

EIR SCOPING MEETING

General Plan 2045 and Zoning Code Update EIR



Culver CITY
PLANNING DIVISION

General
Plan 2045
Culver CITY

March 7, 2024

6:00 p.m. – 7:00 p.m.

Scoping Meeting Objectives

- Provide information about the General Plan Update (GPU) and Zoning Code Update
- Provide information on the Environmental Impact Report (EIR) process
- Identify environmental issues for analysis in the EIR
- Solicit community input on environmental issues/alternatives to be addressed in the EIR

The EIR Scoping Meeting is for community input only on the EIR

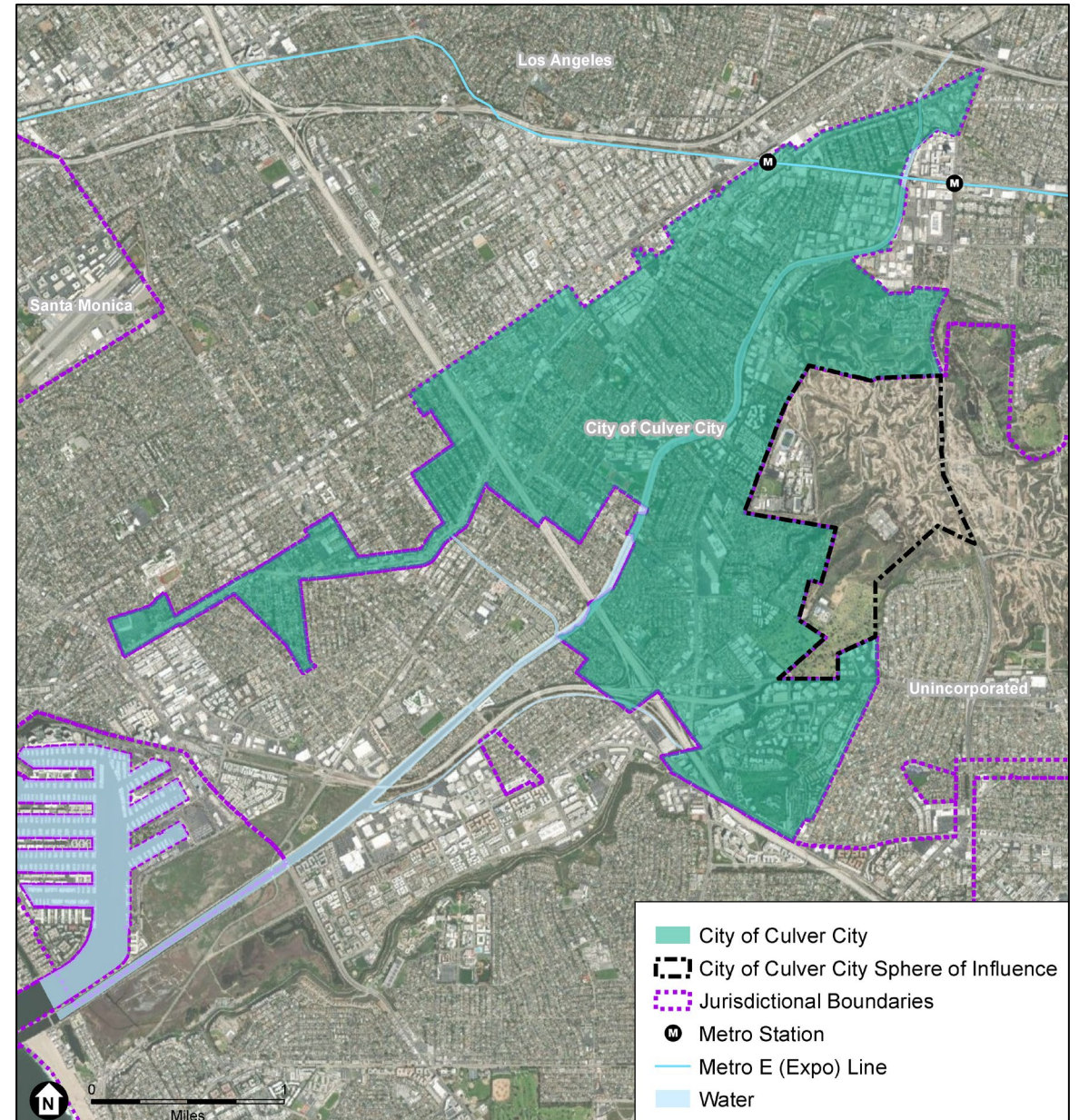


Background

- NOP previously circulated for the General Plan Update (2022)
- Zoning Code Update added to the Project
 - ❑ Mechanism to implement the General Plan Update
 - ❑ Includes new zoning districts
 - ❑ Comply with State mandates related to various housing requirements
- EIR evaluates the General Plan Update **and** the Zoning Code Update

Project Location

- Planning Area
 - Culver City
 - Covers about 5 square miles
 - 3,910 acres
 - Sphere of Influence
 - 630 acres



Existing Conditions

- Majority of Planning Area is urbanized and developed with residential uses
- Non-urbanized areas primarily consist of hillside areas in east of City and within the Sphere of Influence
- Ballona Creek runs through central portion of the Planning Area continuing to Pacific Ocean.

