Traverse sheets. The subdivider shall provide the City Engineer traverse sheets prepared by a registered civil engineer or a license surveyor showing the mathematical closure within one (1) foot to ten thousand (10,000) feet perimeter of the exterior boundary of the tract and of each block within the tract and each irregular lot.
2. Guaranty of title. The subdivider shall furnish to the Council a guaranty of title or letter from a competent title company, certifying that the names of all persons whose consent is necessary to pass a clear title to the land being subdivided, and all acknowledgments thereto, appear on the proper certificate and are correctly shown on said map, both as to consent as to the making thereof and affidavits of dedication where necessary. Such a guaranty shall be issued for the benefit of the City of Culver City and protection of the Council and shall be continued complete up to the instant of filing for record with the County of Los Angeles.
3. Improvement agreement. The subdivider shall file an agreement for all improvements as herein required and as may be further required by the Council or by law, and shall secure the performance in accordance with the standards of the California Business and Professions Code and § 15.10.930 of this Chapter.
4. Taxes.
    a. Prior to the filing of the Final Map, the subdivider shall file with the Clerk of the County of Los Angeles a certificate from the official computing redemptions in Los Angeles County and in the City of Culver City, showing that according to the records of their office there are no liens against the subdivision or any part thereof for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.
    b. As to taxes or special assessments collected as taxes not yet payable, the subdivider shall file with the City Clerk of the City of Culver City a certificate by each proper office, giving their estimate of the amount of taxes and assessments which are a lien, but which are not yet payable.
    c. Whenever any part of the subdivision is subject to a lien for taxes or special assessment collected as taxes which are not yet payable, the Final Map shall not be filed for record until the owner or subdivider executes and files with the Clerk of the Board of Supervisors of Los Angeles County a good and sufficient bond to be approved by the Board and by its terms made to inure to the benefit of the County guaranteeing the payment of all state, county, municipal, and local taxes and all special assessments collected as taxes, which, at the time the Final Map is filed for record, are a lien against the property, which are not yet payable. In lieu of a bond, a deposit may be made of money or negotiable bonds in the amount, and of the kind approved for securing deposits of public money.
5. A dedication, on the title page, dedicating all streets, alleys, public improvements, and utility easements to the City, and, if requested by City, a deed or document of dedication in proper form for recordation separate from the Final Map.

6. Proper notation and identification of soil reports on the title sheet as required by the State Map Act.
7. If required by § 15.10.230 B., three (3) copies of the proposed restrictions, in the final form as a Declaration of Restrictions, signed by all of the owners of any interest in the subdivision who sign the Final Subdivision Map. All three (3) copies shall be acknowledged by the signers before a Notary Public, and in a form which will enable it to be recorded in the office of the County Recorder of Los Angeles County, California.

('65 Code, § 31-83)

(Ord. No. CS-622 § 1 (part))

## § 15.10.435 FINAL MAP FORM.

A. The Final Map or plan shall be made to a minimum scale of one hundred (100) feet to the inch, using more than one (1) sheet if necessary to furnish the desired space. The original shall be drawn in black ink upon tracing cloth or polyester base film of good quality, and the size of the sheet shall be eighteen (18) inches by twenty-six (26) inches, all sheets having a one (1) inch margin on all other borders.

B. Each sheet shall be numbered and the total number of sheets comprising the map shall be stated on each of the sheets, the relation of one sheet to another clearly shown, and the number of sheets used in the map shall be set forth in the title of said map. If more than two (2) sheets are necessary for the map, an index map shall be required.

C. Title sheet. The title of each such Final Map shall consist of “Tract No.....in the City of Culver City,” which shall be shown at the top center of all sheets comprising the map.

D. Subtitle. The title sheet shall also contain a subtitle giving a general description of the property being subdivided by reference to maps which have been previously recorded or by reference to the plat of a United States Survey. Each reference in such description, to any tract or subdivision, shall be spelled out and worded identically with the original record thereof and references to book and page of record must be complete.

('65 Code, § 31-84) (Ord. No. CS-622 § 1 (part))

## § 15.10.440 REVERSION TO ACREAGE MAP REQUIREMENTS.

The requirements for a reversion to acreage map shall be the same as stated in § 15.10.435, except that upon the title sheet of each map filed for the purpose of reverting subdivided land to acreage, the subtitle shall consist of the words “A reversion to acreage of ....” (insert a legal description of the land being reverted).

('65 Code, § 31-85) (Ord. No. CS-622 § 1 (part))

## § 15.10.445 SURVEY PROCEDURE AND PRACTICE.

A. The procedure and practice of all survey work done on any subdivision, whether for preparation of Final Map or Parcel Map, shall conform to the details set forth in Cal. Bus. & Prof. Code Div. 3, Ch. 15 (commencing with § 8700). The allowable error of closure of any portion of a Final Map or approved Parcel Map shall be 1/10,000.

B. In the event that the City Engineer, County Engineer, or the State Highway Engineer, shall have established the centerline of any street or alley in or adjoining a subdivision, the Final Map or approved Parcel Map shall show such centerline and the monuments which determine its position. If determined by ties, that fact shall be stated upon the Final Map or approved the Parcel Map.

('65 Code, § 31-86) (Ord. No. CS-622 § 1 (part))

## § 15.10.450 DEDICATION EXCEPTIONS.

Dedication is not required on any map referred to in Cal. Gov't Code § 66499.11 et seq. and/or on any map made for the sole purpose of establishing existing land title boundaries; except that dedications may be required however, pursuant to Cal. Gov't Code § 66499.11 et seq. if so determined by the Council.

('65 Code, § 31-87) (Ord. No. CS-622 § 1 (part))

## § 15.10.455 ADDITIONAL COPY OF MAP TO SHOW STRUCTURES.

Any Final Map of a subdivision presented to the City for acceptance of easements and filing for record shall be accompanied by an additional copy on which is delineated all the structures existing within the easements, except publicly-owned storm drains, water lines, sewers, and other sanitary facilities, whether such structures are on recorded easements or not.

('65 Code, § 31-88) (Ord. No. CS-622 § 1 (part))

## § 15.10.460 EASEMENT CERTIFICATE.

Any Final Map presented to the City for acceptance and filing for record shall have written thereon, in addition to or as a part of any other certificate required, a certificate signed by the owner and the subdivider and by all persons claiming any interest other than a right-of-way, easement, or other interest, none of which can ripen into a fee, and the land shown included within the subdivision shown on the map, in substantially the following form:

"We hereby certify that, except as shown on a copy of this map on file in the office of the City Engineer, we know of no easement or structure existing within the easement hereby offered for dedication to the public, other than publicly-owned water lines, sewers, or storm drains; that we will grant no right or interest within the boundaries of said easement offered to the public, except where such right or interest is expressly made subject to the said easements. Further, that there are no leaseholds or other interests relating to such easements which would prevent the use of the easements for the purpose intended."

('65 Code, § 31-89) (Ord. No. CS-622 § 1 (part))

## § 15.10.465 WAIVER OF SIGNATURES.

If the owner of an easement or right-of-way of any kind or nature in any right-of-way offered for dedication, who has no other interest whatever in any part of the lands included within the subdivision, refuses to make their easement subject to any right-of-way offered to the public, but the Final Map in all other respects complies with this Subchapter and with the Subdivision Map Act, and the Council finds that the subdivider has in good faith attempted to obtain the necessary signature from such owner and has been unable to do so, and that a refusal to accept the Final Map for filing would work an undue hardship on the subdivider, then by a majority vote of all its members, the Council may accept such map, if the City Attorney finds that the dedicated easements will be legally sufficient and usable by the City and the public even if such signatures are omitted.

('65 Code, § 31-90) (Ord. No. CS-622 § 1 (part))

# PARCEL MAPS

## § 15.10.600 PURPOSE.

The purpose of this Subchapter is to supplement the Subdivision Map Act in order to provide for a division of land into four (4) lots or less, and to govern such a division of land under the provisions of this Chapter. The regulations outlined are intended to assure compliance with the Zoning Code, as set forth in Title 17 of this Code, and the various elements of the General Plan; to provide necessary street dedication and improvements, and to prevent interference with the opening or extension of streets necessary for emergency vehicular access, proper traffic circulation, drainage, and the future development of adjacent properties.

('65 Code, § 31-91) (Ord. No. CS-622 § 1 (part))

## § 15.10.605 ADDITIONAL FILING REQUIREMENTS.

Parcel Maps shall be filed for all divisions of land coming within Cal. Gov't Code § 66425 et seq. Such maps may be processed as a Tentative Parcel Map to be followed by a Final Parcel Map; or as a Parcel Map and subject to all the provisions of the State Map Act and this Chapter relating to Parcel Maps.

('65 Code, § 31-92) (Ord. No. CS-622 § 1 (part))

## § 15.10.610 EXCEPTIONS.

Provisions of this Subchapter do not apply to the following divisions of land:

A. Those complying with the provisions of the Subdivision Map Act and the provisions of this Chapter pertaining to division of land under control of said Map Act in the City of Culver City.

B. Those of record prior to April 9, 1969.

C. Those made solely for the purpose of opening or widening of a public street, flood control channel, or other public improvement, provided no lots are created other than those directly caused by such opening or widening.

D. Those where the resulting number of lots remains the same or is decreased, and such division is not in conflict with the provisions of this Chapter or the Zoning Code, as set forth in Title 17 of this Code.

('65 Code, § 31-93) (Ord. No. CS-622 § 1 (part))

## § 15.10.615 PERMITS OR CERTIFICATES NOT TO BE ISSUED WHERE PROPERTY SOLD OR DIVIDED IN VIOLATION OF PROVISIONS.

No building permits or certificate of occupancy or license to use shall be issued for a building, structure, use or construction on any property where a portion of the property has been sold or divided in violation of this Subchapter.

('65 Code, § 31-94) (Ord. No. CS-622 § 1 (part))

## § 15.10.620 TENTATIVE PARCEL MAPS.

Persons applying for approval hereunder shall file with the Planning Director, or designee, and the City Engineer a Tentative Parcel Map showing the proposed land division together with sufficient copies of the map to permit said Planning Director, or designee, to furnish copies to other departments, which, in the opinion of said Director, or designee, and City Engineer, may have an interest in the proposed division of land. Said map shall be drawn to scale, showing size, dimensions, elevations, and location of the property, size, dimensions and construction, and relative location of existing or proposed improvements thereon (including without limitation, streets, alleys, driveways, and parking areas), and the proposed division thereof.

('65 Code, § 31-95) (Ord. No. CS-622 § 1 (part))

## § 15.10.625 ACTION ON PARCEL MAP.

A. Upon the filing of an application as herein provided, the Planning Director, or designee, and City Engineer shall review and shall approve, approve with a condition or disapprove said Tentative Parcel Map. The Planning Director, or designee, and City Engineer shall have final approval.

B. When all requirements of the Planning Director, or designee, and City Engineer, made as a condition of approval, as authorized by this Subchapter, have been met, the City Engineer shall approve the Parcel Map, which shall then be duly filed with the County Recorder within the time set forth in § 15.10.285 of this Chapter.

C. The applicant or any interested person or City official may appeal the decision of the Planning Director, or designee, and City Engineer on a Tentative Parcel Map or Parcel Map to the Planning Commission or the City Council by written notice thereof submitted to the

City Clerk within ten (10) days following notification of the Planning Director, or designee, and City Engineer's action pursuant to Chapter 17.640.

('65 Code, § 31-96) (Ord. No. CS-622 § 1 (part))

## § 15.10.630 FINDINGS.

The Planning Director, or designee, and City Engineer may approve or conditionally approve the dividing of property into four (4) or fewer lots as shown on the Tentative Parcel Map pursuant to the findings listed in § 15.10.100.

('65 Code, § 31-97) (Ord. No. CS-622 § 1 (part))

## § 15.10.635 DEDICATIONS AND IMPROVEMENTS.

A. The Planning Director, or designee, and City Engineer may require as a condition to the approval of a Final Map, the dedication or improvement or both of highways, streets, alleys, other public ways, or easements included by the Commission to be necessary for local traffic, drainage, utilities, or sanitary needs.

B. The Planning Director, or designee, and City Engineer in approving the Final Map shall require the owner or applicant to install or enter into a suitable agreement and to post a bond in the amount recommended by the City Engineer guaranteeing the installation of such improvements as shall be required of the applicant under the provisions of this Chapter. In addition, the Planning Director, or designee, and City Engineer shall not approve any division of property which fails to provide that each lot created has access on either a dedicated public thoroughfare or an easement of record providing access to and from such dedicated public thoroughfare.

C. Any offer of dedication or easement required as a condition of approval shall be binding upon the owner, their heirs, assigns, or successors in interest. Such offer may not be withdrawn, nor shall any action be taken to jeopardize the City's interests in such offer of dedication until the City Engineer vacates or quitclaims such offer or approves and there is filed with the County Recorder a resubdivision or reversion to acreage map over said offer. In the event the Commission does not approve the Final Parcel Map, the offer of dedication is automatically revoked and canceled.

D. All improvements shall be in accordance with the standards of the City Engineer.

('65 Code, § 31-98) (Ord. No. CS-622 § 1 (part))

## § 15.10.645 FINAL PARCEL MAP REQUIREMENTS.

A Final Parcel Map shall be prepared by a registered civil engineer or licensed land surveyor and shall show:

A. A title consisting of the words "Final Parcel Map" and the words "in the City of Culver City" and a subtitle consisting of a description of all property being divided.

B. If the Final Parcel Map is based on a field survey, all monuments found, set, reset, replaced, or removed, describing their size, kind, and location, and giving other data relating thereto. Monuments shall be set at all boundary corners or angle points not previously shown on a record map or on any street, dedicated as a condition of the tentative approval at centerline intersections, beginning of a curve (BC), at the end of a curve (EC), or points of intersection (PI), and angle points.

