

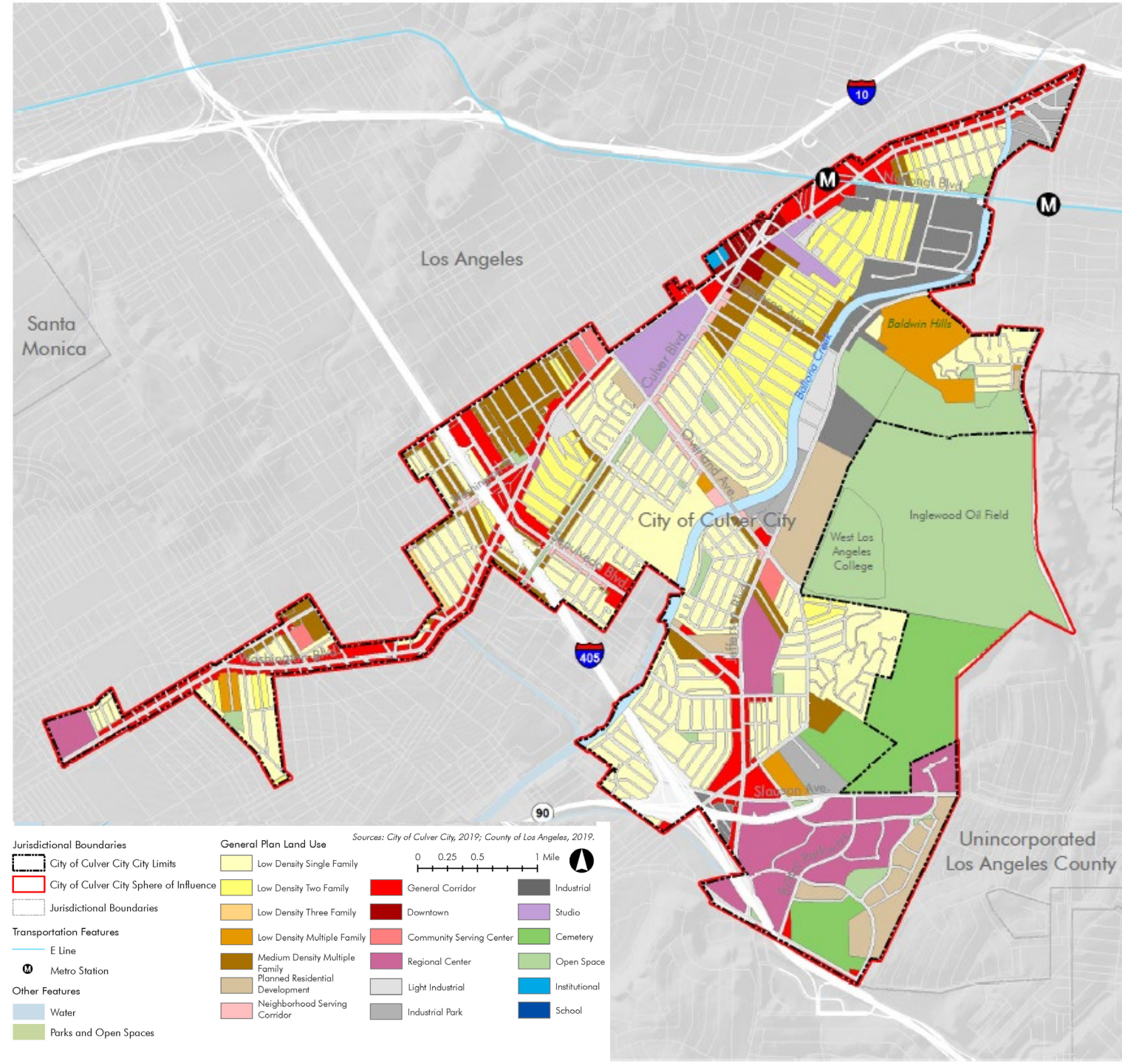
General Plan 2045 *Culver* CITY

Land Use Alternatives GPAC Meeting #15

