Proposed Ordinance
Culver City Parking Maximums

September 29, 2026

Current Planning Division

Background

Oct 2022	Parking minimums removed
June-Nov 2025	Mobility Subcommittee requested study
Mar 2026	Parking Maximum Study initiated
May-Jul 2026	Focus Groups with development and business communities
Sept 2026	Planning Commission recommended maximums

Parking Maximums Study

Best Practices

- Set ratios based on market / context
- Provide administrative relief
- Apply maximums where supporting conditions exist
- Complementary code updates
- Monitor policy outcomes

Proposed Standards

Former Parking Minimums used as new Maximums

- Up to 2 spaces or 10% with Administrative Use Permit (AUP) and Findings

Parking Maximums not applicable to:

- Government agencies (bus yards, police/fire, etc.)
- Standalone parking facilities

Parking Maximums Study Results

52 Pipeline projects studied relative to the 2022 Parking Minimums:

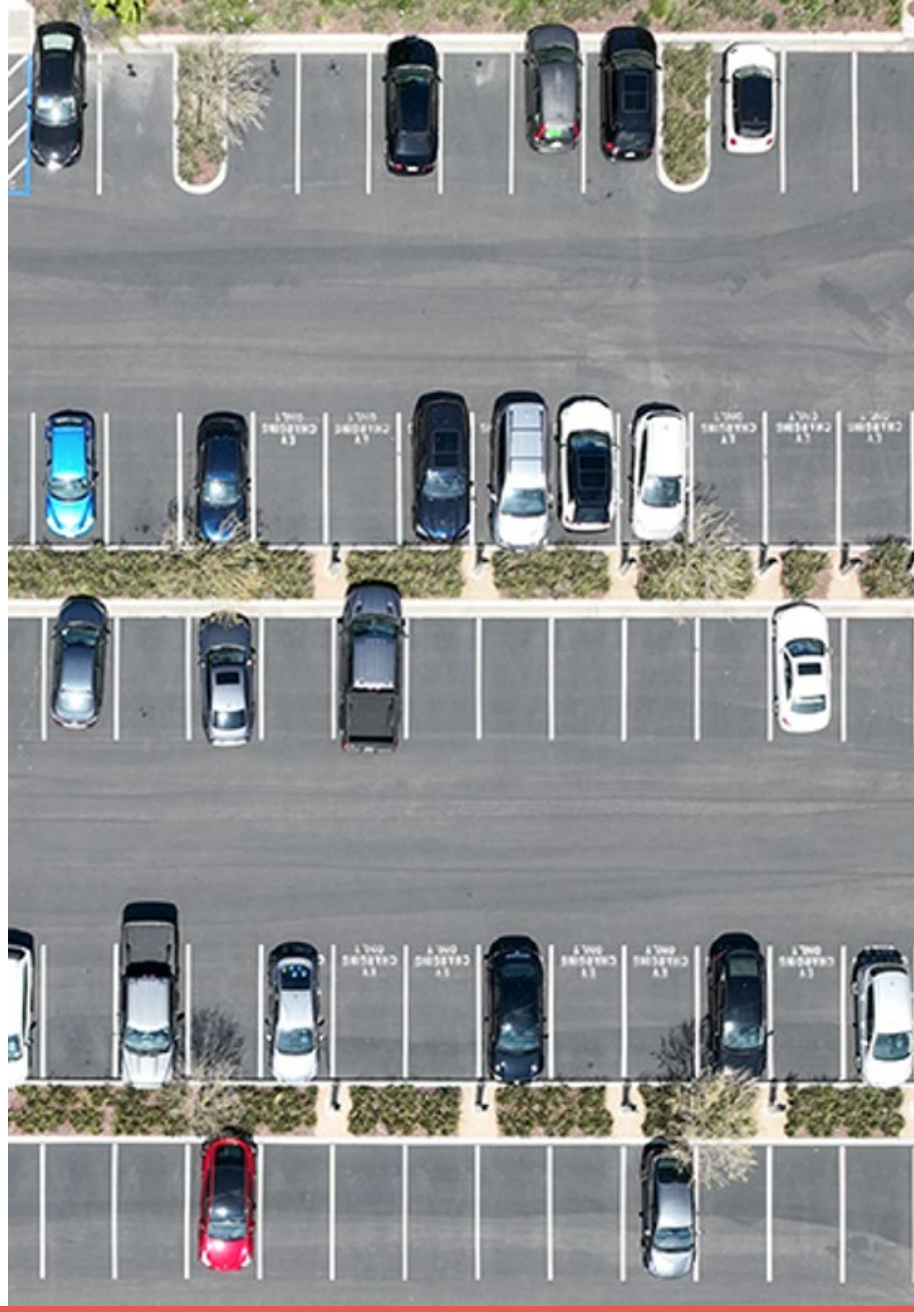
- 23% of pipeline projects exceed former minimums
- Average excess of 11% *(mostly projects <10 units)*
- Proposed maximums work for 77th percentile

