



THE CULVER CITY STORY

The way land is used and the way buildings and public spaces are designed contribute to the look and feel of a place. Culver City has a historic scale with many small lots and a “village” that give it its unique character. In recent decades, to accommodate more jobs and housing, emphasis has been placed on enhancing community design through transportation infrastructure and large-lot developments with mixed uses, transforming Culver City into an “urban village.”

The updated General Plan will take into account how historical and current land uses and urban design opportunities may shape quality of life, the physical appearance of the city, housing opportunities, and the distribution of jobs in Culver City.

BY THE NUMBERS

40% of land is presently used for residential purposes

60% of parcels are of a size less than 6,000 square feet

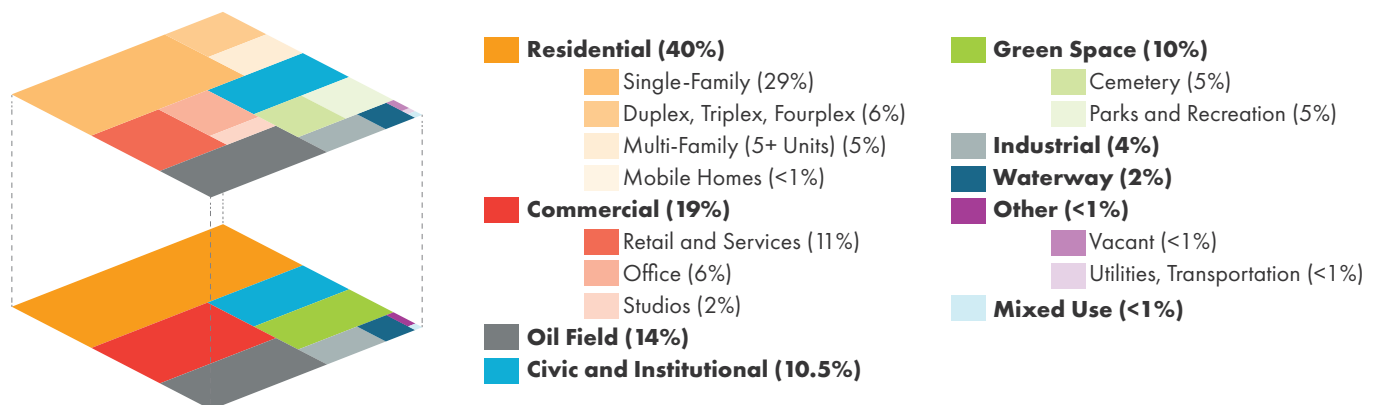
The development pipeline includes:

- **1,550** housing units
- **480** hotel rooms
- **140,000** square feet of retail
- **1.5** million square feet of office

Existing Land Use

Existing land use refers to the way land is currently being used in Culver City. Culver City has a mix of residential and non-residential land uses, which contributes to variety in built form and creates potential to both live and work in the city. The General Plan Update (GPU) may attempt to maintain this current land use mix or increase the prevalence of certain uses.

Figure: Existing Land Use in Culver City (Bottom: General Land Uses, Top: Detailed Land Uses)