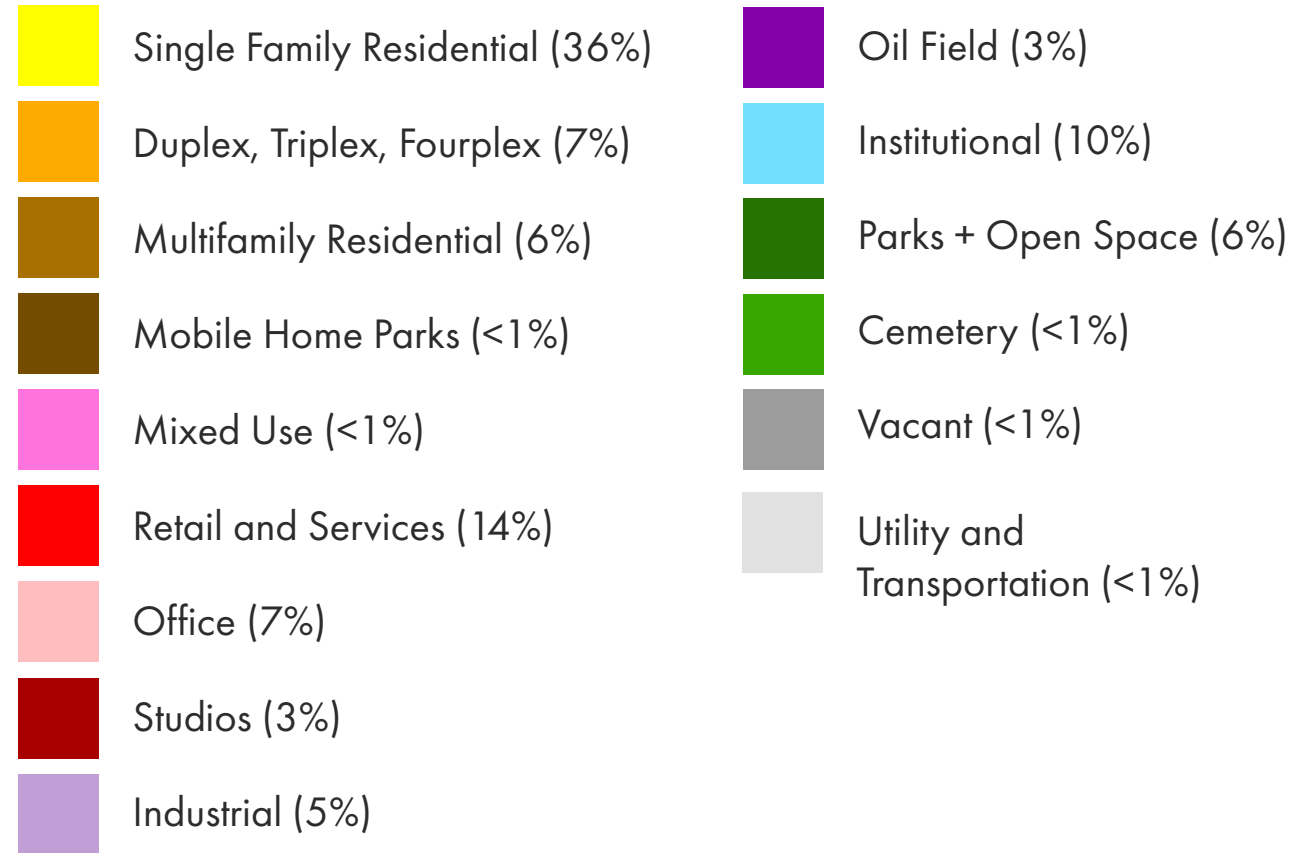
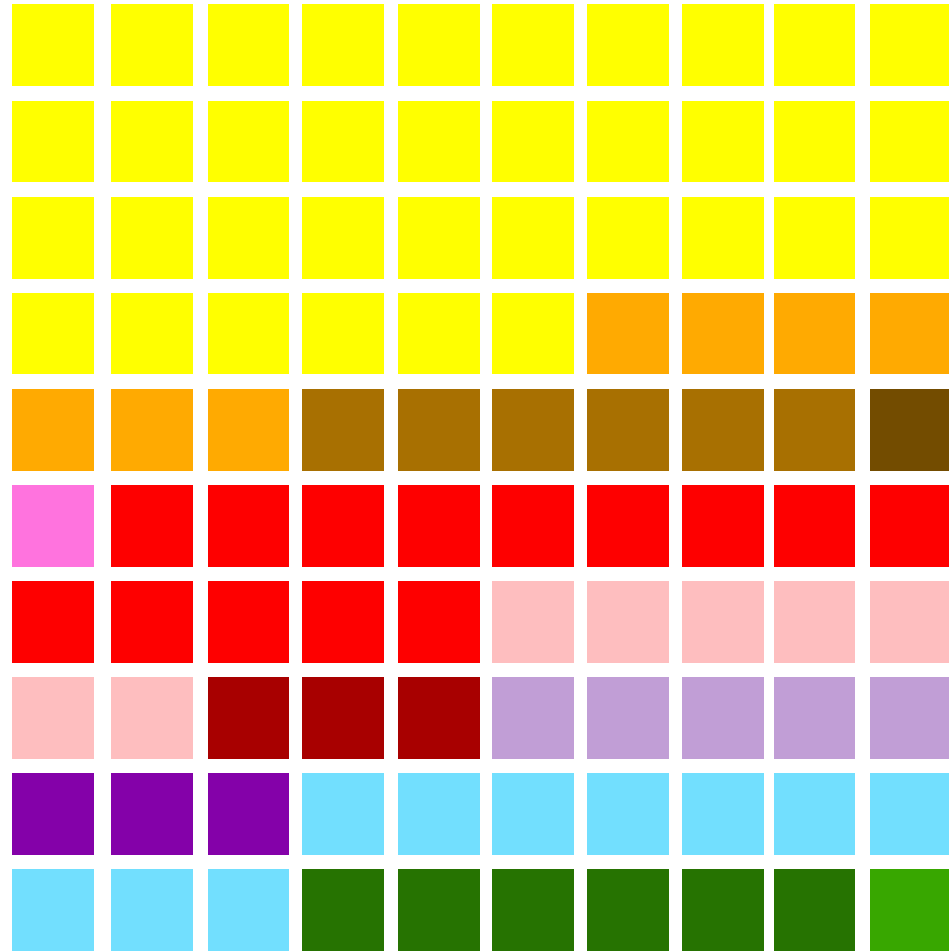
April 8, 2021

What Are General Plan Land Uses?