Proposed Standards: Exhibit A Summary

Land Use	Proposed Maximum	ULI Shared Parking, 3rd Ed.	Proposed Maximum More Restrictive (Lower) than ULI?
Residential: studio	1/DU (up to 900 SF); 2/DU (greater than 900 SF)	0.85/DU	No
Residential: 1-bedroom	1/DU (up to 900 SF); 2 spaces, if greater than 900 SF	0.90/DU	No
Residential: 2-bedroom	2/DU	1.65/DU	No
Residential: 3-bedroom	2/DU	2.50/DU	**Yes**
Residential: 4+ bedroom	3/DU, plus 1/BRDM above 4	2.50/DU	No
Residential guest parking	0.25/DU	0.10/DU weekday; 0.15/DU weekend	No
Retail, general	2.86/1,000 SF	4/1,000 SF (retail under 400,000 SF)	**Yes**
Shopping center – under 5 acres	4/1,000 SF	4/1,000 SF (retail under 400,000 SF)	No
Shopping center – over 5 acres	5/1,000 SF	4–4.5/1,000 SF (retail 400,000–1 million SF)	No
Office	2.86/1,000 SF	3.80/1,000 SF (under 25,000 SF); 2.80/1,000 SF (over 500,000 SF)	**Yes for under 25,000 SF**
Restaurant	10/1,000 SF	17.75/1,000 SF (sit-down); 14.70/1,000 SF (fast casual)	**Yes**
Health/fitness (gym)	5/1,000 SF	7/1,000 SF	**Yes**

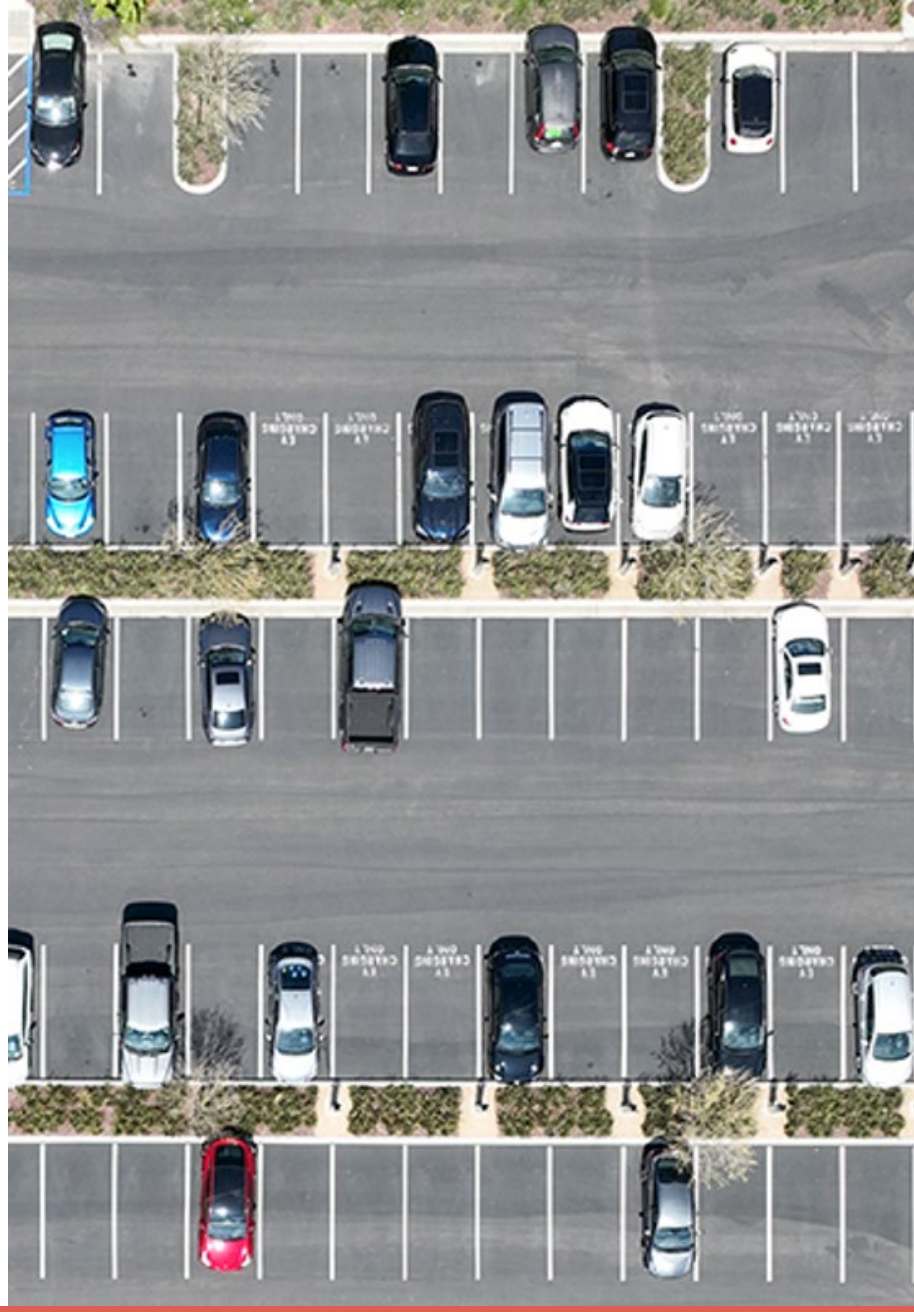
Complementary Strategies

1. Limit surface parking
2. Modify parking dimensions
3. Limit new curb cuts / driveways
4. Flat floor plates / conversions
5. Overnight parking in public garages
6. Future parking impact fees *(CGC § 66000 et. seq.)*



Planning Commission Input

- Limit AUP increase to 5% or 2 spaces
- Limit maximum per dwelling unit to 2 spaces
- Modify maximums for health care uses to account for nuances
- Update Parking Design and Layout standards
- Support Complementary Strategies



Questions