General Plan Land Use Designation	Acres	Percentage
Residential	1,408.1	44.0
Commercial	501.1	15.7
Industrial	226.6	7.1
Open Space	633.0	19.8
Cemetery	238.6	7.5
Studio	113.2	3.5
Ballona Creek	72.8	2.3
Institutional	3.5	0.1
Total	3,196.9	100.0

Overview of General Plan Update

The General Plan 2045 will consist of 13 Elements

- Land Use and Community Design
- Housing
- Mobility
- Greenhouse Gas Reduction
- Noise
- Conservation
- Safety
- Infrastructure
- Community Health, and Environmental Justice
- Parks, Recreation, and Public Facilities
- Economic Development
- Arts, Culture, and the Creative Economy
- Governance and Leadership



Overview of General Plan Update

- General Plan Update will allow more residential units and a greater mix of uses
- Buildout forecasts between 2019 to 2045:
 - ❑ 12,700 residential units
 - ❑ 3,332,000 square feet of commercial use
 - ❑ 364,800 square feet of industrial uses
 - ❑ No increase in institutional uses



Overview of General Plan Update



General Plan 2045 Population, Household, and Job Growth Projections

	Existing	1996 General Plan Buildout*	General Plan 2045 Buildout	Net Change (General Plan 2045 Buildout – Existing)
Population	40,800 (2020)	41,550	62,400	21,600
Households	17,000 (2019)	18,020	28,310	11,310
Jobs	68,040 (2019)	64,040	84,300	16,260

*Growth projections based on socio-economic data assumptions from SCAG 2020-2045 RTP/SCS