- Establish policy direction
- Show the proposed distribution, location, and extent of land uses and density in the city
- Focus on future growth and physical development (*not necessarily what's on the ground now*)
- Supported by other elements and policies to ensure there is adequate infrastructure and services



Existing Land Uses in Culver City



Recap “Usual Approach”

Concentrating new growth onto limited land resources

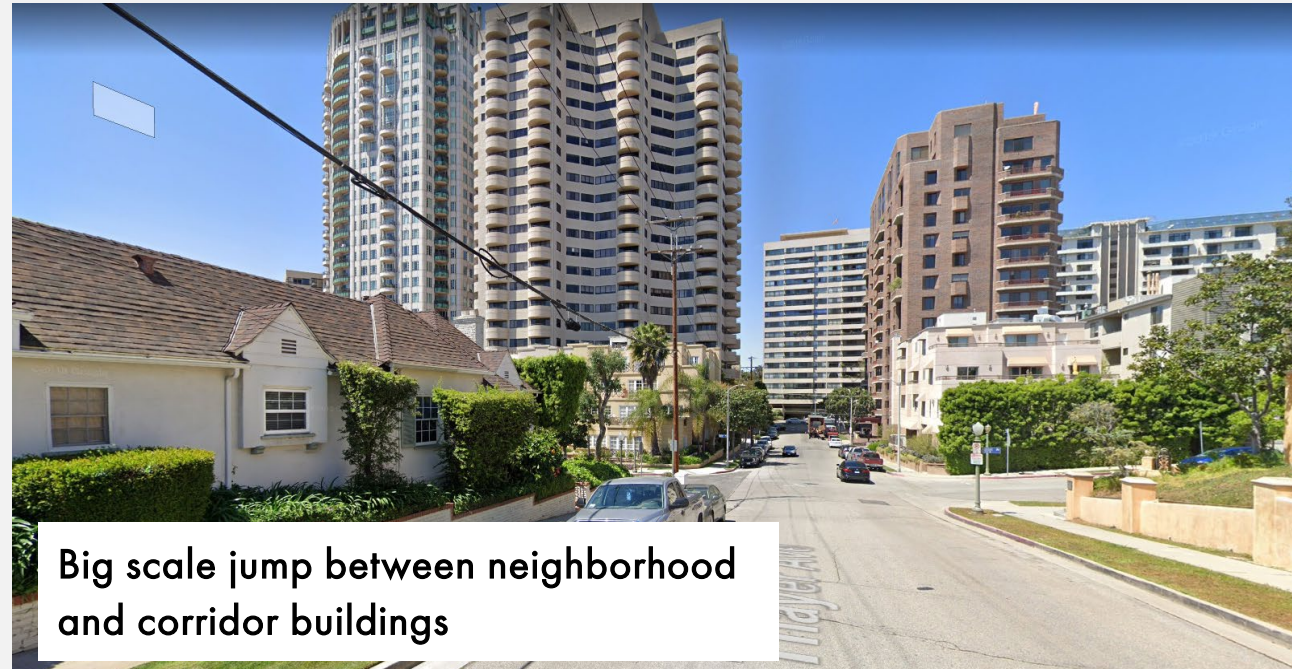
A common model for growth revolves around two key tenets

- Designating areas for no growth, i.e., preservation
- Concentrating growth onto a limited number of opportunity sites

Why is it important to reconsider the usual approach?

- Large portions of the city are “off limits” for growth and redevelopment
- Concentrated development generates conflict

Full block development



Big scale jump between neighborhood and corridor buildings

Recap: Missing Middle Housing

Missing middle housing is a range of small to medium sized buildings with multiple residential units.

- Compatible in scale and form with detached single-family homes
- Can help create a more walkable neighborhood
- A few examples of missing middle housing include:
 - Duplex, Triplex, or Fourplex
 - Courtyard Building
 - Cottage Court
 - Townhouse
 - Live-Work Unit



Recap: Incremental Densification

Incremental densification explores opportunities to increase density slowly while working within the existing context and scale of the neighborhood.

- Can be found from neighborhoods to commercial corridors
- Needs to be calibrated (or scaled) to existing parcel size