C. Bearing or witness monuments, basis of bearings, electric lines, and scale of map.

D. Signature and license or registration number of the licensed survey or registered civil engineer who prepared the map.

E. Date of survey.

F. Statement of the City Engineer or City Surveyor as required by Cal. Gov't Code § 66450.

G. On each lot containing an area of twenty thousand (20,000) square feet or more, shall show the size to the nearest square foot.

H. The lots shall be numbered beginning with numeral “1” and continuing consecutively without omission or duplication throughout the Final Parcel Map.

I. All drainage channels shall be shown.

J. Name of person for whom survey was made.

K. Any other data necessary for an intelligent interpretation of the various items and locations of points, lines, and areas shown may be required by the City Engineer.

L. If the Parcel Map creating four (4) or less lots does not, in the opinion of the City Engineer, satisfy the requirements of Cal. Gov't Code § 66445, a field survey shall be performed at the expense of the applicant to establish the boundaries of the Parcel Map. The survey shall be checked for conformance to the standards and details set forth in Cal. Bus. & Prof. Code Div. 3, Ch. 15 (commencing with § 8700), the Land Surveyor's Act, Section 95 of Parcel Map Form. The Parcel Map shall conform to all requirements of Cal. Gov't Code § 66445.

('65 Code, § 31-100) (Ord. No. CS-622 § 1 (part))

# DESIGN STANDARDS

## § 15.10.700 ACCESS AND EASEMENTS.

The following general design standards shall govern the approval of any subdivision map:

A. Blocks shall not be longer than one thousand two hundred (1,200) feet between intersecting street lines, except on major streets and thoroughfares, where longer blocks may be required. Frontage on more than one street will not be permitted except on corner lots and reversed corner lots unless necessary because of topographic conditions, and then only upon approval of the Commission and when access rights are released on one street.

B. Improved walkways of not less than ten (10) feet in width, and landscaped as required by the Parks Superintendent, may be required through blocks more than nine hundred (900)

feet in length and through other blocks where necessary to provide access to schools, parks, and/or scenic easements.

C. All lots shall front on a dedicated public street or have access to same via a private street or the “stem” of a “flag lot.” Flag lots shall be allowed only when, in the opinion of the Commission, there is no reasonable alternative. The stem of any flag lot shall be a minimum width of fifteen (15) feet; however, if two (2) or more such stems are contiguous for fifty percent (50%) or more of their length, each stem may have a minimum width of ten (10) feet. Not more than four (4) such stems may be permitted contiguously. This standard shall not apply for a Small Lot Subdivision.

('65 Code, § 31-102) (Ord. No. CS-622 § 1 (part))

## § 15.10.705 ROADS AND STREETS.

A. Existing streets shall be continued as required by the Commission.

B. Street stubs shall be required to adjacent un-subdivided property where, in the opinion of the Commission, they are necessary. A satisfactory, temporary turn-around may be required.

C. Half streets shall be allowed only when, in the opinion of the Commission, there is no practical alternative thereto.

D. Streets shall intersect at as near right angles as is practical. Radius of curvature, where the property lines intersect, shall be a minimum of fifteen (15) feet, except for those streets designated as a part of the Select Street System, where Select Street System standard minimums shall apply. An optional method of diagonal cutoff may be used provided the dimensions thereof do not reduce visibility, sidewalk width, or curve radius obtained by the above-specified radii. Streets intersecting at an angle other than ninety (90) degrees shall have sufficient radius or cut-off to provide the same results as the traffic movement, visibility, and designs provided by the foregoing.

E. “T” or three-way intersections may not be located closer than one hundred fifty (150) feet to another street intersection.

F. Alleys conforming to Culver City engineering and design standards shall be required to be constructed in industrial, commercial, and in multiple-family areas where necessary to control vehicular access to thoroughfares and major streets.

G. Turn-around areas at the end of cul-de-sac streets shall have the following limiting dimensions.

1. Forty (40) foot minimum radius to property line on streets in hillside areas.
2. Fifty (50) foot minimum radius to property line on all other streets.
3. Thirty-five (35) foot minimum radius to curb in hillside area.
4. Forty (40) foot minimum radius to curb, flat area.
5. Names for proposed new streets shall be assigned or approved by the Department of Planning and shown on Tentative and Final Parcel Maps.

6. Streets shall conform as to alignment and width, defined on the circulation element of the General Plan of the City of Culver City.

('65 Code, § 31-103) (Ord. No. CS-622 § 1 (part))

## § 15.10.710 PRIVATE STREETS.

A. The Planning Director, or designee, and City Engineer may approve private streets which shall be physically closed to the public for public traffic and are posted as a private street. On any Tentative Map or Final Map, either as a Parcel Map or as a subdivision map, such private streets shall be shown. The Planning Director, or designee, and City Engineer may approve only on conditions which guarantee reasonable maintenance of such streets. Every Final Parcel Map and Final Subdivision Map which as private streets shall contain an offer of dedication which shall remain open and may be accepted by the Planning Director, or designee, and City Engineer at any time. A plan and profile of any such street as required by this Chapter must be submitted with either a Final Parcel Map or a Final Subdivision Map. No street may be accepted unless it meets all existing City standards at the time of acceptance.

B. The map and deed restrictions shall contain provisions for free and unimpeded access by emergency vehicles and persons or vehicles necessary to perform public service functions such as refuse collection, utility installation and repair, and the like.

C. All private streets shall meet the requirements prescribed by this Chapter for public streets.

('65 Code, § 31-104) (Ord. No. CS-622 § 1 (part))

## § 15.10.715 RADIUS.

Minimum center-line radius on streets shall be:

A. Major streets—five hundred (500) feet.

B. Secondary streets—two hundred fifty (250) feet.

C. Flat and hillside, local—one hundred (100) feet.

D. Steep hillside, local—seventy-five (75) feet.

('65 Code, § 31-105) (Ord. No. CS-622 § 1 (part))

## § 15.10.720 GRADES.

A. Maximum grades permitted shall be: Seven (7) percent on major streets; ten (10) percent on secondary; fifteen (15) percent on a local street; and streets shall be graded to full right-of-way. Where topography makes it necessary, grades of not more than twenty (20) percent may be allowed for distances not to exceed one hundred (100) feet when approved by the City Engineer.

B. Normal Minimum grades permitted: One (1) percent (absolute minimum permitted; .03 percent cross slope across intersections; .02 percent when approved by City Engineer).

C. Maximum grade permitted on “switch-backs” or curves with a radius of less than two hundred (200) feet shall not exceed five (5) percent.

('65 Code, § 31-106) (Ord. No. CS-622 § 1 (part))

## § 15.10.725 SOIL CONDITIONS.

The soil conditions in any proposed subdivision shall be analyzed by a recognized testing laboratory approved by the City Engineer, and the results thereof shall be submitted to them. The City Engineer shall instruct the resting laboratory as to location and number of soil tests required, and the laboratory's report shall contain recommendations for pavement design and safe soil-bearing values for footings, and the like. The City Engineer may accept or reject any recommendations of the laboratory without prejudice. All costs in connection with the soil test shall be borne by the subdivider.

('65 Code, § 31-107) (Ord. No. CS-622 § 1 (part))

## § 15.10.730 DESIGN STANDARDS FOR COMMERCIAL SUBDIVISIONS.

The following design standards shall govern the approval of any commercial subdivision.

A. Minimum alley right-of-way shall be twenty-five (25) feet, with twenty-five (25) feet paved. Deadend alleys shall be provided with a twenty-five (25) foot radius hammerhead turn-around.

B. All other applicable regulations set forth in this Chapter and the Zoning Code, as set forth in Title 17 of this Code, shall be complied with in the development of a commercial subdivision.

('65 Code, § 31-108) (Ord. No. CS-622 § 1 (part))

## § 15.10.735 DESIGN STANDARDS FOR INDUSTRIAL SUBDIVISIONS.

The following design standards shall govern the approval of any industrial subdivision.

A. Minimum alley right-of-way shall be twenty-five (25) feet paved. Deadend alleys shall be provided with a twenty-five (25) foot radius hammerhead turn-around.

B. All other applicable regulations set forth in this Chapter and the Zoning Code, as set forth in Title 17 of this Code, shall be complied with in the development of industrial subdivisions.

('65 Code, § 31-109) (Ord. No. CS-622 § 1 (part))

## § 15.10.740 DESIGN STANDARDS FOR RESIDENTIAL SUBDIVISIONS.

The following design standards shall govern the approval of any residential subdivision map:

A. Lot frontage. A lot shall front upon the street which parallels the long dimension of the block, except that a lot shall not front on a primary or secondary arterial street. A key lot shall not be

permitted unless it is established that it cannot be avoided. A double frontage lot shall not be permitted, unless the review authority, or the Planning Commission or City Council upon appeal, in the exercise of its discretion, , approves the same after it has been established that a double frontage lot cannot be avoided if the dimensions set forth in this Section are to be secured for a majority of other lots in the same subdivision. Vehicular access may be limited to one (1) frontage of a double frontage lot. The side lot lines of each rectangular lot, and each other lot (so far as possible) shall be at approximate right angles to the street on which the lot fronts.

B. Large lots. When parcels of land are subdivided into larger than building lots, such parcels shall be divided so as to allow for the opening and ultimate extension of adjacent local streets. When parcels are so divided, each lot indicated shall be of such size and shape as to permit any individual owner to resubdivide, giving each lot legal size, shape, and access, independent of the adjoining owners.

C. Conformity with zoning ordinance. Residential lot dimensions and area shall comply with the provisions of the Zoning Code, as set forth in Title 17 of this Code, for the zone or zones within which the subdivision is located.

D. Drainage - sewering. In all subdivisions the layout of streets, alleys, lots, and easements shall be such as to provide for sanitary sewers and storm drainage in a manner satisfactory to the City Engineer. When construction is considered necessary to care for such flow, such construction shall be guaranteed by a bond in a form satisfactory to the City Attorney and an amount satisfactory to the City Engineer. When, in the opinion of the City Engineer, after consultation with the Los Angeles County Flood Control District, off-site construction is considered necessary to care for such flow, the subdivider shall pay a portion of the cost for said construction in the amount and manner as outlined in Cal. Gov't Code § 66483.

E. Building setback lines. Front line setbacks greater than those required in the Zoning Code, as set forth in Title 17 of this Code, may be required whenever the City Engineer, Commission or Council determines that the public health, safety, convenience, and general welfare will be conserved or furthered by such requirements. Setbacks may also be required in lieu of street widenings. When required, such building lines shall be indicated on Final and Parcel Maps at the distance from the street lines as specified.

('65 Code, § 31-110) (Ord. No. CS-622 § 1 (part))

## § 15.10.745 DESIGN STANDARDS FOR SPECIAL AREAS.

A. Intent and purpose. Areas included within a proposed subdivision upon which a geological survey or report has been required pursuant to § 15.10.250 or 15.10.260 A. shall receive special attention under the subdivision regulations of the City of Culver City in order to safeguard the health, safety and general welfare and to protect the natural beauty and economic advantages related to the hillside living environment. In carrying out the general purposes, the following policies shall be complied with in all such developments.

    1. When a proposed subdivision includes property concerning which the County Engineer has recommended that a geological report be required, such report shall be submitted to the City Engineer setting forth all relevant geological data pertaining to the proposed subdivision and including separately stated conclusions, listing any

potential hazards to public health, safety, and welfare which could result from grading or building upon the proposed site.

2. Insofar as practical, the architecture of the buildings and structures shall be designed to fit the terrain upon which they are to be constructed rather than grading a hillside area into pads to fit a flat land house plan.
3. Natural hillsides and vegetation shall be retained wherever possible in order to prevent erosion and preserve the natural beauty.
4. Wherever grading is done, either by cutting or filling, the land shall be compacted to the standards of the City of Culver City over the entire area being changed or modified, and all slopes shall be provided with appropriate drainage structures, landscaping, and a water system adequate to maintain growth and prevent hillside fires.
5. Where clustering or development is proposed, the total number of dwelling units within a subdivision or parcel shall not exceed the density permitted in the zoning district in which the property is located or exceed the density policies set forth in the General Plan, whichever is more restrictive. Dedication of development rights for open area shall be offered to the City on the Final or Parcel Map.
6. Development shall be prohibited in areas where the City Council upon recommendation of the Planning Commission finds that street and highway access is inadequately provided for, or where protection against fire or flooding cannot be provided without excessive cost to the City, or where grading would endanger the valley areas due to potential erosion and slides, or where geological conditions indicate that unstable situations would exist if the earth form or vegetation were disturbed.

B. Design standards.

1. Maximum height of cut or fill slopes. All grading shall comply to Code regulations relating to grading. No cut or fill slope shall exceed twenty (20) feet in height as measured from the base of the slope on the lot at the bottom to the top of the slope on the upper lot unless special provisions are made for landscaping, maintenance, and such drainage structures as may be required by the City Engineer.
2. Drainage. Wherever a drainage pattern is modified or changed, or where storm water tends to concentrate, special drainage facilities shall be provided as deemed necessary by the City Engineer to prevent erosion on the upper lot and the sloping surfaces and flooding or land slippage onto the lower lot.
3. Fire prevention. Where landscaping is provided, the materials used shall be fire resistant. All dense growth shall be removed from the areas under and adjacent to buildings and structures in accordance with good fire prevention practices and fire regulations.
4. Fire protection.
    a. In areas where, in the opinion of the Fire Chief of the City, there will be a fire hazard, unobstructed access for fire protection equipment or firebreak easements shall be required. The Fire Chief shall recommend to the Commission where such easements or firebreaks are needed.

b. Water systems shall be sized to provide a sufficient amount of water to meet the fire fighting requirements of the area involved. The Fire Chief shall review locations for proposed fire hydrant systems in relation to the National Board of Fire Underwriters standards and make recommendations to the Planning Commission.

5. Street design standards.

a. Hillside Streets (streets serving more than four (4) lots).