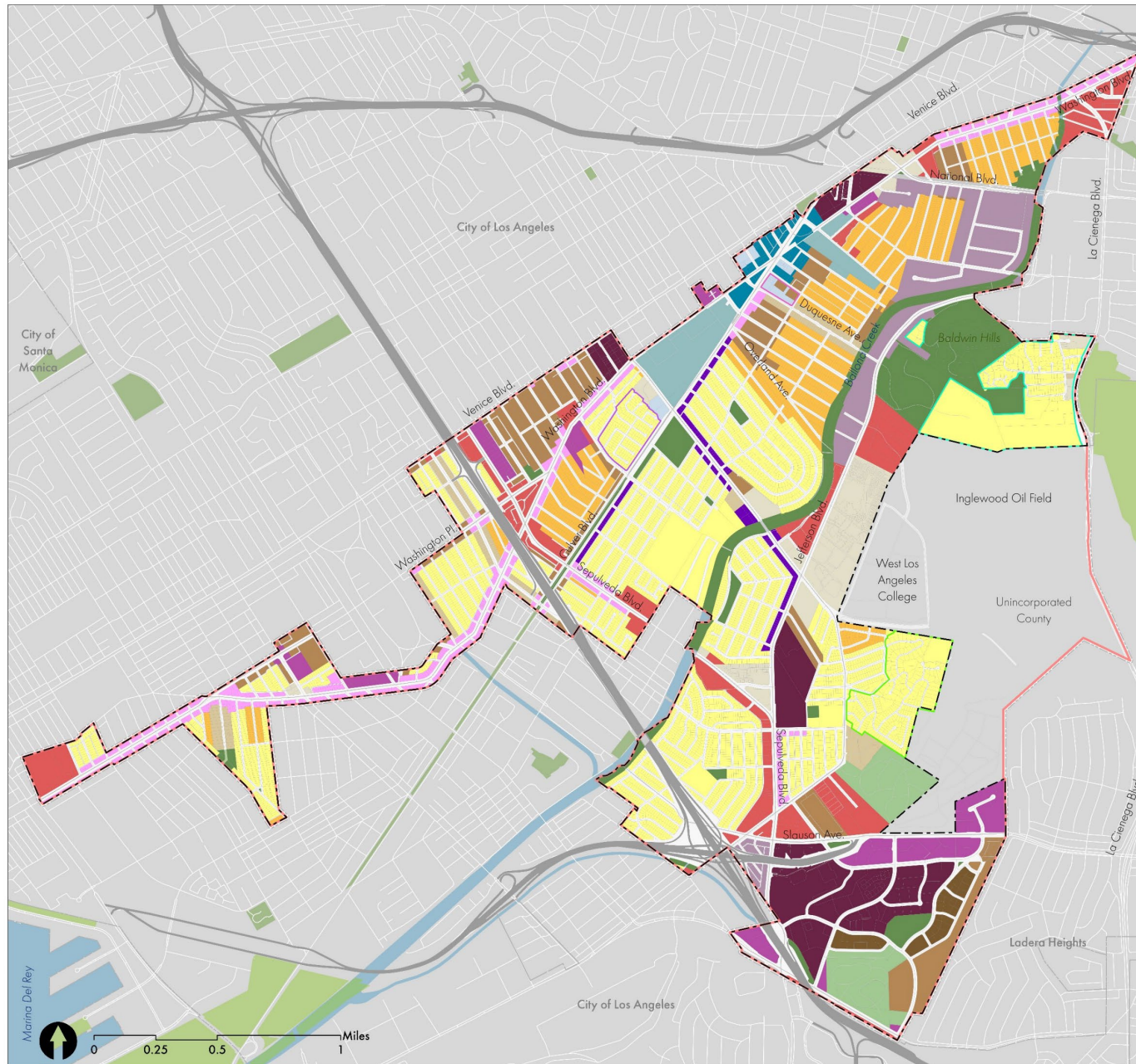
Zoning Code Update

- Implements the General Plan through changes in the zoning code and zoning map
- Complies with State mandates related to housing requirements
- Implements new vision changing from single-use commercial/industrial districts to mixed-use zones
- Streamlines project approvals by allowing uses by-right and limiting discretionary review

The City must adopt the General Plan and Zoning Code Updates by October 15, 2024 to remain in compliance with the previously approved Housing Element



Proposed Zoning Map



Residential Uses

- Single Family - 8.7 du/ac
- Two Family - 17.4 du/ac
- Low Density Multifamily - 35 du/ac
- Medium Density Multifamily - 50 du/ac
- High Density Multifamily - 70 du/ac

Mixed Uses

- Mixed Use Neighborhood - 35 du/ac
- Mixed Use Corridor 1 - 35 du/ac
- Mixed Use Corridor 2 - 50 du/ac
- Mixed Use Downtown - 65 du/ac
- Mixed Use Medium - 65 du/ac
- Mixed Use Industrial - 65 du/ac
- Mixed Use High - 100 du/ac

Special Uses

- Planned Development
- Institutional
- Studio
- Open Space
- Cemetery
- Transportation

Overlays

- Residential Hillside Overlay - Culver Crest
- Residential Hillside Overlay - Blair Hills
- Residential Zero Setback Overlay
- Civic Center Overlay

Online Map:

www.pictureculvercity.com

Zoning Code Update

- R1 and R2 are not changing
- Multifamily residential zones will allow more density and increased building heights
 - ❑ Low Density Multifamily – increasing from 26-29 du/acre to 35 du/acre; height increase of 2 ft
 - ❑ Medium Density Multifamily – increasing from 29 du/acre to 50 du/acre; height increase of 8 ft
 - ❑ High Density Multifamily – new zone; 70 du/acre; 56 ft in height
- Commercial and industrial areas change to mixed use
 - ❑ Allow residential uses; increase in building height up to 56 ft
 - ❑ Introduces floor area ratio (FAR) to regulate intensity of non-residential development



Zoning Code Update

- Mixed-Use Corridor
 - ❑ 3 zones: MU Neighborhood and MU-1 (small-scale neighborhood comm'l) and MU-2 (neighborhood serving and general comm'l)
 - ❑ 35 - 50 du/acre; 2.0 – 3.0 FAR; maximum height of 56 ft
- Mixed-Use
 - ❑ MU Downtown and MU Medium: 65 du/ac; 3.0 FAR; maximum height of 56 ft
 - ❑ MU Industrial: 65 du/ac; 3.0 FAR
 - ❑ MU High: 100 du/ac; 4.0 FAR
- Special Uses
 - ❑ Adding Institutional zone



California Environmental Quality Act (CEQA)

Purpose of CEQA Review:

- Inform decision-makers and the public of a project's potential environmental effects
- Increase public understanding of and participation in environmental review process
- Disclose potential impacts on the environment
- Identify ways to avoid or reduce potential environmental impacts through mitigation measures or alternatives