Recap: Land Use Intensity Scale

Less Dense

Denser



Single-unit residential density

1-2 stories single-family and accessory dwelling units, limited footprint



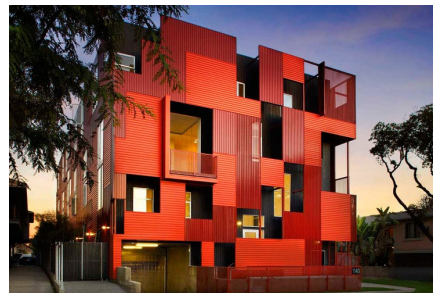
Low multi-unit residential density

1-3 stories, smaller duplex, triplex, multi-unit, limited footprint



Low mixed-use/commercial density

3-4 stories, multi-family/mixed-use
1-2 stories commercial



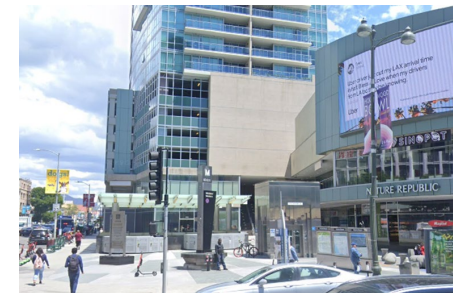
Medium mixed-use/commercial density

4-6 stories multi-family/mixed-use
Up to 4 stories commercial



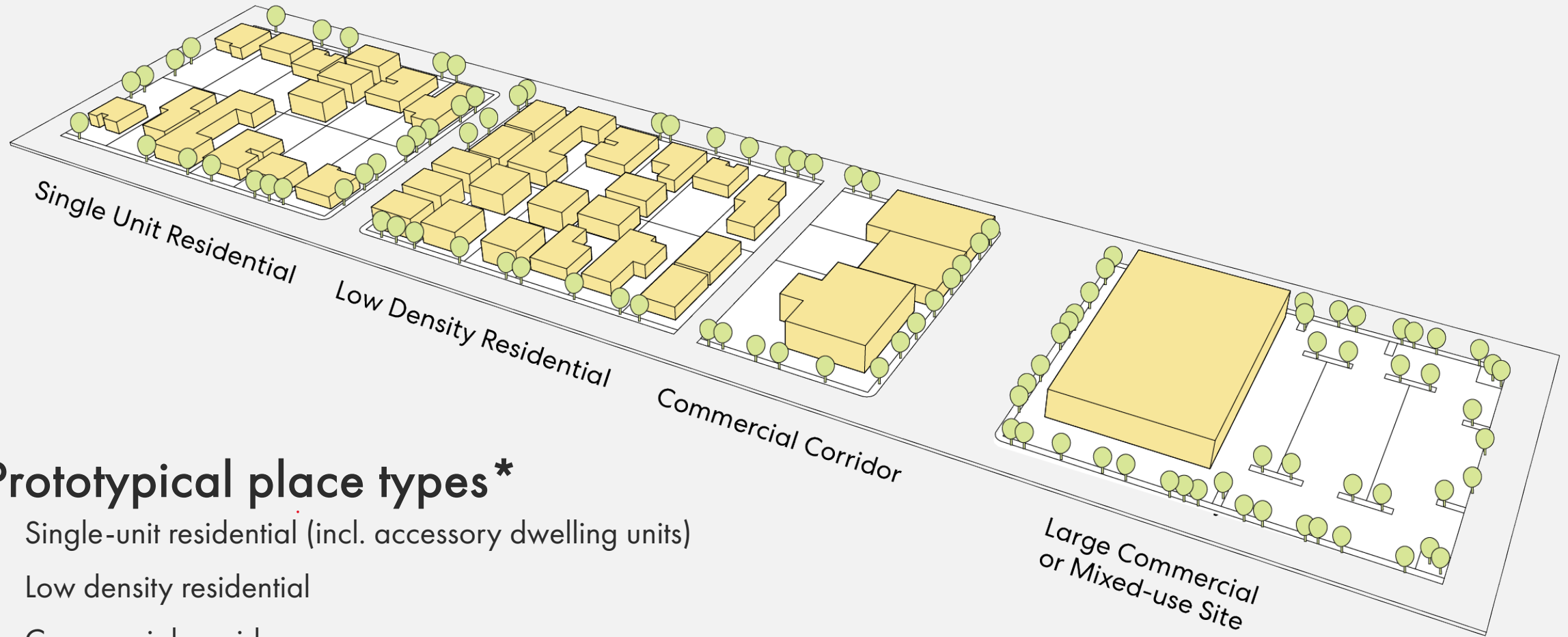
High mixed-use density

6+ stories multi-family/mixed-use



Note: Mixed-use incorporates a variety of commercial and residential uses and potentially includes stand-alone residential and commercial uses.