(1) Maximum grade is fifteen (15) percent unless approved by the City Engineer. Streets with grades in excess of fifteen (15) percent shall only be allowed for short distances and they shall be designed and improved with special construction standards as determined by the City Engineer.

(2) Minimum right-of-way shall not be less than forty-four (44) feet; where access is permitted from one (1) side only. The minimum right-of-way where access is permitted from both sides shall not be less than fifty (50) feet.

(3) Sidewalks shall be required on at least one (1) side in both instances mentioned in the last paragraph.

(4) Minimum curb to curb width shall be thirty-six (36) feet. A thirty-two (32) foot pavement shall be allowed where lots exist along only one (1) side.

(5) Minimum centerline radius shall not be less than two hundred (200) feet.

(6) Maximum cul-de-sac length shall not exceed five hundred (500) feet.

b. Minor Hillside Streets. (Streets serving four (4) lots or less).

(1) Maximum grade is fifteen (15) percent, provided all grades over fifteen (15) percent shall be designed and improved with special construction standards as determined by the City Engineer. Streets with grades in excess of fifteen (15) percent shall only be allowed for short distances.

(2) Minimum right-of-way shall not be less than forty (40) feet, unless specifically waived by the City Council.

(3) Sidewalks shall be required.

(4) Curb to Curb width shall be not less than thirty-two (32) feet. A twenty-eight (28) foot pavement may be allowed where lots exist among only one (1) side.

(5) Minimum centerline radius shall not be less than one hundred (100) feet.

(6) Maximum cul-de-sac length shall not exceed five hundred (500) feet.

c. Site drainage. No building site shall be approved for construction which does not have provisions for conducting water drainage from the site to a natural

drainage course, a drainage channel or a public street in accordance with good engineering practice and in a manner approved by the City Engineer.

d. Sewerage. Sewerage facilities such as local sewerage pipes shall be required. However, upon approval of the Council, individual septic tanks may be permitted if deemed necessary for temporary facilities. Sewers, however, shall be installed to permit future connections.

e. Excavations. The following requirements shall supplement and/or supersede the requirements of the adopted Uniform Building Code and the Grading Ordinance of the City.

(1) No excavation or fill shall be permitted on any hillside area prior to the approval of a site plan and a grading plan and the securing of a grading permit as required by City Code.

(2) A grading plan shall be submitted as part of the Tentative Map or Parcel Map.

(3) Excess dirt shall be carried to a disposal area designated on the grading plan or to an approved off-site location.

f. Lot boundaries. Lots shall have their boundaries at the top rather than at a midway point or at the bottom of a slope.

('65 Code, § 31-111) (Ord. No. CS-622 § 1 (part))

## § 15.10.750 PARK DEDICATION REQUIREMENTS.

It is hereby found and determined:

A. That the public interest, convenience, health, welfare, and safety require that ten (10) acres of property, for each one thousand (1,000) persons residing within the City be devoted to park and recreational purposes.

B. That said requirements will be satisfied in part by the development of regional parks to make available six (6) acres of property for each one thousand (1,000) persons residing in the City for park and recreational purposes.

C. That said requirement will be further satisfied in part by cooperative arrangements between the City and the local school districts and/or the local park and recreation districts to make available one (1) acre of property for each one thousand (1,000) persons residing within the City for park and recreational purposes.

D. That the remainder of the required acres, which is three (3) acres of property for each one thousand (1,000) persons, shall be supplied by the requirements of this Chapter in accordance with Cal. Gov't Code § 66477, and the General Plan of the City of Culver City.

('65 Code, § 31-112) (Ord. No. CS-662 § 1 (part); Ord. No. CS-786 § 1; Ord. No. 90-002 § 1)

# § 15.10.755 SUBDIVIDER TO PROVIDE PARK AND RECREATIONAL FACILITIES.

A. Every subdivider who subdivides land for residential development, or creates a condominium project as defined in Cal. Civil Code § 783, or planned developments, real estate developments, stock cooperatives, and community apartments, as defined in Cal. Bus. & Prof. Code §§ 11003, 11003.1, 11003.2, 11003.4 and 11004, respectively, shall, as a condition precedent to filing for a Final Map, dedicate parkland, pay a fee in lieu thereof, or both, for neighborhood and community park or recreation purposes in conformity with § 15.10.750 et seq.

B. Only the payment of fees may be required in subdivisions containing fifty (50) parcels or less, except that when a condominium project, stock cooperative, or community apartment project exceeds fifty (50) dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than fifty (50).

C. Nothing in this Section restricts the authority of the City to require dedication of land, payment of fees or construction of improvements for needs other than or in addition to neighborhood and community parks, or to require a subdivider to mitigate, through dedication of land, construction of recreational facilities, or payment of fees, any adverse impacts created by the proposed development.

('65 Code, § 31-113) (Ord. No. CS-622 § 1 (part); Ord No. 90-002 § 2; Ord. No. 90-026 § 1)

# § 15.10.760 EXEMPTIONS FROM PARK DEDICATION REQUIREMENTS.

A. Subdivisions containing less than five (5) parcels and not used for residential purposes shall be exempted from the park dedication or in lieu fees; provided, however, notice shall be placed on the approval of such Tentative Map or Tentative Parcel Map of a requirement that if a building permit is requested for construction of a residential structure or structures on any of the parcels within four (4) years of the recordation of the Final Map, the in lieu fees shall be required and shall be satisfied by the owner of each such parcel pursuant to the provisions of § 15.10.765 C.

B. The park dedication or in lieu fees requirements do not apply to condominium projects or stock cooperatives which consist solely of the subdivision of airspace in an existing apartment building which is more than five (5) years old and in which no new dwelling units are added.

C. Subdivisions containing units which are covenanted for low- and moderate-income households or senior citizens shall be exempted from the requirements of § 15.10.755 during the period the unit or units remain covenanted for such use. Prior to the date these restrictions terminate, the then-current owner of each such unit shall dedicate additional parkland or pay additional fees in lieu thereof, or both, based on the then-current fair market value of the land and in accordance with the density factor in effect at the time the restrictions terminate.

('65 Code, § 31-114) (Ord. No. CS-622 § 1 (part); Ord. No. 90-002 § 3; Ord. No. 90-026 § 2)

# § 15.10.765 PARKLAND DEDICATION OR PAYMENT OF IN LIEU FEE.

A. Parkland dedication or payment of fee.

1. The public interest, convenience, health, welfare, and safety require that three (3) acres of property for each one thousand (1,000) persons residing within this City be devoted to neighborhood and community serving parks.
2. The amount of land to be dedicated for neighborhood and community park or recreation facilities or fees to be paid in lieu thereof shall be based on the residential density of the proposed development, which shall be determined on the basis of the number of residential dwelling units to be constructed and the density factor, as set forth in Subsection A.3., so as to provide three (3) acres of park area for one thousand (1,000) residents, exclusive of and in addition to those school properties used cooperatively for recreational purposes.
3. As used herein, the term “density factor” means the average number of persons per household for the type of dwelling unit proposed to be constructed, based on the most recent available federal census, or census taken pursuant to Cal. Gov't Code §§ 40200 et seq., according to the following:
   a. Single-family detached dwelling unit: Two and seventy-five hundredths (2.75) persons per dwelling unit;
   b. Single-family attached dwelling unit: Two and forty-four hundredths (2.44) persons per dwelling unit;
   c. Multi-family residential developed with four (4) or fewer units: Two and thirty-one hundredths (2.31) persons per dwelling unit;
   d. Multi-family residential developed with more than five (5) units: Two (2.00) persons per dwelling unit; and
   e. Mobile homes: One and seventy-eight hundredths (1.78) persons per dwelling unit.
4. Where the development contains more than one (1) type of dwelling unit, the density factor for the number of each type of dwelling unit shall be calculated separately, and the totals thereof shall be combined, to determine the total amount of land dedicated or fees to be paid in lieu thereof.
5. If, at the time the Tentative Map is presented to the City for approval or conditional approval, the proposed subdivision is presented without a specific development proposal, such as an application for site plan review, specific plan, conditional use permit, variance, planned development or similar application, the parkland dedication or in lieu fee payment shall be established in accordance with the presumed residential density as set forth in Subsection B.
6. If, at a time subsequent to the recordation of a Final Map, there is an increase in the number of units to be built or a change in the type of dwelling unit which results in an increase in residential density, the subdivider shall be required to dedicate additional parkland or pay additional fees in lieu thereof in accordance with the density factor in effect at the time the additional units or change in type of dwelling unit is approved.
7. When a fee is to be paid in lieu of or in addition to parkland dedication, the amount of such fee shall be the fair market value, as determined in Subsection C., per acre of the

land within the proposed subdivision multiplied by the number of acres required to be dedicated pursuant to this Section.

('65 Code, § 31-115)

B. Determination of parkland dedication or payment of fee in absence of a development proposal.

1. If, at the time the Tentative Map is presented to the City for approval or conditional approval, the proposed subdivision is presented without a specific development proposal, the amount of land dedicated or fees to be paid in lieu thereof shall be determined on the following basis:

    a. The total number of residential dwelling units to be constructed shall be the maximum number of such units permitted by the City's General Plan, any applicable specific plan, or existing zoning, whichever is greater, on the land included within the proposed subdivision.

    b. The type of dwelling unit which yields the highest density factor shall be used to determine the residential density of the proposed subdivision.

2. Nothing in this Section shall constitute an approval for construction of the maximum number or type of residential dwelling units in the absence of an approved site plan review for the proposed development.

('65 Code, § 31-115A.)

C. Determination of fair market value.

3. The fair market value of the subdivision shall be determined by the City based on a written appraisal report provided by the subdivider and prepared and signed by an appraiser acceptable to the City. The appraisal shall be paid for by the subdivider.

4. The date of the appraisal shall be no more than six (6) months prior to the payment of the fee. If more than six (6) months elapses from the date of the appraisal to the time of payment of the fee, the City may require preparation of an updated appraisal. The subdivider shall pay for the cost of any such updated appraisal.

5. For the purposes of this Section, fair market value shall be determined based on the assumption that the Tentative Map or Tentative Parcel Map is approved and in accordance with acceptable standards of the real estate appraisal profession.

6. The determination of fair market value by the City shall be final and conclusive.

('65 Code, § 31-115B.)

(Ord. No. CS-622 § 1 (part); Ord. No. CS-725 § 1; Ord. No. CS-773 § 1; Ord. No. CS-786 § 2; Ord. No. 90-002 §§ 4 - 6)

Cross-reference:

Residential development park dedication and in lieu parkland fees, see §§ 15.06.300 through 15.06.330

## § 15.10.770 RECREATIONAL FACILITIES CREDIT.

A. Where private open space area is developed for park or recreational facilities in a proposed development, and the area is to be privately owned and maintained by the future residents of the development, the park or recreational facilities may be partially credited against the parkland dedication requirement established in § 15.10.765, as provided in this Section.

B. The City shall determine at the time the Tentative Map is approved or conditionally approved, whether it is in the public interest to determine a maximum of fifty percent (50%) of the parkland dedication requirement is satisfied by the proposed development if private open space area with recreational facilities, or such area is reasonably adaptable for use for recreational or park purposes, taking into consideration factors such as the size, shape, topography, geology, access, and location of such area within the development.

C. Yards, setbacks, and other open space areas required to be maintained by zoning and building regulations shall not be considered as credit against the parkland dedication requirement.

D. The private ownership and maintenance of the private open space area as park or recreational facilities is adequately provided for by written agreement, and the use of such area is restricted by recorded covenants which run with the land in favor of the future owners of the property within the development and which cannot be defeated or eliminated without the consent of the City.

('65 Code, § 31-116) (Ord. No. CS-622 § 1 (part); Ord. No. CS-724 § 1; Ord. No. 90-002 § 7)

## § 15.10.775 CHOICE OF LAND OR FEE.

A. Procedure. The procedure for determining whether the subdivider is to dedicate land, pay a fee, or both, shall be as follows:

    1. Subdivider. At the time of filing a Tentative Tract Map for approval, the owner of the property shall, as a part of such filing, indicate whether he desires to dedicate property for park and recreational purposes, or whether he desires to pay a fee in lieu thereof. If he desires to dedicate land for this purpose, he shall designate the area thereof on the Tentative Tract Map as submitted.

    2. Action of City. At the time of the Tentative Tract Map approval, the Council shall determine as a part of such approval, whether to require a dedication of land within the subdivision, payment of a fee in lieu thereof, or a combination of both.

    3. Pre-requisites for approval of Final Map. Where dedication is required, it shall be accomplished in accordance with the provisions of the Subdivision Map Act. Where fees are required the same shall be deposited with the City prior to the approval of the Final Tract Map. Open space covenants for private park or recreational facilities shall be submitted to the City Attorney for their approval prior to the approval of the Final Tract Map and shall be recorded concurrently with the Final Tract Map.

B. Determination.

    1. Whether the City accepts land dedication or elects to require payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

a. Recreation Element of the City General Plan; and

b. Topography, geology, access, and location of land in the subdivision available for dedication; and

c. Size and shape of the subdivision and land available for dedication.

2. The determination of the City as to whether land shall be dedicated, or whether a fee shall be charged, or a combination thereof, shall be final and conclusive. On subdivisions involving fifty (50) lots or less, only the payment of fees shall be required.

('65 Code, § 31-117) (Ord. No. CS-622 § 1 (part); Ord. No. 90-002 § 8)

## § 15.10.780 DEVELOPMENT OF RECREATIONAL FACILITIES AND DISPOSITION OF FEES.

A. At the time the Final Map is approved, the City Council shall develop a schedule specifying when development of the park and recreational facilities shall commence.

B. In lieu fees collected pursuant to § 15.10.765 shall be committed by the City within five (5) years after the payment of such fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If such fees are not committed, the then record owners shall be entitled to a refund of the fees in the same proportion that the size of their lot bears to the total area of all lots within the subdivision.

