



Community Development  
Department  
Current Planning Division

# Culver CITY

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PLANNING DIVISION  
9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

## ACCESSORY DWELLING UNITS

Zoning Code Amendments, January 2020 – Culver City Municipal Code Section 17.400.095

### WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

Commonly called a granny flat, in-law unit, or guesthouse, an Accessory Dwelling Unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. City of Culver City's ADU ordinance and current review process for ADU's, which have been updated in accordance with the State of California law that went into effect on January 1, 2020, are summarized below.

**Note:** ADU's are **prohibited** in Culver Crest Neighborhood, whether new or conversion of existing space (see map on Page 3).



### REVIEW PROCESS

All ADU's and Junior ADU's, whether new construction or conversion of existing space, are required to obtain building permit and a new, separate address.

#### Building Permit

- Call Building Safety Division for submittal requirements, fees, and permitting process (See contact information on Page 3).

#### Address Assignment

- Submit an Address Assignment Application signed by property owner and an 8.5" x 11" copy of plot plan that clearly shows location of the ADU to Planning Division.
- Fee: \$341

#### In-Lieu Parkland Fee

- For newly constructed ADU's, In-Lieu Parkland Fee is required prior to final inspection per Ordinance 90-003. The amount is based on the land value and will be calculated by Planning Division per the Ordinance (CCMC §15.06).

#### Plan Set Checklist for Planning Division

##### Review

- Site Plan
- Floor Plan
  - Include floor plan for the entire existing structure for conversion within an existing structure or new construction attached to an existing structure
- Elevations
- Roof Plan
- Demolition Plan if work involves demolition
- Site/Boundary Survey by licensed land surveyor if property does not meet current setback standards
  - Survey shall show property lines, all existing structures including fences, and existing setback conditions
- Additional information as may be required by Building Safety and other Departments

Plans are to be drawn to scale, clearly legible, and include all relevant notes and dimensions.



■ **DEVELOPMENT STANDARDS**

<b><u>Zone</u></b>	All Residential Zones (R1, R2, R3, RLD, RMD, and RHD) and on lots containing multi-family dwelling units (4 or more units), subject to additional conditions. See “ADU’s on lots with multifamily dwellings” below.	
<b><u>Lot Size</u></b>	No minimum	
<b><u>Unit Size</u></b>	<b><u>Attached</u></b>	<b><u>Detached</u></b>
	<ul style="list-style-type: none"> <li>• Minimum 150 sq. ft.</li> <li>• For one bedroom: Up to 850 sq. ft.; for 2+ bedrooms: 1,200 sq. ft.</li> <li>• No more than 50% of the size of the primary dwelling<sup>1</sup>, but at least 800 sq. ft. is allowed</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 150 sq. ft.</li> <li>• For one bedroom: Up to 850 sq. ft.; for 2+ bedrooms: 1,200 sq. ft.</li> </ul>
<b><u>Access</u></b>	ADU shall have independent exterior access and be inaccessible directly from other dwellings on site.	
<b><u>Setback</u></b>	<b><u>New construction or any portion that is newly constructed</u></b>	<b><u>Conversion or construction entirely within existing space</u></b>
	<ul style="list-style-type: none"> <li>• <u>Front</u>: As required by the zoning district</li> <li>• <u>Side &amp; Rear</u>: 4 feet if abutting residential zone; 2 feet if abutting non-residential zone, street, or alley.</li> </ul>	If sufficient setback is provided for fire safety, no new setback is required.
<b><u>Separation from other structures</u></b>	5 feet from dwellings or accessory residential structures	Not required
<b><u>Height</u></b>	Subject to the height and story limits by the zoning district.	
<b><u>Parking</u></b>	No new or replacement parking is required for ADU.	
<b><u>Number of units</u></b>	One, except as noted below. See “Junior ADU” and “ADU’s on lots with multifamily dwellings.”	
<b><u>Junior ADU</u></b>	A Junior ADU (max. 500 sq. ft.) may be permitted in addition to the ADU, if:	
	<p><b><u>Scenario 1 - Both units are entirely within existing square footage</u></b></p> <ul style="list-style-type: none"> <li>• Each unit has independent exterior access of its own</li> <li>• Up to 150 sq. ft. addition is allowed to accommodate ingress and egress</li> </ul> <p><b><u>Scenario 2 - Both ADU and Junior ADU are detached and newly constructed:</u></b></p> <ul style="list-style-type: none"> <li>• May be two separate structures or one combined structure (side by side, not on top of each other)</li> <li>• Total combined floor area of ADU and Junior ADU is maximum 850 sq. ft.</li> <li>• Building height is maximum 16 ft.</li> <li>• Minimum side and rear setbacks of 4 ft.</li> <li>• See CA Government Code 65852.22 for additional requirements for Junior ADU.</li> </ul>	
<b><u>ADU’s on lots with multifamily dwellings</u></b>	<b><u>Within existing space</u></b>	
	<ul style="list-style-type: none"> <li>• Number of units: At least one, up to 25% of originally permitted units</li> <li>• ADU shall be converted from non-habitable areas only (e.g. storage rooms, boiler rooms, passageways, attics, basements, or garages)</li> </ul> <p><b><u>Detached</u></b></p> <ul style="list-style-type: none"> <li>• Number of units: At least one, up to 2, provided that below is satisfied</li> <li>• Minimum 4 feet side and rear yard setback and maximum 16 feet building height</li> </ul>	