Recap: Existing Place Types

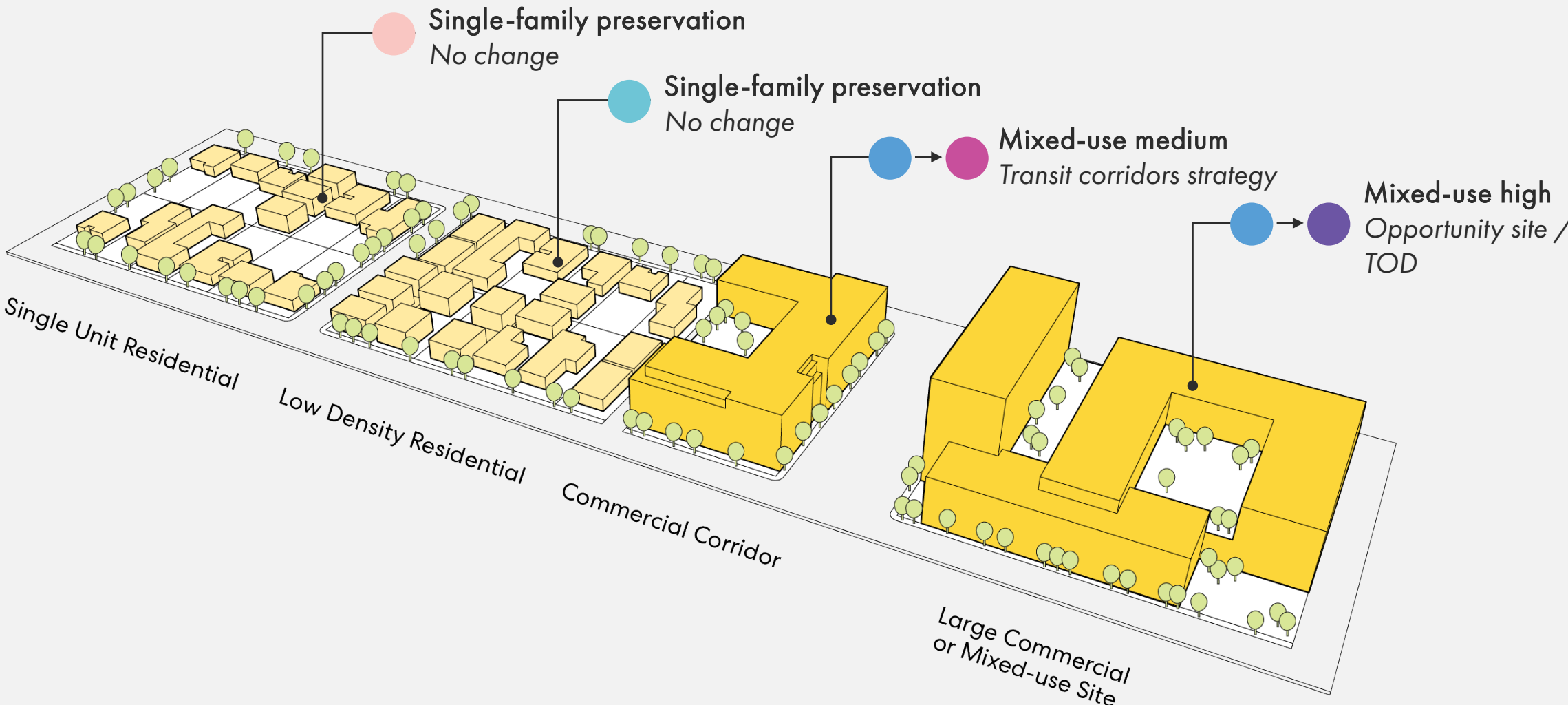


Prototypical place types*

- Single-unit residential (incl. accessory dwelling units)
- Low density residential
- Commercial corridor
- Large commercial or mixed-use site

* Place types are a simplification and generally representative of areas that could accommodate housing growth

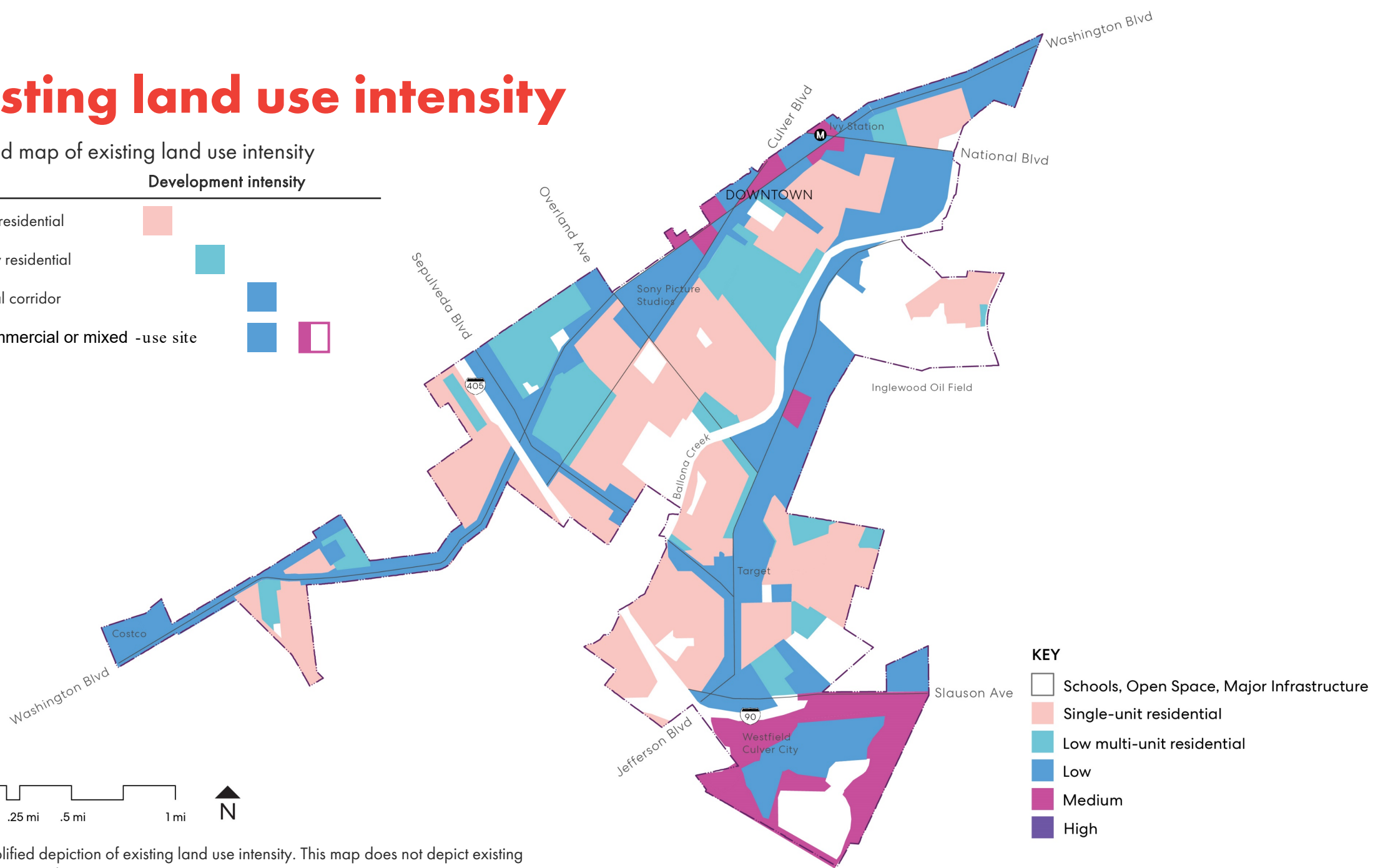
Recap: Commercial Districts Concentrated Growth