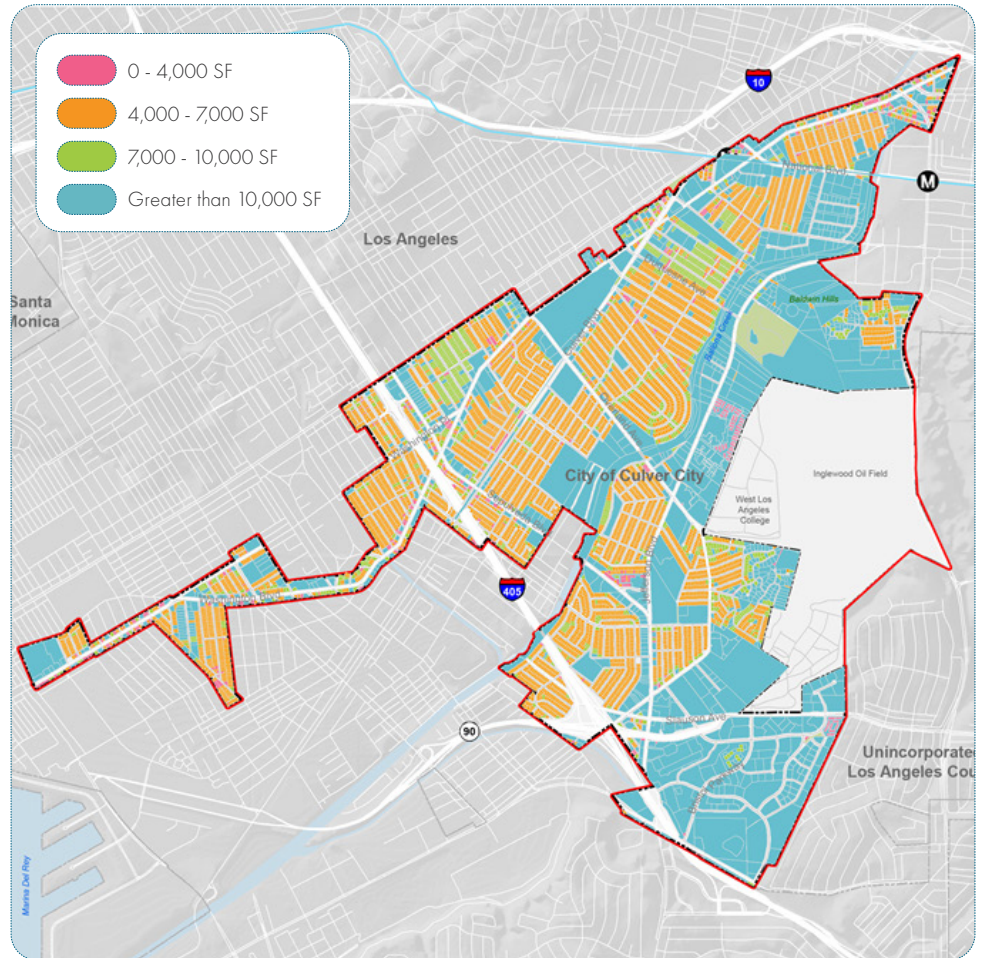
Community Design

Community design refers to the physical arrangement, scale, and design of streets, blocks, buildings, and open spaces.

Parcel size drives the scale of development that occurs on it. It also determines scale and, consequently, character. Development on small parcels, combined with prevalence of street trees and greenery, consistent building scale, narrow streets and consistent sidewalks, and buildings oriented to the street, contribute to Culver City's "village" character.

The figure to the right shows parcel size in the city. Culver City is largely comprised of small parcels: Nearly 60% of city parcels are less than 6,000 square feet (SF) in size, contributing to the city's village feel.

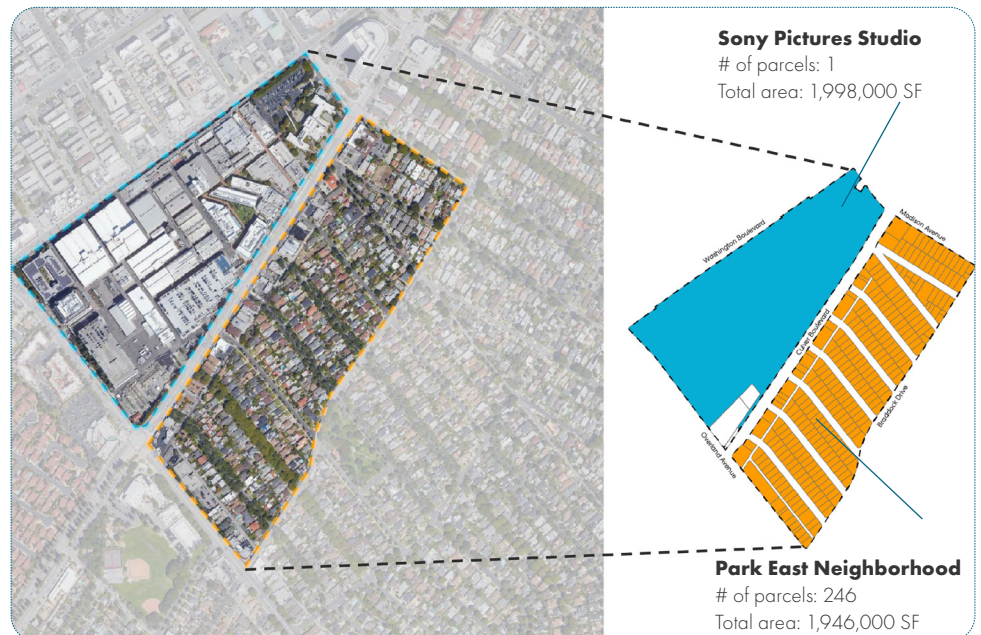
Figure: Culver City Parcels by Size



Although the number of parcels above 10,000 SF comprise only 11% of total parcels, they make up more than half of the acreage of parcels the city.

As shown in the figure to the right, large parcels, such as Sony Pictures Studio, can result in development built at a greater scale than nearby neighborhoods. The GPU will need to consider the scale of existing parcels and ensure that future development is harmonious with the city's existing fabric.

Figure: Culver City Parcels Size Comparison



Neighborhoods and Corridors

Existing urban design characteristics of Culver City can be delineated based on two common categories: neighborhoods and corridors. These categories have different characteristics that will shape opportunities for the GPU and ultimately impact how the city will change or remain the same in the future.

Neighborhoods



Characteristics

- Narrow streets and consistent sidewalks
- Ample street trees and plantings
- Predominantly residential land uses
- Generally consistent building scale
- Buildings are oriented to the street
- Consistent building scale
- Relatively little public space allocated to cars
- Opportunity for context-sensitive housing development, including duplexes, triplexes, and quadplexes

Corridors



Characteristics

- Wide streets and narrow sidewalks
- Inconsistent street trees and plantings
- Mix of land uses
- Inconsistent building scale
- Buildings are oriented to the street
- Variation in building scale
- Majority of public space allocated to cars
- Opportunities for larger-scale retail, office, and housing development on major "opportunity" parcels

Key Opportunities for the General Plan Update

1

Jobs/Housing Balance

Job growth has outpaced residential growth in the city since the General Plan was last updated in 1991. Land use decisions in the General Plan Update can shape future job and housing opportunities.

2

Enhance Public Realm

A high-quality public realm, such as landscaping, generous sidewalks, and context-sensitive design can improve the experience of being in Culver City and preserve the village feel community members love.

3

Housing in Neighborhoods and Corridors

The General Plan Update can diversify and expand the range of context-sensitive housing types in Culver City, including duplexes, triplexes, and quadplexes in neighborhoods and larger-scale multi-family housing on corridors.

4

Create Harmonious Transitions in Scale

Culver City has many large buildings on large parcels next to smaller buildings. Contextual architectural and public realm design can "soften" abrupt transitions in scale.