('65 Code, § 31-118) (Ord. No. CS-622 § 1 (part); Ord. No. 90-002 § 9)

## § 15.10.785 LIMITATION ON USE OF LAND AND FEES.

The parkland dedicated or in lieu fees received pursuant to § 15.10.765 shall be used only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreational facilities reasonably related to serving the subdivision.

('65 Code, § 31-119) (Ord. No. CS-622 § 1 (part); Ord. No. 90-002 § 10)

## § 15.10.790 ALTERNATIVE PROCEDURE.

As an alternative to and in lieu of the requirements of § 15.10.750 through 15.10.775 the following procedure may be followed, subject to the approval of the Council, by the subdivider.

A. If the owner of the land being subdivided is also the owner of adjacent land upon which they are willing to impose restrictive covenants which will provide open green areas for the benefit of future occupants of the land being subdivided, as well as the public generally, and if the following conditions, in the opinion of the Council, are met, then owner may submit a plan showing the area to be made subject to the restrictive covenants and, if in the opinion of the Council, the plan is a reasonable substitute for the park dedication or fee requirements, the Council may approve and accept such offer in lieu of the park dedication or payment of fees provisions herein contained.

B. The conditions which the Council must determine to be met are:

1. That the plans for the development of the subdivision contain provisions for landscaping and open areas which the Council finds are adequate to permit this alternative procedure.
2. That the restrictive covenants will assure open, green area within reasonable proximity of the subdivision located in areas zoned either residential or commercial.
3. That the City Council, upon the recommendation of the City Attorney, has approved the legal sufficiency and form of the covenants to be recorded.
4. That the covenants will run with the land being subdivided and will inure to the general public represented by the Council.
5. That the covenants may not be released or in any manner be rendered ineffective without the prior written consent of the Council.
6. That the area of the property to be subject to such covenants is in the opinion of Council, adequate. The Council shall consider the design, layout, style and landscaping of the subdivision, and other adjoining areas in reaching its determination.
7. That the method of maintaining the open, green area is acceptable to the Council, provided; that if for any reason such areas are not maintained to the satisfaction of the Council, the City shall have the right to go upon all such areas and maintain them.

C. Such open, green areas need not be the site of active recreational pursuits, but may be designed for passive use; however, the owner shall have the proposed covenants drafted so as to clearly indicate any restrictions on use by owners or residents of the proposed subdivision, or restrictions as to the public generally, or restrictions as to all persons.

D. If this alternative procedure is selected by the subdivider and approved by four (4) members of the Council, the Council shall then make the necessary determination by resolution setting out the terms of approval.

E. All approved covenants shall be recorded prior to filing for record the Final Map, or to the filing for record of any Final Map which represents a portion of the Tentative Map.

F. No part of § 15.10.790 shall be amended, repealed, or otherwise modified without at least four (4) affirmative votes of the Council; further that prior to any amendment, repeal or modification of said Section, the City Council shall by resolution establish the date for a public hearing, which shall be held only after giving at least ten (10) days notice by publication in a newspaper of general circulation within Culver City; further that no covenants or conditions or restrictions imposed upon such property may be modified or damaged by any means without an affirmative vote of four (4) members of the City Council.

('65 Code, § 31-120) (Ord. No. CS-622 § 1 (part))

# IMPROVEMENTS

## § 15.10.900 REQUIREMENT.

All areas required by the City for dedication and improvement as a condition of approval of the Tentative Map shall be offered by the subdivider for dedication and shall be improved by the subdivider.

('65 Code, § 31-121) (Ord. No. CS-622 § 1 (part))

## § 15.10.905 IMPROVEMENT PLANS.

The subdivider shall furnish the following information to the City Engineer, prior to applying for any permit or permits for doing the work required to make the improvements in accordance with the Final Map and the approved improvement plans:

A. A grading plan consisting of typical cross-sections and finished grades of all lots, streets, and highways in the proposed new subdivision, all in accordance with the requirements of Culver City Ordinance No. CS-296 (Grading Ordinance).

B. Plan and profile drawings on all street, sewer, and drainage improvements and utility mains (gas, water, electricity, and telephone). All tracings or duplicate tracings shall be filed with the City Engineer; all work to be submitted to and signed by a registered engineer and approved by the City Engineer.

C. Provided, however, notwithstanding the opening paragraph of this Section, any other pertinent information required by conditional approval shall be provided before submission of the Final Map

('65 Code, § 31-122) (Ord. No. CS-622 § 1 (part))

## § 15.10.910 GENERAL IMPROVEMENT STANDARDS.

All improvements shall conform to the City of Culver City's “Standard Details and Specifications” as adopted by the Council, and shall be installed at the subdivider's expense. Permits shall be obtained from the City Engineer, where required, before any construction is started. The following general standards shall apply:

A. Utilities. All utilities shall be located underground except when otherwise approved by the Commission. It shall be the responsibility of the subdivider to meet this requirement.

B. Water courses. Water courses shall be shown as easements, and storm drains shall be placed in easements when public right-of-way is not available or adequate. The Commission, when so advised by the City Engineer or Flood Control District, may require water courses to be placed entirely in underground conduits or adequately fenced or otherwise improved.

C. Monuments.

    1. Durable, metal monuments consisting of galvanized iron pipes twenty-four (24) inches in length, or as approved by the City Engineer, shall be installed or referenced to the following locations:

a. Boundary corners.

b. At intervals of not more than five hundred (500) feet along boundary lines, at such lesser intervals as required by the City Engineer to assure accuracy and ability to re-establish such monuments.

c. At the beginning and ending of property lines, curves, or P.I. at the discretion of the City Engineer.

d. Lot corners and, in addition, set a lead and tack in the sidewalk or curb on the prolongation of side lot lines.

2. Standard monuments shall be placed along the center lines of public streets and alleys as follows: All intersections, all P.I.'s, or beginning and ending of curves.

D. Street design. Street design shall conform to the City of Culver City "Standard Details and Specifications," but in no event shall streets be paved with less than four (4) inches of asphaltic concrete paving and such sub-base preparation as required for the design wheel loads and traffic volume. Where the side slope of street embankments extends onto private property, slope easements shall be required. Said slope shall not exceed the angle of repose for the soil as determined by a soils engineer.

E. Commencement of work. Improvement work, including grading shall not be commenced until the improvement plans for such work have been submitted to and approved by the City Engineer, except grubbing and clearing. At the option of the City Engineer, soil tests may be made in areas of substantial cut after the over-burden has been removed.

F. Inspection. All improvements shall be constructed under the inspection of and to the satisfaction of the City Engineer.

G. Commercial and industrial subdivision improvements. Improvements for industrial and commercial subdivisions shall be as set out herein, except that suitable planting areas may be substituted for street trees, at the discretion of the Commission.

('65 Code, § 31-123) (Ord. No. CS-622 § 1 (part))

## § 15.10.915 ON-SITE IMPROVEMENTS REQUIRED.

Improvements to be installed by each subdivider shall include the following:

A. Curb, gutter, sidewalks and walkways (for parking bays, where required), including those on the subdivision's side of streets bordering upon the boundaries of the subdivision.

B. Water lines, gas, electric, and other utility services to serve each lot and the stub to back of curb in front or to lot line in rear.

C. Fire hydrants, including gate valves for same, size, and location to be approved by Fire Chief.

D. Sanitary sewers and laterals to serve each lot and stubs to back of curb, prior to paving.

E. Storm sewers, drains, and channel improvements.

F. Slope planting, silt basins, or other form of erosion control.

G. Paved streets, including those bordering upon the boundary of the subdivision, to the center line of the full proposed street width. Half streets shall be allowed only when, in the opinion of the Commission, there is no practical alternative thereto.

H. Street lights, complete, including electroliers, conduits, tunnels, and other necessary structures.

I. Street trees, as recommended by Parks Superintendent.

J. Street nameplate signs, including posts and hardware, at location approved by the City Engineer to standard City specifications.

K. Stop signs and other traffic control signs and signals required by the City Engineer after recommendation of the Chief of Police.

L. Fire alarm call boxes to be located as approved by the Fire Chief.

('65 Code, § 31-124) (Ord. No. CS-622 § 1 (part))

## § 15.10.920 OFF-SITE IMPROVEMENTS REQUIRED.

The following off-site improvements may be required:

A. The development of a water supply system for domestic and fire protection purposes which shall meet all standards of the City of Culver City and such standards established by the Public Utilities Commission of the State of California as may be applicable.

B. The development of sewage disposal facilities, or financial contributions for the improvement of any existing sewage disposal systems, and/or the construction of transmission lines from the proposed improvement to the site of disposal.

C. Properly graded, drained, and paved access roads.

D. The extension of other utilities.

E. Storm drainage facilities as approved by the City Engineer.

('65 Code, § 31-125) (Ord. No. CS-622 § 1 (part))

## § 15.10.925 DEDICATION.

Every street, alley, right-of-way, and easement, or other public place, shown on any subdivision or Parcel Map of land within the City of Culver City shall be dedicated to the City when such dedication is deemed necessary by the Council for public use, but this shall not be construed as acceptance of such dedication until such dedication is formally accepted by resolution of the Council. The following specific regulations shall apply:

A. Streets. Streets, alleys, and other rights-of-way in any subdivision or minor division of land shall be offered for dedication. Part-width streets shall be accepted for dedication only where extraordinary conditions warrant such dedication as determined by the City Engineer. In any case, no less than one-half (½) of the full width required for the ultimate street shall be dedicated in addition to the reserve below.

B. Reserve strips.

1. Reserve strips or outlots where required to control access over certain lot lines or over the end of street stubs shall be dedicated to the City. When adjacent to the boundary of a tract or subdivision, a one (1) foot reserve strip or outlot in addition to the street right-of-way shall be dedicated along the boundary of the subdivision.

2. A reserve strip, in addition to other easements, shall be dedicated to the City for the installation of a permanent wall or fence when required by the Commission.

C. Park and recreation areas. The subdivider shall be required to dedicate a park or recreational site sufficient in size and topography to serve the immediate and future needs of the residents of such subdivided territory, subject to the specific standards and conditions of § 15.10.750 et seq. of this Chapter, or obtain the approval of the City Council in following the alternative procedure provided in § 15.10.790.

('65 Code, § 31-126) (Ord. No. CS-622 § 1 (part))

## § 15.10.930 AGREEMENTS AND BONDS.

A. If the required improvements are not completed satisfactorily before the Final Map is filed, the owner or owners of the subdivision shall, prior to the approval of the map, enter into an Agreement with the Council to complete the work within the time specified in the Agreement. The Agreement may provide for the improvements to be installed in units, for extensions of the time under specified conditions, or for the termination of the Agreement upon a reversion of the subdivision or a part thereof to acreage. Such Agreement shall be secured by good and sufficient bonds payable to the City approved by the Council, or by the deposit of money or negotiable securities with the City as provided in the Subdivision Map Act. Provided, however, that the faithful performance bond shall be in an amount not less than one hundred (100) percent of the total estimated costs of improvements and the materials bond shall be in an amount not less than fifty (50) percent of the total estimated cost of improvements.

B. The foregoing shall not preclude the owner or owners of the subdivision from entering into a contract with the Council by which such owner or owners agree to initiate and to consummate proceedings under an appropriate special assessment act for the formation of a special assessment district covering the subdivision or part thereof, for the financing and construction of designated improvements upon the streets or easements dedicated by the Map.

C. The subdivider shall be responsible for safety and maintenance of all improvements until accepted by the City and shall hold the City harmless.

D. After the Final Map has been recorded, all subdivision improvements shall be accepted by the Council immediately upon satisfactory completion, and the subdivider and any other person or agency having an interest in such completion shall be notified in writing by the Council of such completion and acceptance. At the time of such acceptance, the City shall take over the subdivision public improvements for maintenance.

('65 Code, § 31-127) (Ord. No. CS-622 § 1 (part))

## § 15.10.935 DEPOSIT OF BOND.

A. After submission of the Tentative Map and before the approval and acceptance of the Final Map, the City Engineer shall estimate the cost of all improvements of every kind and character required to be installed by the subdivider, and the subdivider shall thereon post with the City cash or a surety company bond issued by a corporate surety company authorized to do business in the State in a form satisfactory to the City Attorney in an amount ten (10) percent in excess of the engineer's estimate of the cost of the improvements to insure the installation of all improvements within the time fixed by the City Engineer, but not to exceed one (1) year; provided, however, that such time may be extended upon the renewal of any bond and for a time approved by the City Engineer, but not to exceed one (1) year.

B. The City Engineer shall also estimate the cost of all general supervision and inspections required to insure proper installation and completion of all improvements in accordance with the City's general requirements therefor. The subdivider shall thereupon post with the City the amount so estimated, and upon completion of all the work, any amount not actually used shall be refunded to the subdivider or, if the fund is exhausted before completion of all the improvements, the subdivider shall forthwith pay to the City an amount estimated by the City Engineer to be sufficient to cover completion; provided, however, that if the subdivision is of such magnitude that the installation and completion of improvements will extend over a period in excess of six (6) months, or if the amount of inspections and general supervision as estimated will exceed One Thousand Dollars ($1,000.00), the subdivider may deposit an amount estimated to be sufficient for the first six (6) months, or the amount of One Thousand Dollars ($1,000.00), and the City shall bill the subdivider monthly as the work progresses, which amount shall be promptly paid by the subdivider until the City Engineer is satisfied that the total amount paid to the City will be sufficient to cover the costs of all general supervision and inspections by the City.