Existing land use intensity

Simplified map of existing land use intensity

Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed -use site	

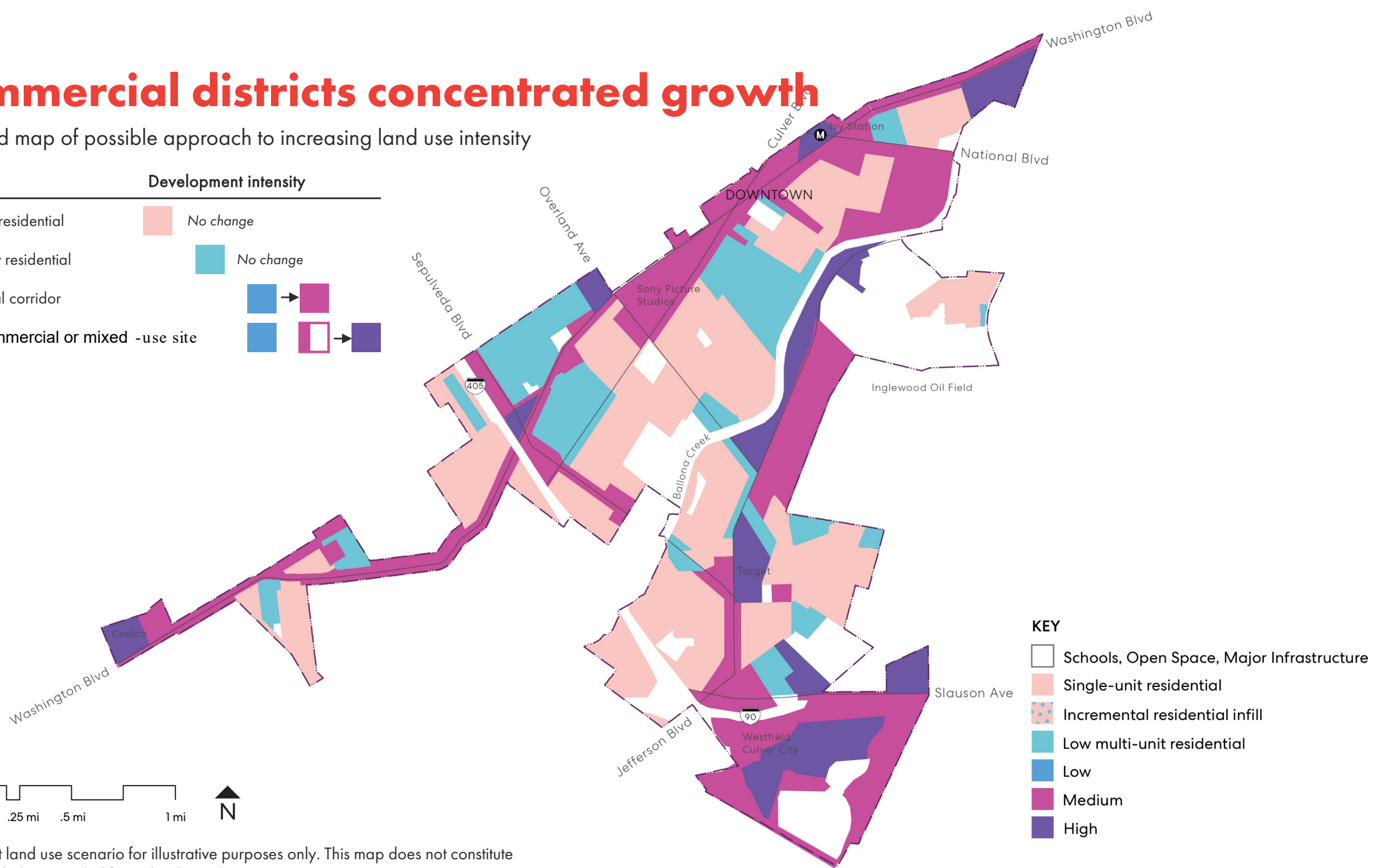


Note: Simplified depiction of existing land use intensity. This map does not depict existing land use planning documents.

Commercial districts concentrated growth

simplified map of possible approach to increasing land use intensity

Place type	Development intensity
Single-unit residential	No change
Low density residential	No change
Commercial corridor	→
Large commercial or mixed -use site	→ →