**Notes:**

1. “Primary Dwelling”: For the purpose of determining maximum allowable unit size for an attached ADU on a lot with two or more detached dwellings, “primary dwelling” shall be the dwelling to which the ADU is attached to.
2. Rental Terms: ADU’s may not be rented on terms of 30 days or less and may not be sold separately from the primary residence.
3. Habitability: All ADU’s and Junior ADU’s shall be fully habitable per Uniform Building Code standards and equipped with permanent kitchen and bathroom facilities.

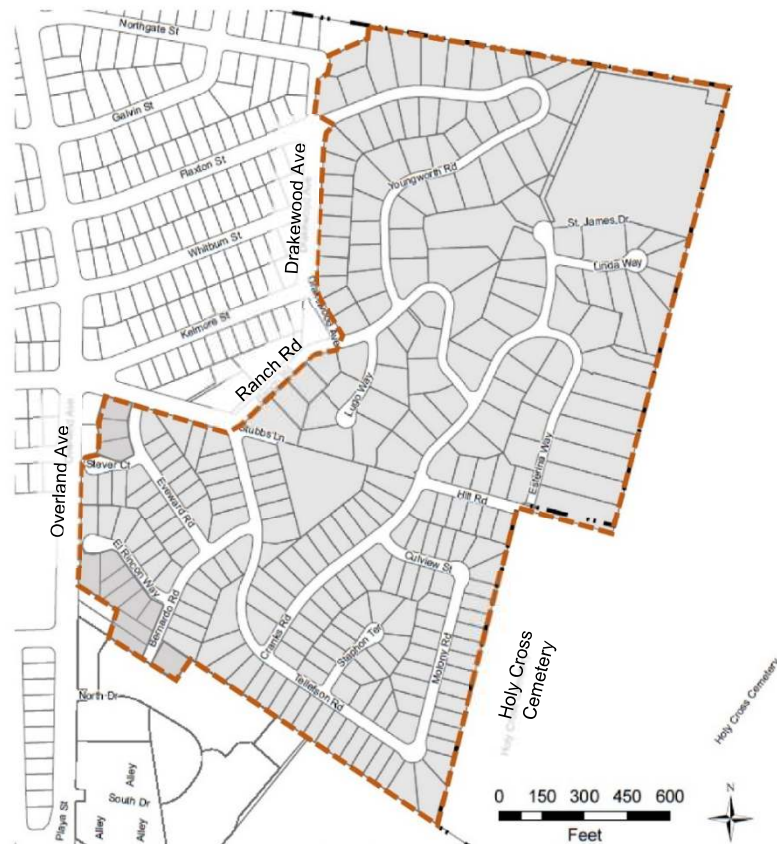
▪ **FOR QUESTIONS/MORE INFORMATION**

Fire Safety Requirements:  
**Community Risk Reduction Division**  
310.253.5925

Building Code Requirements, Permit, Plan Check:  
**Building Safety Division**  
310.253.5800

Driveway Approach/Curb Cut, Street Improvements, Utilities:  
**Engineering Division**  
310.253.5600

▪ **MAP ADU PROHIBITION AREA WITHIN UPPER CULVER CREST NEIGHBORHOOD**



Accessory Dwelling Units Prohibited  
Map 4-2

**Legend**  
 City Boundary  
 ADUS Prohibited