('65 Code, § 31-128) (Ord. No. CS-622 § 1 (part))

# URBAN LOT SPLITS AND SMALL LOT SUBDIVISIONS

## § 15.10.940 URBAN LOT SPLITS.

A. Purpose. This article is adopted pursuant to Cal. Gov't Code § 65852.6, 65852.21, and 66411.7 for the purpose of implementing the City's regulation of two-unit residential development and Urban Lot Splits in the City's Single-Family Residential Zone. Cal. Gov't Code § 65852.21(a) requires the City to ministerially approve certain housing developments containing no more than two residential units within a single-family residential zone. Cal. Gov't Code § 66411.7(a) requires that the City ministerially approve a Parcel Map for an Urban Lot Split, subject to standards set forth in Cal. Gov't Code § 66411.7(a)(1), (2), and (3).

B. Lot Standards. The proposed Urban Lot Split subdivision shall conform to the following standards:

   1. An Urban Lot Split shall be prepared in accordance with requirements set forth in Cal. Gov't Code § 66410 et. seq., 66444– 66450 and the applicable sections of this Chapter;

   2. An urban lot split shall not be approved except in conjunction with a concurrently submitted application for building permits for a two (2) unit residential development

pursuant to Cal. Gov't Code § 65852.21 and subject to the provisions of § 15.10.940 as applicable;

3. Development on the resulting parcels shall be limited to the residential development approved in the concurrently submitted building permit applications;
4. The parcel shall be located entirely within a Single-Family Residential (R1) Zoning District;
5. The site shall not be located within an area subject to the Historic Preservation Program as designated in Chapter 15.05, or included on the State Historic Resources Inventory;
6. The Urban Lot Split will subdivide an existing parcel to create no more than two (2) new parcels;
7. The parcel proposed for subdivision shall not result in more than two (2) dwelling units of any type per parcel involved in an Urban Lot Split, including principal dwelling units, ADUs and JADUs, and residential development permitted by Cal. Gov't Code § 65852.21;
8. One (1) principal unit is required per parcel;
9. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner shall have previously subdivided an adjacent parcel under the provisions of this Chapter or Cal. Gov't Code § 66411.7. Adjacent means situated near or close by. Adjacent includes real property across alleys, streets, public waterways or other public property;
10. The parcel proposed for subdivision shall not have been established through a prior exercise of an Urban Lot Split as provided for by this Chapter or Cal. Gov't Code § 66411.7;
11. The land uses proposed for the parcels created by the Urban Lot Split shall be residential uses only and not include mixed-use or commercial or other non-residential uses;
12. Rental terms of any unit created by the subdivision shall not be less than thirty (30) consecutive days, nor shall rental terms allow termination of the tenancy prior to the expiration of at least one (1) thirty (30) day period occupancy by the same tenant;
13. The owner shall not have withdrawn rent or price-controlled accommodations from rent or lease on this parcel within fifteen (15) years prior to the date of application for the proposed project;
14. The proposed housing development shall not require the demolition or alteration (defined as demolition or alteration of more than 25% of the existing exterior walls) of any of the following types of housing:
    a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
    b. Housing that is subject to any form of public agency rent or price control; or
    c. Housing that has been occupied by a tenant in the last three years.

C. Fire standards. All new development on a proposed Urban Lot Split parcel shall be subject to the fire protection standards set forth in § 15.10.745 of this chapter and the following objective fire standards and regulations:

1. For the purpose of deploying industry-standard hose packs, all dwelling units must be located within 250 feet of the public right-of-way of a dry standpipe installed on the property with approval of the Fire Chief.
2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required.
3. All new dwelling units are required to have fire sprinklers. All new dwelling units are required to use fire-resistant building materials.

D. Building and design standards. The proposed subdivision shall conform to the following standards:

1. For a detached unit, the exterior materials and design shall match the design of any existing primary dwelling unit on the property through the use of the same exterior wall materials, identified color tones, window types, door and window trims, roofing materials, and roof pitch.
2. For an attached unit, the exterior materials, windows, and other architectural features shall match the existing structure by employing the same building form, color tones, window design, door and window trims, roofing materials, and roof pitch.
3. No roof decks are permitted on dwelling units.
4. All electrical and utility services to a new dwelling unit shall be undergrounded.

E. Permit procedures.

1. An application for an Urban Lot Split shall be filed by the property owner or an agent of the property owner on the City's approved form, subject to a fee in an amount established by City Council resolution. The City will inform the applicant in writing of any incompleteness within thirty (30) days after an application is submitted;
2. An application shall include an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three (3) years from the date of the approval of the Urban Lot Split. An affidavit shall not be required of an applicant that is either a "community land trust" (as defined by Rev. & Tax Code§ 4 02.1 (a)(11 )(C)(ii)) or a "qualified nonprofit corporation" (as defined by Rev. & Tax Code § 214.15);
3. An application for an Urban Lot Split shall meet the requirements set forth in this Chapter;
4. The City shall act upon an application for an Urban Lot Split without a discretionary review or public hearing, within fifty (50) calendar days after a complete application for an Urban Lot Split is filed. The time limit specified in this chapter may be extended by mutual consent of the applicant and the City;
5. The Planning Director, or planning staff acting as designee, or the City Engineer shall review and have final approval authority for Urban Lot Splits without public hearings or discretionary review.

F. Denial. A proposed Urban Lot Split subdivision shall not be approved if any of the following apply:

1. The proposed residential development would have a specific, adverse impact, as defined and determined in Cal. Gov't Code § 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact;
2. The site is located within wetlands, as defined in US Fish and Wildlife Service Manual, Part 660, PW 2 (June 21, 1993);
3. The site is located on a hazardous waste site that is listed per Cal. Gov't Code § 65962.5 or designated by Cal. Health & Safety Code Section 25356;
4. The site is located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law;
5. Based on a preponderance of the evidence, the building official finds that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Cal. Gov't Code § 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact;
6. The site is located within a special flood hazard area for the 100-year flood (any Zone A, Zone AO, or Zone B), unless the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or the site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations;
7. The site is located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations;
8. The site is located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan;
9. The site is located within habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code);
10. The site is located on lands under conservation easement; or,

11. The proposed housing development would result in fewer dwelling units than would otherwise be allowed on the site by the General Plan Land Use Element, in accordance with the State's No Net Loss requirements.

G. Map Requirements. The proposed Urban Lot Split subdivision shall confirm to the following requirements:

1. The two (2) new parcels shall be of approximately equal lot area;
2. One (1) parcel shall not be smaller than forty (40) percent of the lot area of the original parcel;
3. Both newly created parcels shall be no smaller than 1,200 square-feet each;
4. All easements required for the provision of public services and facilities shall be provided to the satisfaction of the City Engineer;
5. Each parcel shall be served by a separate water service meter, a separate sewer connection, and gas connection if required;
6. Each parcel shall drain to the street or to a developed drainage easement;
7. Both newly created parcels shall not be subject to the minimum lot width and area requirements in Chapter 17.210 of the Culver City Municipal Code;
8. Lot width means the horizontal distance between the midpoints of the side lot lines, measured at right angles to the line measuring lot depth;
9. Each of the proposed parcels shall have public right-of-way frontage (public street or alley) abutting the original parcel;
10. A flag lot, or a lot with a narrow projecting strip of land extending to or along a public right-of-way frontage, shall not be permitted;
11. Lot depth shall be measured at average distance between the front and rear lot line of the newly created lot;
12. New lot lines shall be straight lines, unless there is a conflict with existing improvements or the natural environment in which case the line may not be straight but shall follow the appropriate natural course;
13. Interior lot lines not facing the street shall be at right angles perpendicular to the street on straight streets, or radial to the street on curved streets;
14. Lot lines shall be contiguous with existing zoning boundaries;
15. The placement of lot lines shall not result in an accessory building or accessory use on a lot without a main building or primary use on the same lot, as defined in the Zoning Ordinance;
16. Lot lines shall not render an existing structure as nonconforming in any respect (e.g. setbacks, open yard, Floor Area Ratio, parking), nor increase the nonconformity of an existing nonconforming structure.

H. Fees. The City Council may establish and set by resolution all fees and charges, consistent with applicable law, as may be necessary to effectuate the purpose of this article.

# § 15.10.945 MULTI-FAMILY ZONE LOT SUBDIVISIONS.

Purpose. This article is adopted pursuant to Cal. Gov't Code § 65852.28, 65913.4.5, and 66499.41 for the purpose of implementing the City's regulation of a subdivision resulting in ten (10) or fewer parcels and the proposed development projects resulting in ten (10) or fewer units in the City's Low Density Multiple-Family Residential district (RLD), Medium Density Multiple-Family Residential district (RMD) and High Density Multiple-Family Residential district (RHD). Cal. Gov't Code § 65852.28(c) requires the City ministerially approve certain housing developments containing ten (10) or fewer residential units within a RMD or RHD zone. Cal. Gov't Code § 66499.41(a) requires that the City ministerially approve a Parcel Map, subject to standards set forth in Cal. Gov't Code §§ 65852.28, 65913.4.5, and 66499.41.

A. Lot Standards. The proposed multi-family zone lot subdivision shall conform to the following standards:

   1. The lot proposed to be subdivided meets all of the following sets of requirements:

      i. The lot is zoned for multifamily residential development.

      ii. The lot is no larger than five acres and is substantially surrounded by qualified urban uses.

   2. The newly created parcels may not be smaller than 600 square feet;

   3. The lot to be subdivided must not have been created by an Urban Lot Split;

   4. The parcels must comply with applicable objective standards of the Subdivision Map Act;

   5. The parcels must be served by a public water system and municipal sewer system;

   6. The proposed housing units must be one of the following:

      i. Constructed on fee simple ownership lots;

      ii. Part of a common interest development;

      iii. Part of a housing cooperative, as defined in Section 817 of the Civil Code; or

      iv. Owned by a community land trust. "Community land trust" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that satisfies all of the following:

   7. Has as its primary purposes the creation and maintenance of permanently affordable single-family or multifamily residences

   8. All dwellings and units located on the land owned by the nonprofit corporation are sold to qualified owners to be occupied as the qualified owner's primary residence or rented to persons and families of low or moderate income. For the purpose of this subparagraph, "qualified owner" means a person or family of low or moderate income, including a person or family of low or moderate income who owns a dwelling or unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative.

   9. The land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by the nonprofit corporation to the qualified

owner for the convenient occupation and use of that dwelling or unit for a renewable term of 99 years.

10. The housing development on the lot proposed to be subdivided cannot require demolition or alteration of housing (1) subject to a recorded covenant restricting affordability levels, (2) subject to local rent or price control, or (3) occupied by tenants within the preceding five years from the date of application, or (4) on a parcel where an owner withdrew accommodations from rent or lease within 15 years before the date of project application.

B. Fire standards.

1. For the purpose of deploying industry-standard hose packs, all dwelling units must be located within 250 feet of the public right-of-way of a dry standpipe installed on the property with approval of the Fire Chief;
2. Where two dwelling units are configured as sharing a common wall, a one-hour fire wall between the units is required;
3. All new dwelling units are required to have fire sprinklers. All new dwelling units are required to use fire-resistant building materials.

C. Building and design standards.

1. The average total area of floorspace of the proposed housing units cannot exceed 1,750 net habitable square feet;
2. All electrical and utility services to a new dwelling unit shall be undergrounded.

D. Permit review process.

1. An application for a multi-family zone subdivision shall be filed by the property owner or an agent of the property owner on the City's approved form, subject to a fee in an amount established by City Council resolution. The City will inform the applicant in writing of any incompleteness within thirty (30) days after an application is submitted;
2. An application for a multi-family zone subdivision shall meet the requirements set forth in this Chapter;
3. The City shall act upon an application for a multi-family zone subdivision without a discretionary review or public hearing, within fifty (50) calendar days after a complete application for an Urban Lot Split is filed. The time limit specified in this chapter may be extended by mutual consent of the applicant and the City;
4. The Planning Director, or designee, shall review and have final approval authority for Urban Lot Splits without public hearings or discretionary review.

E. Denial. A proposed multi-family zone subdivision shall not be approved in any of the following apply:

1. The lot to be subdivided was created by an Urban Lot Split;
2. The proposed residential development would have a specific, adverse impact, as defined and determined in Cal. Gov't Code § 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact;

3. The site is located within wetlands, as defined in US Fish and Wildlife Service Manual, Part 660, PW 2 (June 21, 1993);
4. The site is located on a hazardous waste site that is listed per Cal. Gov't Code § 65962.5 or designated by Cal. Health & Safety Code Section 25356;
5. The site is located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law;
6. Based on a preponderance of the evidence, the building official finds that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Cal. Gov't Code § 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact;
7. The site is located within a special flood hazard area for the 100-year flood (any Zone A, Zone AO, or Zone B), unless the site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or the site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations;
8. The site is located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations;
9. The site is located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan;
10. The site is located within habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code);
11. The site is located on lands under conservation easement; or,

12. The proposed housing development would result in fewer dwelling units than would otherwise be allowed on the site by the General Plan Land Use Element, in accordance with the State's No Net Loss requirements.

F. Map Requirements

1. The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units;
2. All easements required for the provision of public services and facilities shall be provided to the satisfaction of the City Engineer;
3. Each parcel shall be served by a separate water service meter, a separate sewer connection, and gas connection if required;
4. Each parcel shall drain to the street or to a developed drainage easement;
5. A flag lot, or a lot with a narrow projecting strip of land extending to or along a public right-of-way frontage, shall not be permitted;
6. Lot depth shall be measured at average distance between the front and rear lot line of the newly created lot;
7. New lot lines shall be straight lines, unless there is a conflict with existing improvements or the natural environment in which case the line may not be straight but shall follow the appropriate natural course.
8. Lot lines shall not render an existing structure as nonconforming in any respect (e.g. setbacks, open yard, Floor Area Ratio, parking), nor increase the nonconformity of an existing nonconforming structure.

G. Fees. The City Council resolution may establish and set by resolution all fees and charges, consistent with applicable law, as may be necessary to effectuate the purpose of this article.