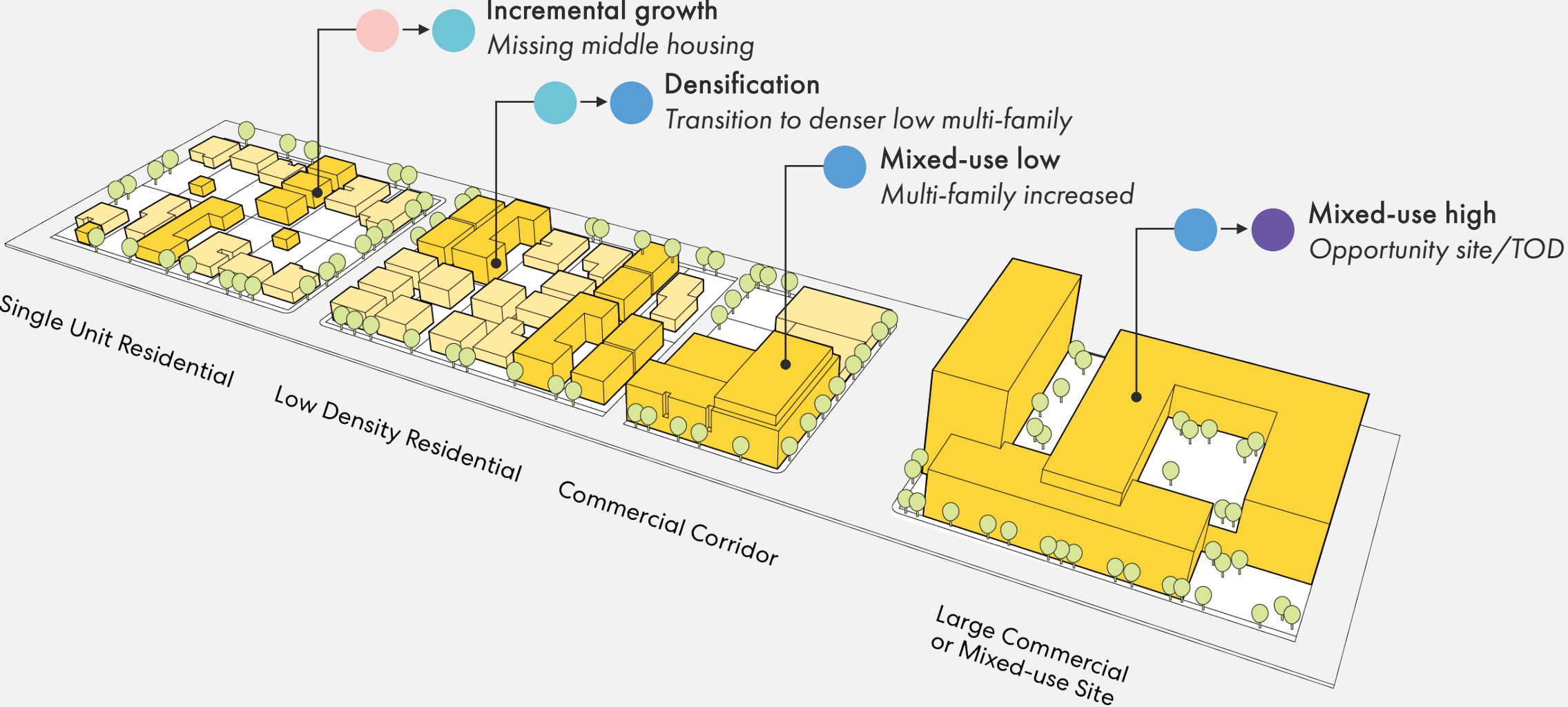


KEY

- Schools, Open Space, Major Infrastructure
- Single-unit residential
- Incremental residential infill
- Low multi-unit residential
- Low
- Medium
- High

Note: Draft land use scenario for illustrative purposes only. This map does not constitute recommended or intended future land use changes.

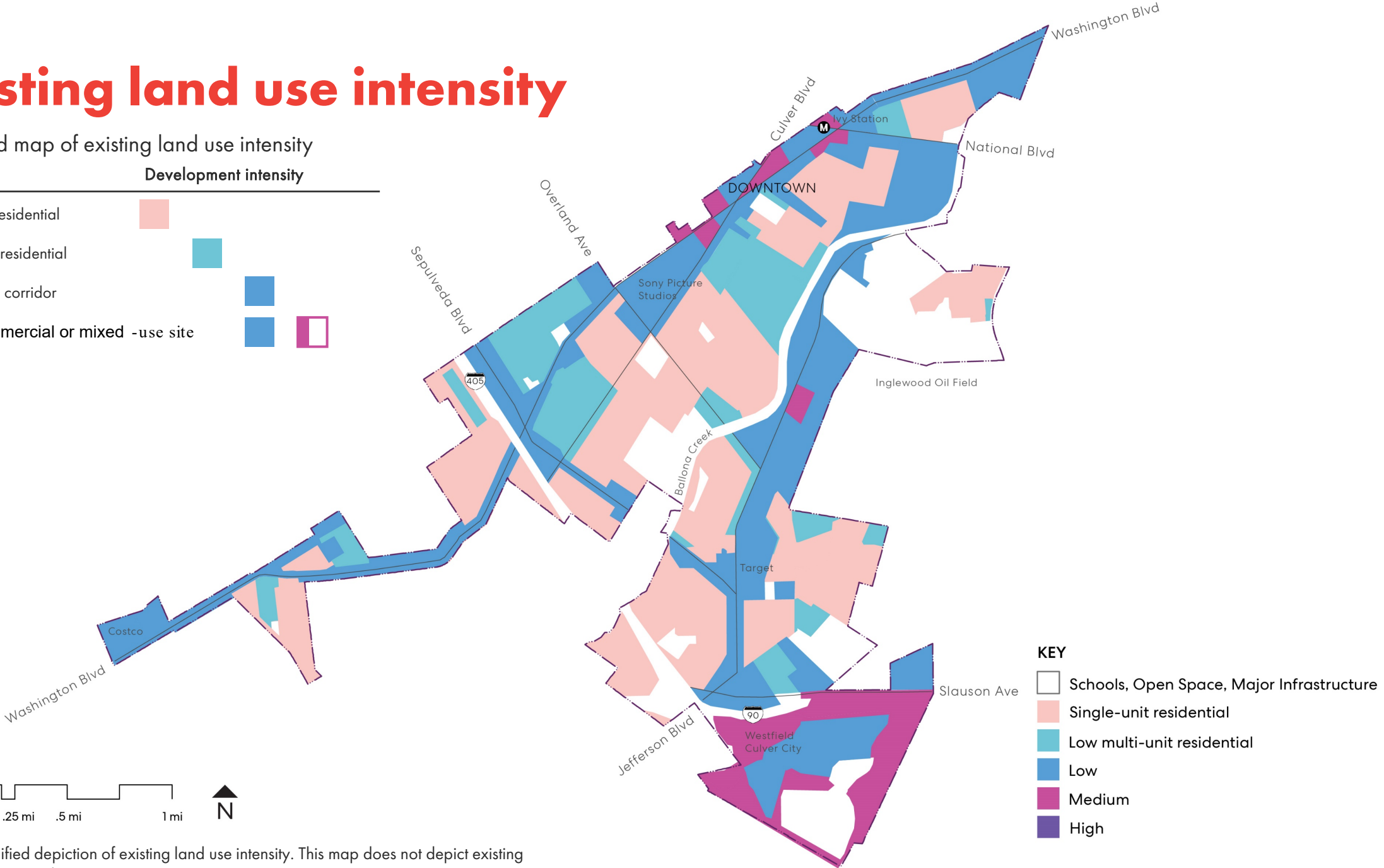
Recap: Targeted High Incremental Dispersed Growth