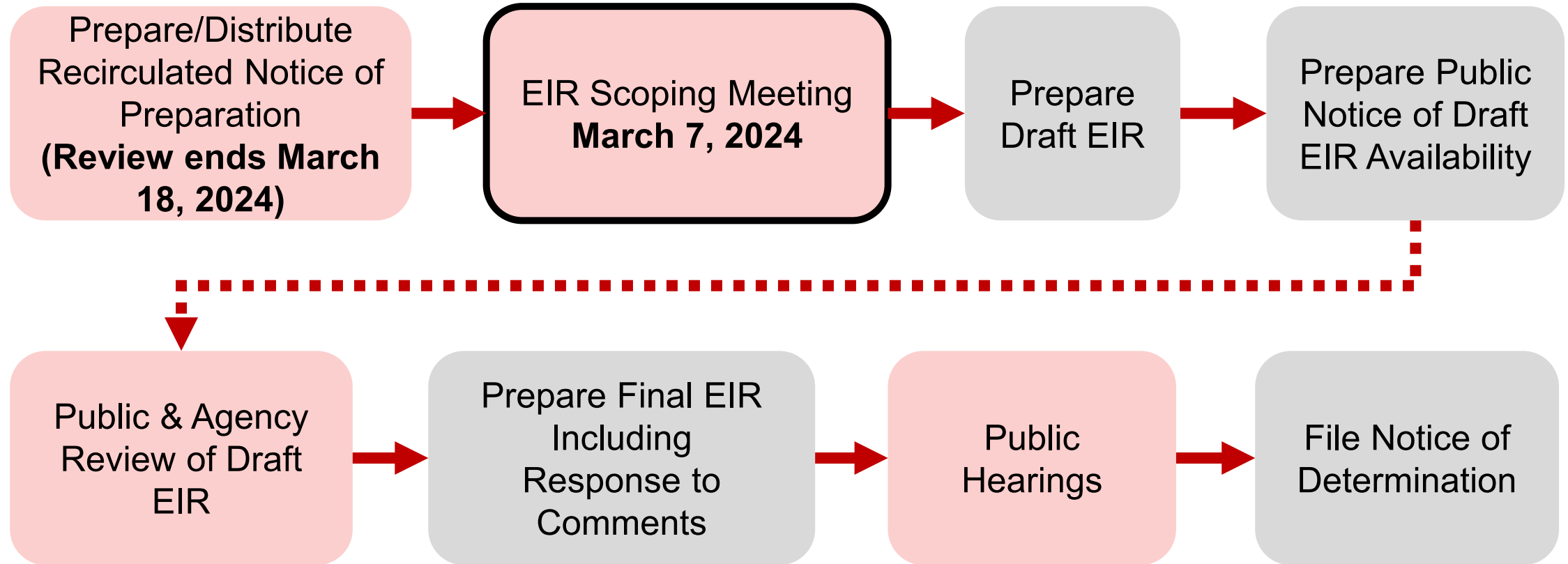
Program EIR

(CEQA Guidelines Section 15168)

- Program EIRs are used :
 - ❑ To evaluate a series of actions that are related geographically or as part of a suite of activities characterized as one large project
 - ❑ In connection with rules, regulations, plans, or other general criteria to govern the conduct of a continuing program.
- The Program EIR will provide a citywide assessment of the potential environmental impacts of the General Plan and Zoning Code Update.
- When future projects are proposed, the City will determine if additional environmental analysis is needed



The EIR Process



Opportunities for Public Input

We are here in the process



EIR Scope and Content

Topics to be Analyzed in the EIR

- Aesthetics
- 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 / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



Public Comments

**Due date for written
public comments
on the scope of the EIR:**

**5:30 p.m. on Monday,
March 18, 2024**

For additional information on
the General Plan 2045, please
visit www.pictureculvercity.com

Please direct EIR comments to:

- Troy Evangelho
City of Culver City
Advance Planning Division
9770 Culver Boulevard
Culver City, California 90230
- **Email:** advance.planning@culvercity.org
- **Reference:** *General Plan
2045/Zoning Code Update*



Oral Comments

To provide oral comments:

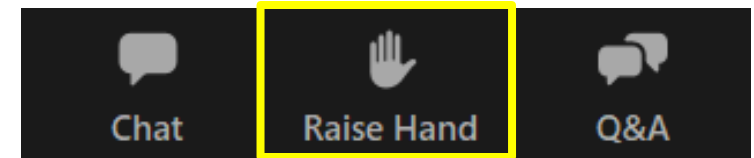
Zoom

- Mouse over the bottom of the Zoom application
- Click the **Raise Hand** button
- Wait until moderator calls your name and unmutes you

By Phone

- Dial ***9** to raise your hand
- Wait until moderator calls your name and unmutes you

In order to provide an opportunity for everyone to speak, there will be a 2-minute time limit.



Thank you for Participating!



**Written comments
on the scope of the EIR
due:**

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