## § 15.10.950 SMALL LOT SUBDIVISIONS.

The purpose of this provision is to create alternative fee-simple home ownership within multi-family zones. A Small Lot Subdivision shall be permitted in the RLD, RMD, R2 zones pursuant to an approved Tract or Parcel Map. A subdivision for the purposes of small lots enables the construction of new small lot homes.

A. Construction of New Small Lots. Notwithstanding any provisions of this Code relating to minimum lot area, in the RLD, RMD, R2 zones, parcels of land may be subdivided into lots which may contain one or more dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone prior to the subdivision.

1. A Parcel Map or Tract Map, shall be required for the creation of Small Lot Subdivision. Processes for Small Lot Subdivisions shall be the same as those prescribed in § 15.10.265, 15.10.310, 15.10.405, or 15.10.625, as applicable or as otherwise required by State law. The map must comply with the Small Lot Map Standards; and

2. For Small Lot Subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Planning Director, or designee, has reviewed the application (Administrative Review), and determined that the Small Lot Subdivision project complies with the Planning Commission's Small Lot Design Standards.

    i. The Planning Director, or designee, shall establish guidelines, requirements, and forms as may be necessary to review the Administrative Site Plan Review to determine conformance with the Small Lot Design Standards.

    ii. The application for this Administrative Site Plan Review shall be filed concurrent with the tract or Parcel Map application and at any time a subsequent alteration or addition is proposed.

    iii. As a condition of approval, all Small Lot Subdivisions shall be required to conform to the plans approved by the Planning Director, or designee.

3. The minimum lot width shall be 18 feet and the minimum lot area shall be 900 square feet. The review authority shall designate the location of front yards in the subdivision Tract or Parcel Map approval.

4. Access shall be provided to a lot containing a dwelling unit and to its parking spaces, pursuant to Section 17.300.015 of the Municipal Code by way of a public or private street, an alley, or an access easement.

5. The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the Tract or Parcel Map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.

6. No front, side, or rear yard setbacks shall be required between interior lot lines created within an approved Small Lot Subdivision except as required by the California Building Code. If individual dwellings are separated beyond the minimum required setback by the California Building Code, then the front, side, or rear yard setbacks between interior lot lines created within an approved Small Lot Subdivision shall be at least 2 feet if the subdivision provides common access and use agreement for both adjacent lots or 4 feet if there is no common access and use agreement between both adjacent lots.

7. The provisions of the front street facing yard of the underlying zone shall apply to the front lot line of the perimeter of the subdivision.

8. The following shall apply to the perimeter of the subdivision:

    i. For any subdivision that shares a property line with an R1 or more restrictive single-family zone, the provisions of the front yard, side yard and rear yard of the underlying zone shall apply. A minimum five-foot side yard shall be required.

    ii. For any subdivision that does not share a property line with an R1 or more restrictive single-family zone, the following shall apply:

a. A minimum five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and

b. A minimum ten-foot yard shall be required along the Rear Lot Line of the perimeter of the subdivision, except that where the Rear Lot Line abuts an alley a minimum five-foot rear yard shall be required along the perimeter of the subdivision.

9. Fences and walls within the yard setback areas adjacent to a public right-of- way and along the perimeter of the proposed subdivision shall be no more than four feet in height in accordance with Section 17.300.030 of this Code. Fences and walls within the side and rear yard setback areas along the perimeter, not adjacent to the public right-of-way, of the proposed subdivision shall be no more than six feet in height in accordance with Section 17.300.030 of this Code.

B. The Small Lot Subdivision must comply with the following findings for approval:

1. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

2. The architectural design of the structure(s) and landscaping shall be consistent with the Small Lot Subdivision Design standards listed in the Culver City Objective Design Standards.

3. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.

4. The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, streetlights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.

5. The proposed project is consistent with the General Plan and any applicable specific plan.

# LOT MERGERS

## § 15.10.960 LOT MERGERS.

A. Purpose. The ordinance codified in this section is enacted for the purpose of providing ministerial procedures and setting forth standards regulating the merger and unmerger of parcels, and for compliance with Cal. Gov't Code §66451.10 - 66451.24.

B. Voluntary lot merger. Pursuant to the provisions of California Government Code Section 66499.20.3, a merger and certificate of merger of existing adjoining parcels of real property under common ownership may be reviewed and authorized by the City Engineer and Planning Director and filed for record by the County Recorder only where the City Engineer and Planning Director make all of the following findings:

1. The merger will not affect any fees, grants, easements, agreements, conditions, dedications, offers to dedicate or security provided in connection with any approvals of divisions of real property or lot line adjustments;
2. The boundaries of the parcels to be merged are well-defined in existing recorded documents or filed maps and were legally created or have certificates of compliance issued on them;
3. The merger will not alter the exterior boundary of the parcels to be merged;
4. The document used to effect the merger contains an accurate description of the exterior boundaries of the resulting parcel;
5. All parties having any record title interest in the real property affected have consented to the merger upon a form and in a manner approved by the city engineer, excepting all those interests that are excepted from the requirement to consent to the preparation and recordation of Final Maps under the provisions of California Government Code Section 66436 and according to the terms, provisions, reservations and restrictions provided therein for such consent;
6. All necessary fees and requirements, including a fee for recording the document have been provided;

C. City initiated merger of parcels. The City may require a merger of a parcel or unit when two or more contiguous lots, parcels or units of land are held by the same owner, such lots, parcels, or units may be merged where any one of the contiguous lot, parcels, or units held by the same owner does not conform to standards for minimum parcel size under the city zoning ordinance, and if all of the following requirements are satisfied:

1. Lots must be adjacent.
2. At least one of the affected parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous lot, parcel or unit; and
3. One or more of the following conditions exists for the parcels involved in the lot merger:
    a. Comprises less than five thousand square feet in area at the time of the determination of merger;
    b. Was not created in compliance with applicable laws and ordinances in effect at the time of its creation;
    c. Does not meet current standards for sewage disposal and domestic water supply;
    d. Does not meet slope stability standards;

e. Has no legal access which is adequate for vehicular and safety equipment access and maneuverability;

f. Its development would create health or safety hazards;

g. Is inconsistent with the city's general plan and any applicable specific plan, other than minimum lot size or density standards.

D. Lot Merger conditions. The subdivision shall not apply if one of the following conditions exists:

1. On or before July 1, 1981, one or more of the contiguous parcels or units of land is enforceable restricted open-space land pursuant to a contract, agreement, scenic restriction, or open-space easement, as defined and set forth in Section 421 of the Revenue and Taxation Code.

2. On July 1, 1981, one or more of the contiguous parcels or units of land is timberland as defined in subdivision (f) of Section 51104, or is land devoted to an agricultural use as defined in subdivision (b) of Section 51201.

3. On July 1, 1981, one or more of the contiguous parcels or units of land is located within 2,000 feet of the site on which an existing commercial mineral resource extraction use is being made, whether or not the extraction is being made pursuant to a use permit issued by the local agency.

4. On July 1, 1981, one or more of the contiguous parcels or units of land is located within 2,000 feet of a future commercial mineral extraction site as shown on a plan for which a use permit or other permit authorizing commercial mineral resource extraction has been issued by the local agency.

E. Extent of Merger. Merger shall occur only to the extent necessary to create lots conforming to the current standards for minimum lot area and dimensions, or, if the lots, parcels, or units are developed with a structure or structures, merger shall occur only to those lots, parcels, or units, which are developed as a single unit.

F. Treatment of Lots After Merger. After merger has occurred with respect to any contiguous lots, parcels, or units of land under this section, such lots, parcels, or units of land shall be treated as a single lot under the provisions of the Culver City Municipal Code.

G. Contiguity. Property shall be considered as contiguous lots, parcels or units of land only if such lots, parcels or units of land are adjoining, but not if such lots, roads, streets, utility easements or railroad rights-of-way separate parcels or units of land.

H. Notice to Affected Property Owners. Whenever the Planning Director, or designee, determines that real property has merged pursuant to this section, they shall cause to be filed for record with the County Recorder, and mailed by certified mail to the then current record owner of the property, a notice of intention to determine status, notifying the owner that the affected lots, parcels, or units may be merged pursuant to this section, and advising the owner of the opportunity to request a hearing before the planning commission on determination of status and to present evidence at the hearing that the property does not meet the criteria for merger.

I. Permit process. The Planning Director, or designee, and City Engineer will review and have final approval of all non-discretionary Lot Mergers without hearing. The following materials shall be submitted along with a completed and signed application:

   1. One copy of a preliminary title report providing the legal description of the properties included in the application dated not more than three (3) months prior to submittal of the application;
   2. Signatures of all record owners included in the application; and
   3. Site plan or map legibly drawn to a scale of sufficient size to show full detail.
   4. Plat Map prepared by a licensed Surveyor or qualified engineer.

J. Recording of merger. The Planning Director shall forward the Notice of Merger to the County Recorder. The applicant may record a record of survey or parcel map to finalize the voluntary lot merger at their own discretion if Business and Professions Code section 8762 is not applicable.

K. Fees. The City Council resolution may establish and set by resolution all fees and charges, consistent with applicable law, as may be necessary to effectuate the purpose of this article.

# LOT LINE ADJUSTMENT

## § 15.10.970 LOT LINE ADJUSTMENT.

A. Purpose. Pursuant to Section 66412(d) of the Subdivision Map Act, Lot Line Adjustments between four or fewer adjacent legal lots is a streamlined map process that can be used for a variety of purposes, including:

   1. Meeting, or more closely meeting, the minimum lot size and area requirements of the zone where the property is located.
   2. Complying with required building setbacks.
   3. Eliminating an existing encroachment.
   4. Addressing compliance with the Building Code.
   5. Better conformance with site features and topography

B. Lot Standards.

   1. The procedures for a Lot Line Adjustment shall apply to the adjustment of property boundaries between four (4) or fewer existing legal adjoining lots recorded with the City Clerk's office in conformance with the Subdivision Map Act where land taken from one (1) lot is added to an adjacent lot and where a greater number of lots than originally recorded is not thereby created. A record of survey may be required pursuant to California Business and Professions Code Section 8762;
   2. Multiple Lot Line Adjustments submitted concurrently or sequentially, when five or more parcels exist, circumventing the Subdivision Map Act will not be allowed. A subdivision map will be required in these instances;

3. The modification between lots does not result in a greater number of lots than currently legally exists;
4. The modified lots do not create inconsistencies with the Zoning regulations, the Building Code, and the General Plan;
5. Individual water and service laterals, sewer connections in accordance with the LBWS Rules and Regulations, gas, and other utilities are available to each adjusted lot, or necessary easements are provided to the satisfaction of the Director of Public Works; and
6. All drainage across the adjusted lot line shall be eliminated or necessary easements are provided to the satisfaction of the Director of Public Works.

C. Permit process. The Planning Director, or designee, and City Engineer will review and have final approval of all non-discretionary Lot Line Adjustment adjustments without hearing. The following materials shall be submitted along with a completed and signed application:

1. One copy of a preliminary title report providing the legal description of the properties included in the application dated not more than three (3) months prior to submittal of the application;
2. Signatures of all record owners included in the application; and
3. Site plan or map legibly drawn to a scale of sufficient size to show full detail, including the following information:
   a. North arrow, scale, legend, adjacent streets, dimensions, and field established boundaries of the lots or parcels included in the application before and after adjustment. The monuments relied upon for the establishment of the boundaries shall be shown on the site plan.
   b. Distinct line type indicating the property line(s) to be adjusted and keyed to a legend.
   c. Location of existing and proposed buildings and distance(s) between these buildings and proposed property lines, as well as the outline of all structures outside the adjustment area within 10 feet of the boundary lines. The existing structures must show accurate ties, displayed/labeled to one hundredth of a foot, to the existing and proposed boundary lines. The site plan shall be consistent with the current California Building Code Section 107.2.5 stating a site plan shall have an accurate boundary.
   d. The lot areas of existing parcels, as well as the lot areas of proposed parcels as adjusted.
   e. Name and address of qualified California civil engineer or a California licensed surveyor who prepared the map and the applicable license or registration number.
   f. Topographic information with a reference to the source of the information.
   g. The locations, widths, and purposes of all existing and proposed easements for utilities, drainage, and other public purposes, shown by dashed lines, within and adjacent to the subdivision; all existing and proposed utilities including size of gas and water lines and the size and grade of sewer lines, location of manholes, valve lids, fire hydrants, street trees, and streetlights.

D. Expiration. An approved Lot Line Adjustment shall expire thirty-six (36) months after its approval if it has not been recorded, except when a time extension has been granted by the Director or City Engineer.

E. Recording of a deed to reflect modified lot lines. The Lot Line Adjustment shall be reflected in a deed, including modified deeds of trusts, which shall be recorded. The Lot Line Adjustment does not take effect until the deeds have been recorded. The failure to file the deeds within the designated approval period shall render the Lot Line Adjustment null and void.

F. Fees. The City Council resolution may establish and set by resolution all fees and charges, consistent with applicable law, as may be necessary to effectuate the purpose of this article.

# CERTIFICATE OF COMPLIANCE

## § 15.10.980 CERTIFICATE OF COMPLIANCE.

A. Purpose. Certificates of Compliance provide a means for conferring legal status to parcels of land which were not created by legal or which proof of legal means cannot be determined and shall be issued in accordance with Cal. Gov't Code § 66499.35 and this section.

B. Applicability. This section applies to parcels of land for which there is no Final Map, Parcel Map, official map, or approved certificate of exception which establishes legal status for the parcels.

C. Processing. The Planning Director, or designee, and City Engineer shall review and have final approval over a Certificate of Compliance or a Conditional Certificate of Compliance. The determination shall be based on the following criteria:

   1. A Certificate of Compliance shall be issued for any real property which has been approved for development pursuant to Cal. Gov't Code § 66499.34.

   2. The City shall file the completed Conditional Certificate of Compliance with the Los Angeles County recorder’s office.

   3. A Certificate of Compliance or Conditional Certificate of Compliance shall contain all information required in Cal. Gov't Code § 66499.35.

D. Fees. The City Council resolution may establish and set by resolution all fees and charges, consistent with applicable law, as may be necessary to effectuate the purpose of this article.

# CONDOMINIUM CONVERSIONS

## §15.10.985 CONDOMINIUM CONVERSIONS.

A. Purpose and Applicability.

   1. The purpose of the standards and requirements contained in this Section is to control and regulate the conversion of rental dwelling units to condominiums, for the purpose of assuring the orderly conversion of such units consistent with City policies regarding public health, safety, and welfare.

2. These provisions shall apply to proposals to convert existing rental dwelling units on any parcel to condominiums, which shall require the approval of a Site Plan Review by the Commission, subject to compliance with the Property Development Standards described herein.

B. Application Requirements.

1. Applications for an Administrative Site Plan Review or Site Plan Review and a Tentative Map to allow a project to convert from rental to ownership units shall be accompanied by sufficient information to evaluate the project for compliance with the provisions of this Section.

2. Required information shall include the following.

    a. Plans. A detailed site plan and floor plan, as required by the Division, that reflect existing conditions and proposed improvements to the building and/or site.

    b. General conditions report. A report detailing the condition and estimating the remaining useful life of each element of the proposed condominium project including: built-in household appliances, mechanical systems, electrical systems, plumbing systems, sewer systems, foundations, framing, roofs, heating and cooling systems, interior and exterior wall coverings, utility connections, fire sprinkler systems, alarm systems, standpipe systems, structural elements, trash disposal facilities, parking facilities, recreational facilities, landscaped areas, and storage areas. This report shall be prepared by an independent, State-licensed structural engineer, architect, or general contractor.

    c. Building history report. A report detailing the major uses of the development site since construction, and the date and description of all structural renovations, operating system upgrades, major repairs requiring a building permit, and construction of structures, fences, walls, landscaping, and the like.

    d. Pest report. A pest information report addressing the present condition of the structure as it may be affected by dry rot, roaches, termites, or other insects, and recommending work required to render the structure free of infestation.

    e. Acoustical report. An inter-unit acoustical report, prepared by a licensed and certified acoustical professional.

    f. Site improvements report. A report that lists all proposed site improvements.

    g. Tenant list. One typed mailing list and two sets of mailing labels (formatted for reproduction on City labels), with the names and addresses of all tenants of the project at the time of the application to the City. An updated list of tenant names and addresses shall be submitted every 6 months following submittal of the application, until such time as final action has been taken.

h. Tenant notification. The subdivider shall submit copies of all written notices required by the California State Subdivision Map Act and Subsection E. (Tenants' Rights), with a complete list of all tenants notified.

i. Other information. Other information as may be required by the Director to provide a thorough evaluation of the proposed condominium project.

C. Inspections. The following inspections shall be made after the application has been deemed complete.

1. The Building Official or designee shall review the General Conditions Report, and inspect the property to verify its accuracy, to identify any health and safety hazards, and to identify any non-permitted construction on the site.

2. The Fire Marshal shall review the General Conditions Report, and inspect the property to determine the sufficiency of the current fire protection systems, and to identify any health and safety hazards.

D. Property Development Standards.

1. Minimum project size. A minimum of 2 units per development shall be required for the conversion of existing multiple-family dwelling units to condominiums.

2. Access ways and exiting. All life and fire safety issues, such as stairs, corridors, and doors, shall comply with Uniform Building Code regulations in effect at the time of conversion.

3. Adequate light and ventilation. Adequate light and ventilation shall meet Uniform Building Code regulations in effect at the time of conversion.

4. Emergency egress. Emergency egress shall meet Uniform Building Code regulations in effect at the time of conversion.

5. Fire suppression. Smoke detectors meeting current Uniform Building Code requirements at the time of conversion shall be installed in residential units and other enclosed common areas (e.g., hallways, recreation rooms, and utility rooms). Additional fire suppression equipment (e.g., alarm systems, fire extinguishers, and smoke detectors) shall also be provided as required by the Fire Department.

6. Minimum room dimensions. Minimum room dimensions, including minimum ceiling heights, floor area, and width, shall meet the Uniform Building Code regulations in effect at the time of conversion.

7. One-hour separation. A minimum one-hour separation shall be provided between dwelling units and accessory rooms, such as common storage rooms and laundry rooms.

8. Structural condition. Structures shall be in sound condition, pest- and vermin-free, and watertight, as determined by the General Conditions Report, and the inspection by the Building Official or designee.

9. Off-street parking. Off-street parking shall be provided consistent with zoning standards in effect at the time of conversion.

10. Separate utility metering. The consumption of gas and electricity shall be separately metered for each dwelling unit. A water shut-off valve shall be provided for each dwelling unit.

11. Sound attenuation. Common walls and ceilings of units shall be constructed or upgraded, using techniques to limit noise transmission, as specified by the Uniform Building Code for new construction or equivalent in effect at the time.

12. Public works. Missing or damaged off-site improvements, including the following, shall be repaired or replaced: curb and gutter, drive aprons, sidewalks, streetlights, and street trees.

13. Landscaping. All landscaping shall be in compliance with Chapter 17.310 (Landscaping).

14. Laundry facilities. Each dwelling unit shall be provided with its own laundry facilities, or alternate group facilities that are convenient to all dwelling units and approved by the City.

15. Minimum unit size. The minimum unit size shall be consistent with zoning standards in effect at the time of conversion.

16. Open space. Each dwelling unit shall be provided with accessible on-site open space consistent with zoning standards in effect at the time of conversion.

17. Shock mounting of mechanical equipment. All permanent mechanical equipment, including domestic appliances, shall be shock mounted, isolated from the floor and ceiling, or otherwise insulated in a manner to lessen the transmission of vibration and noise.

18. Trash enclosures. Required trash enclosures shall be in compliance with City standards at the time of conversion.

19. Additional standards. Additional standards applicable to the site as determined through the Site Plan Review process.

E. Tenants' Rights.

1. The subdivider shall adhere to all applicable noticing requirements of the California State Subdivision Map Act.

2. The subdivider shall provide tenants with a copy of this Section.

3. The subdivider shall not increase tenants' rents for a period of one year from providing to such tenants notification of intent to convert.

4. Upon notice of termination of tenancy, the subdivider shall provide a relocation allowance equal to 2 months current rent to all current, non-purchasing tenant households that received notification of intent to convert, subsequent to entering into a rental or lease agreement.

5. The subdivider shall grant an extension of tenancy at the time of termination, as necessary to permit each tenant of the proposed condominium project in attendance at a K-12 school within the City to complete the current school term.

F. Findings. The Commission may approve a Site Plan Review application for a condominium conversion if it finds that the proposed conversion project meets the following.

1. All the provisions and standards for conversion of a project to condominiums as set forth in this Section are met.

2. A Tentative Map has been approved, or is concurrently being approved, for the condominium conversion project.

3. The overall design and physical condition of the condominium conversion achieves a high standard of safety, quality, and appearance.

4. The subdivider has not engaged in coercive, retaliatory eviction or action regarding tenants, after the submittal of the first application for City review through the date of approval.

# Appendix B

Small Lot Subdivision Standards

# SMALL LOT SUBDIVISIONS STANDARDS

## Introduction

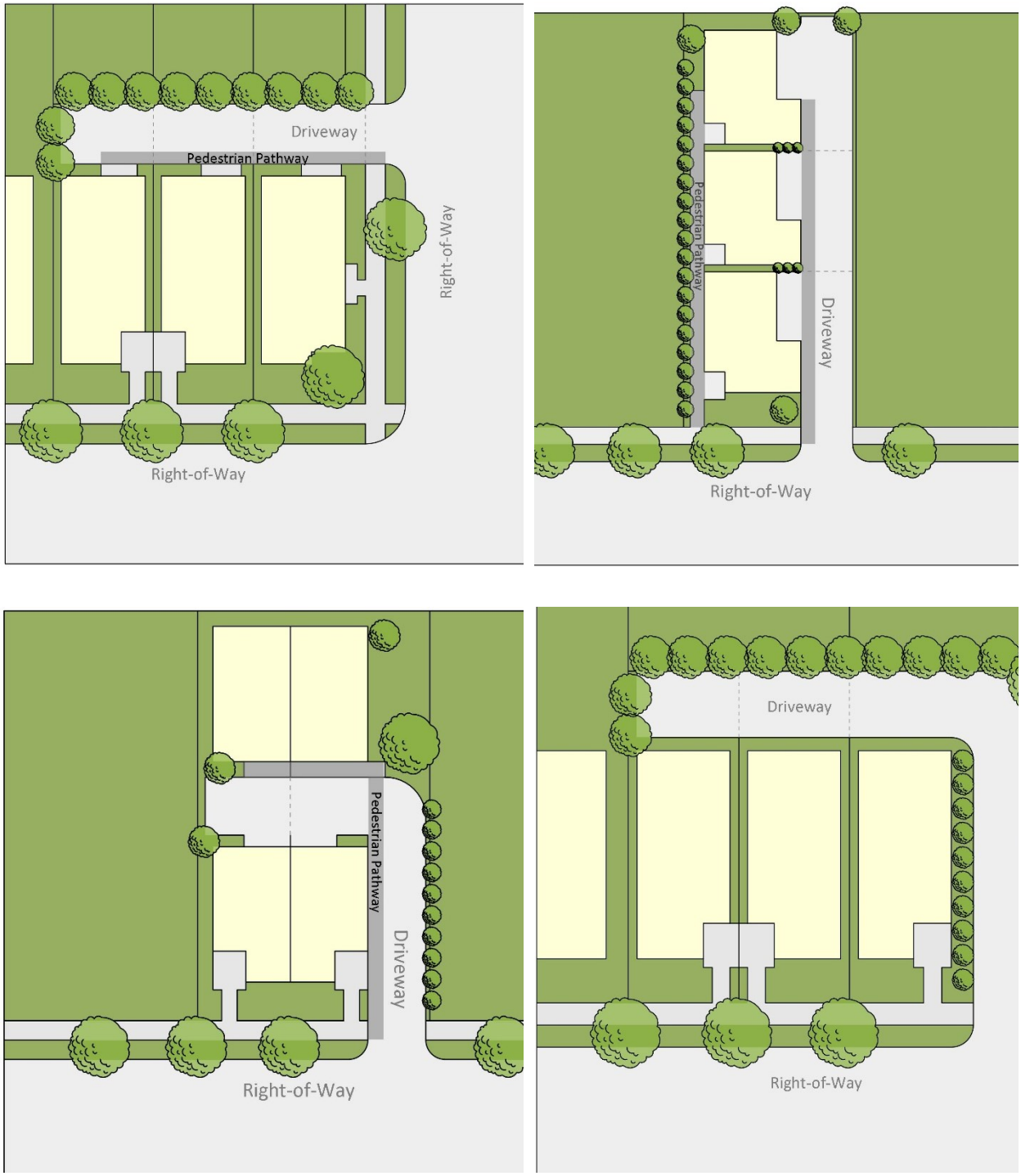
Small lot design standards have been created to assist in shaping small lot developments with their unique complexities. All small lot subdivision projects are required to comply with the Small Lot Design Standards listed below. A building permit is required to comply with the objective design standards listed in this document. All new small lot dwellings must comply with these design standards. The design standards should be used in conjunction with relevant policies from the General Plan and Community Plans.

## 1. Small Lot Subdivision Design Standards

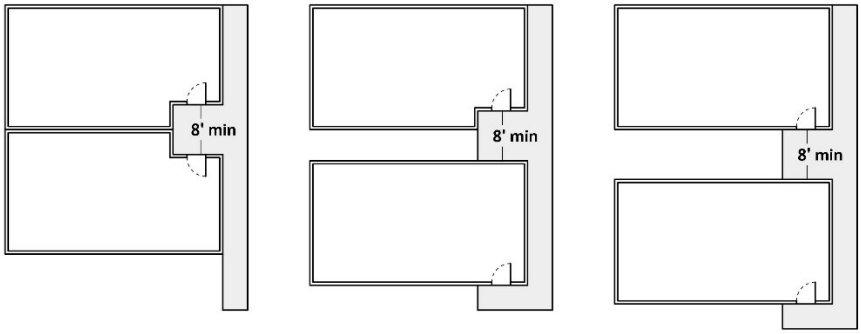
### 1.1 Building Location and Orientation

1. Exterior setbacks for the Small Lot Subdivision project shall be provided in accordance with the underlying zoning district and the regulations provided in CCMC Section 17.300.020 Setback Regulations and Exceptions. Setbacks shall be measured from the parcel lot lines prior to the subdivision.
2. The front door of the unit(s) closest to the public right of way of the Small Lot Home unit development shall be oriented towards the front property line as defined in the zoning code.
3. Primary pedestrian entrances for each Small Lot Home shall face the public street, a shared pedestrian paseo, or a common courtyard. On a corner lot, the front door of all units, except the front unit, shall be oriented towards the side street. Primary pedestrian entries for individual units fronting interior side property lines shall be provided a 5-foot by 5-foot alcove or oriented to not face doors and windows of uses on adjacent properties.
4. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home on the same development.

**Building Orientation**



**Primary Entry Separation**




5. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.
6. All primary entryways shall incorporate **at least four** of the following elements:
    a. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.
    b. The doorway shall be recessed at least 3 inches from the building façade.
    c. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade.
    d. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
    e. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
    f. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

## 1.1 Neighborhood Compatibility and Privacy

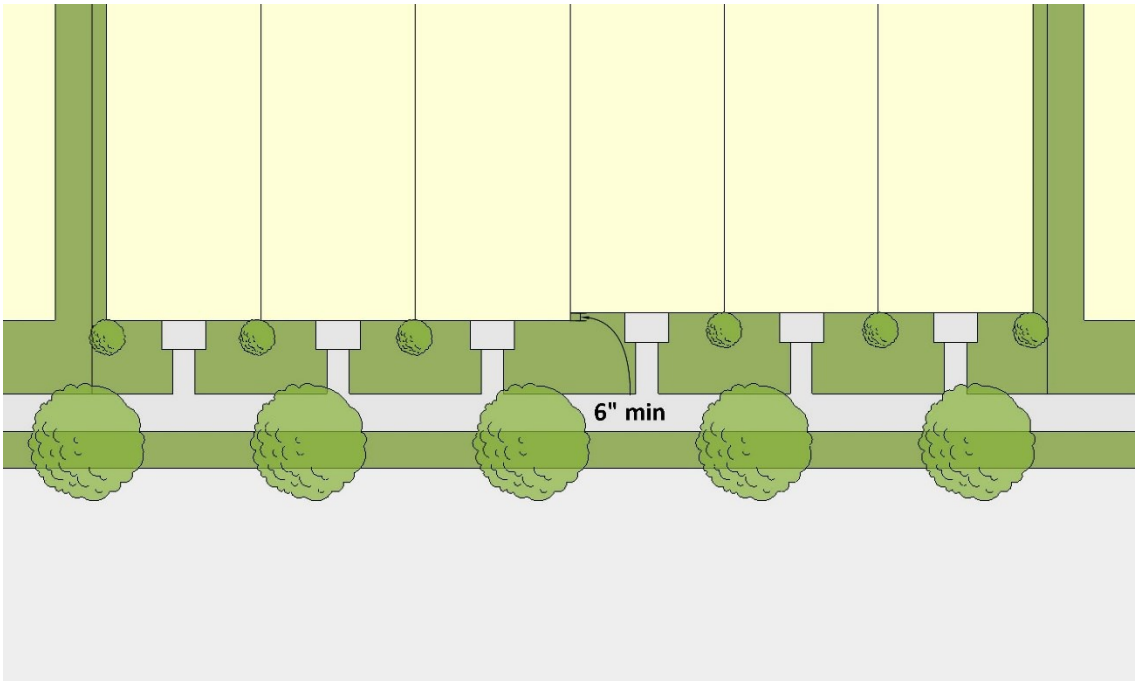
1. Upper floor step backs shall conform to CCMC Section 17.210.020.
2. Rooftop decks shall conform to CCMC Section 17.210.020.
3. **Window Alignment.** When building separation is less than 20 feet at the time of application submittal, no more than 20 percent of window or balcony area of the new development may align directly with existing neighboring windows or balconies without screening obstructing views into at least 80 percent of the area of the window. Visual screening may be accomplished through the use of landscaping that can be shown to grow to the height of

the top of the windows, walls, accessory buildings, or other solid structures. Translucent windows and clerestory windows are exempt from this requirement.

## 1.2 Building Mass and Scale

1. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.
2. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.

**Lateral Shift in Façade**




3. **Roofline Variation.** Rooflines along elevations facing a public street shall be articulated using at least one of the following techniques.
    a. Color, texture, or material changes.
    b. Variations, projections, or reveals in the wall plane.
    c. Variations in fenestration size or pattern.
4. Façade Articulation. All façades facing a right-of-way and the project perimeter, as well as all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:
    a. Change in exterior building materials to include at least two high quality building façade materials that accentuate or correspond to variations in building massing.

Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.

b. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.

c. Window treatments that are extruded or recessed from the building façade a minimum of 2 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.

d. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.

e. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

## 1.3 Building Materials and Colors

1. **Number of Materials or Colors.** Buildings shall incorporate a maximum of two (2) main body colors, three (3) accent colors, and three (3) different materials, excluding windows, doors, or trim. Street-facing exterior elevations shall include at least two (2) colors and at least (2) different materials, (in addition to glazing, window trim, doors, or railings) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building.
2. **Glare.** Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited.
3. **Color and Material Changes.** Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element.
4. Street level architectural elements and ornamental features shall not impede pedestrian routes.

## 1.4 Open Space, Pedestrian Pathways, Landscaping, and Lighting

1. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures. All street-facing setback areas shall comply with the landscape and hardscape requirements of CCMC section 17.310.020.
2. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
3. All setback and open areas not used for buildings shall comply with CCMC Section 17.310.020 A.
4. All yards of a subdivision abutting the public right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include:

decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

5. **Landscaping Standards**. All project sites shall be landscaped in accordance with Municipal Code Chapter 17.310 Landscaping.
6. **Fences, Hedges, and Walls.** Fences, hedges, and walls shall be designed in accordance with Municipal Code Section 17.300.030.
7. **Variety of Plant Materials.** Landscaping shall contain a combination of low (3 – 24 inches), medium (2 – 5 feet) and tall (5 + feet) plant materials. For example, low planting may be used in the foreground, proceeding back to the tallest in the background.
8. **Fence and Wall Materials.** Fence and wall materials, colors and detailing shall match the architectural style of buildings on the site. Permanent chain link fencing is not permitted.
9. **Front Yard Walls.** Freestanding solid front yard walls of at least thirty (30) inches in height, if included, shall be setback at least two (2) feet from the sidewalk and incorporate low plantings or vines placed between the sidewalk and the fence or wall to soften the appearance of the wall and preserve the public parkway environment.
10. Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties.
11. Lighting of at least one (1) foot-candle (fc) shall be installed and maintained within all covered and enclosed parking areas and shall be screened to reduce glare onto public sidewalks and adjacent properties. Lighting levels shall not be increased by more than one (1) fc onto the public right-of-way and not more than 0.5 fc onto adjacent properties.
12. Landscape and pedestrian walkway lighting mounted to building walls or freestanding poles shall not be placed higher than ten feet above grade or the walkway surface. These lights shall be shielded and set back from the property line a minimum distance equal to the height of the light fixture to confine lighted area to within the property line.
13. Lighting fixtures shall be of the same architectural style, materials, and color of the structure.

## 1.5 Utility and Service Areas

1. Screening. Mechanical and utility equipment shall be screened in accordance with Municipal Code Section 17.300.035.
2. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with Municipal Code Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department.
3. Refuse enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above.
4. Refuse enclosures shall be finished using materials and colors that are consistent with the chosen architectural style. Enclosure gates shall be opaque.
5. Refuse and recycling material containers stored within individual yards shall be screened from street view.

# 2. Small Lot Subdivision Map Standards

These Map Standards are to be applied in addition to the provisions of the Small Lot Ordinance (CCMC Section 15.10.950 ) and general requirements that fall under the Map Act and the authority of the Advisory Agency. Amendments to the small lot subdivision map standards may be approved by the Planning Commission.

***Applicability*:**

1. *New Construction:*
    a. Applications for small lot subdivisions that only involve new construction will be subject to all Small Lot Subdivision Map Standards, where applicable.
2. *Combined New Construction and Existing Dwelling Units:*
    a. Applications for small lot subdivisions that involve the retention of an existing legal dwelling or dwellings and the new construction of a small lot home(s) will be subject to the Map Standards where they are deemed feasible by the City and do not result in the removal, including partial removal, of an existing legal dwelling unit or structure.

***Small Lot Map Standards:***

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions with a minimum width of 10 feet that is open to the sky, unless the driveway leads to subterranean parking. The Common Access Driveway shall also provide a minimum ground floor width as follows:
    ***a.*** 10 feet minimum for driveways serving up to 2-4 small lot homes.
    ***b.*** 16 feet minimum for driveways serving 5 or more small lot homes.
2. A **Maintenance Agreement** shall be created, composed of all property owners to maintain all common area and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.
3. **Automobile Guest Parking** Guest parking, if provided, shall be readily available to all guests and be accessible from a common access driveway or common access walkway.
4. **Bicycle Parking** shall be provided in accordance with Section 17.320.045 of the Municipal Code.
5. All **Refuse Pick-Up** shall be in compliance with CCMC Section 1.300.035.C.4.

Small lot subdivision maps that are determined by Community Development Director, or their designee, to be inconsistent with these standards, where applicable, may be denied or conditioned to comply.

# Appendix C

Transportation Impacts Memorandum

FEHR PEERS

# Memorandum

Date: October 2, 2024

To: Rincon Consultants,
City of Culver City Department of Planning and Development Department

From: Fehr & Peers

**Subject: Culver City Subdivision Ordinance Update Transportation Impacts**

*LA24-3551*

The City of Culver City is currently in the process of preparing an amendment to the Culver City Subdivision Code ("Proposed Project"), which would facilitate streamlined review and approval of qualifying subdivision housing developments, allow for ministerial approval when in compliance with state law, amend map standards, and add objective subdivision design standards for small lot subdivisions. The purpose of this memo is to qualitatively evaluate the potential disruptions to the local transportation system that could be caused or exacerbated by the Proposed Project.

## General Plan 2045 Transportation Impacts

In accordance with City's transportation analysis guidelines and Appendix G of the State CEQA Guidelines, a project would have a significant impact related to transportation if the project did not meet the requirements outlined therein. The General Plan 2045 included the following assessment of impacts and results:

- **Threshold TR-1**: Conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities;
    - Impact conclusion: The Project would not conflict with a program, plan ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. *Therefore, the impact would be less than significant*.
- **Threshold TR-2**: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b);
    - Impact conclusion: The Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). As there are no feasible mitigation measures, the *impact would be significant and unavoidable.*

- **Threshold TR-3**: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
    - Impact conclusion: The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) and *impacts would be less than significant*.
- **Threshold TR-4**: Result in inadequate emergency access.
    - Impact conclusion: The Project would not result in inadequate emergency access and *impacts would be less than significant*.

## Proposed Project Expected Transportation Impacts

The Proposed Project involves the inclusion of the following subdivision ordinance amendments:

- Streamline approval for Parcel Maps, Tract Maps, Final Maps, Lot Mergers and Lot Line Adjustments, through allowing Director approval for Parcel Maps that are for four (4) or fewer parcels, creation of clear objective standards and requirements for Parcel Maps and provide definitions and a procedural process for reversion to acreage map, lot line adjustments, and lot mergers.
- In order to comply with SB 9 and SB 684, adopt new sections for Urban Lot Splits and Multi-Family Zone Lot Splits, which would allow for subdivision of R1 zoned lot into two individual parcels ministerially approve, without discretionary review or a hearing, a Parcel Map or a Tentative and Final Map for a housing development project that fulfills certain density requirements.
- Incorporate objective design standards for subdivisions and small lot subdivisions, which would create specific and enforceable rules regarding design for all subdivisions and small lot projects, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas.

With these amendments, the Proposed Project seeks to make the process for development of subdivisions more straightforward, resulting in system that is simpler for the City to administer and for developers to follow, as well as more compliant with state standards.

These changes outlined in the Proposed Project are not anticipated to result in different transportation impact results. A discussion of some specific aspects follows:

- **Threshold TR-1**: The Proposed Project is not at odds with existing programs, plans, ordinances or policies. It aligns with the City's goals from the General Plan 2045 Housing Element, such as:

- Policy 2.D: Encourage the incremental infilling of residential neighborhoods to enhance housing affordability and supply through the provision of smaller units.
- Policy 6.E: Continue to evaluate and reduce regulatory and procedural barriers to housing production, such as streamlining the entitlement, environmental, and building permit processes for households of all income levels and those with special needs.

Furthermore, the Proposed Project is consistent with SB9, which requires ministerial approval of specific types of two-unit and subdivision developments as well as imposing objective zoning, subdivision, and design review standards, and with SB684, which requires a local government to ministerially approve, without discretionary review or a hearing, a Parcel Map or a Tentative and Final Map for a housing development project that meets certain requirements. As there is no change to the circulation system assumptions, the impact conclusions from the General Plan 2045 EIR would remain the same.

- **Threshold TR-2**: The Proposed Project seeks to allow for different types of subdivisions, which will result in different types of home access and ownership availability. It is not a change to the zone definitions. Moreover, the City already has several items in place to reduce VMT where possible, such as Culver City Municipal Code Section 7.05.015, which requires a TDM program, including measures that aim to reduce the number of vehicle trips that would occur in the City as a result of new development of 25,000 gross square feet or more.

  For the General Plan 2045, VMT assessment of the entire City was completed using the Culver City Citywide Travel Demand Forecasting Model to obtain daily vehicle trips, daily VMT, and VMT per capita metrics. The buildout the development resulting from the General Plan 2045 would result in decreases in average daily VMT per capita and VMT per employee; however, neither of these metrics would be below the established 15 percent threshold required. Total VMT per service population would not decrease compared to the baseline scenario. Even with implementation of all goals and policies contained in the Mobility Element that would promote transit priority lanes, multimodal connectivity, integrated public transportation services, and prioritize public transit and mobility service such as Policies M-2.3, M-2.5, M-4.1, and M-4.8, the proposed General Plan 2045 would not meet the 15 percent VMT reduction threshold.

  As such, VMT per capita, VMT per employee, and VMT per service population would likely not change or may slightly improve by condensing the housing assumptions into these more streamlined locations. With no increase in the total number of units and marginally

increased housing density, the impact conclusions from the General Plan 2045 EIR would remain the same.

- **Threshold TR-3**: The General Plan 2045 EIR emphasizes safety through policies that promote transition and buffer areas between land uses that vary in intensity, adequate sight distance at conflict points, and improve safety through related infrastructure design recommendations. The Proposed Project does not diverge from any of these policies or aims. As such, impact conclusions from the General Plan 2045 EIR would remain the same.

- **Threshold TR-4**: Development based on the program from the General Plan 2045 is compliant with the City's design guidelines that incorporate safety and emergency access needs, where applicable, and individual developments would need prove consistency as well through the development review process. The Proposed Project does not make changes that would alter this assertion. The Proposed Project is not expected to increase housing density in areas that would be more difficult for emergency services to access, nor does it increase the total amount of housing significantly as such, impact conclusions from the General Plan 2045 EIR would remain the same.