Existing land use intensity

Simplified map of existing land use intensity

Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed -use site	



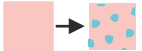






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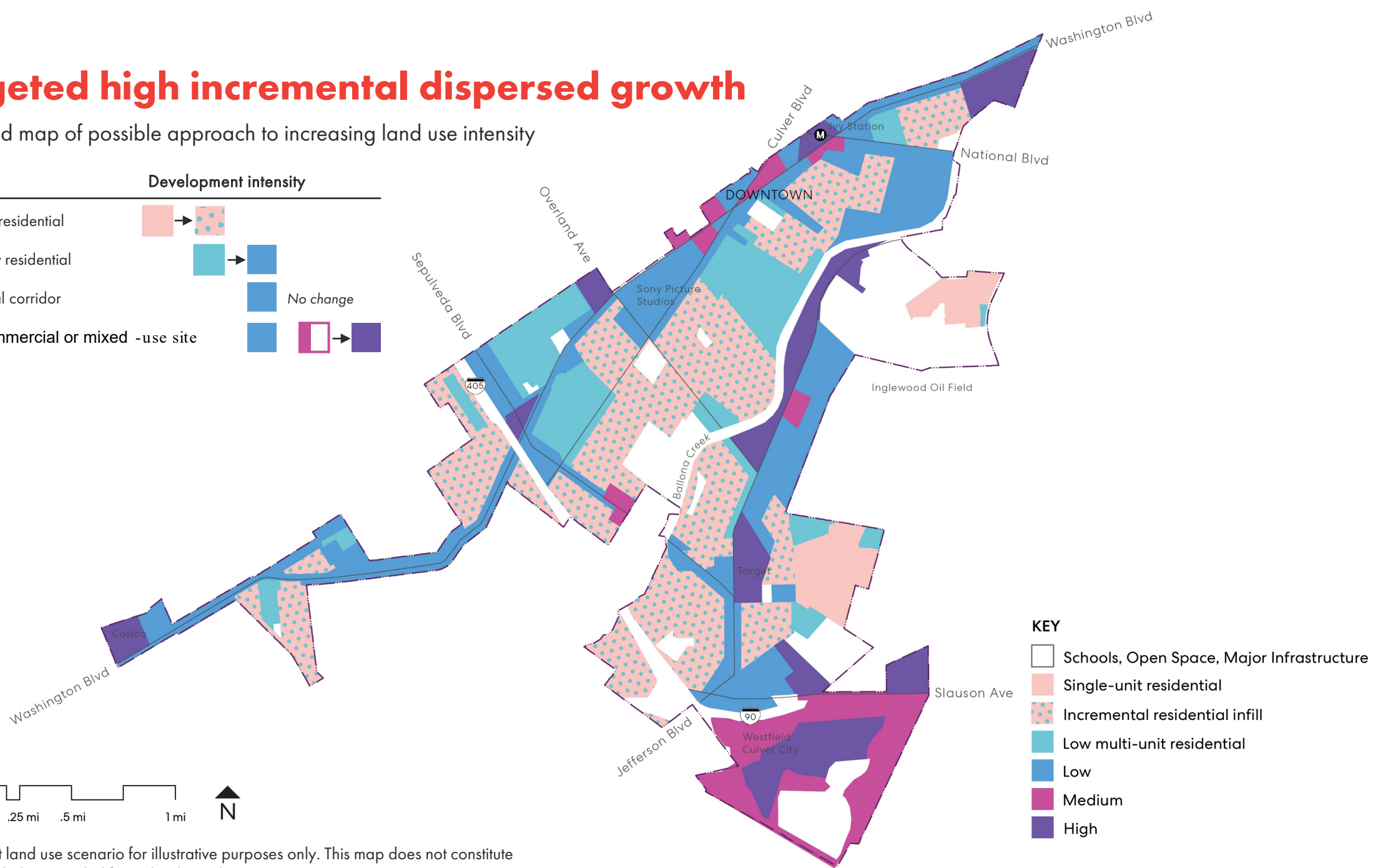
	Schools, Open Space, Major Infrastructure
	Single-unit residential
	Low multi-unit residential
	Low
	Medium
	High

Note: Simplified depiction of existing land use intensity. This map does not depict existing land use planning documents.

Targeted high incremental dispersed growth

Simplified map of possible approach to increasing land use intensity

Place type	Development intensity
Single-unit residential	 → 
Low density residential	 → 
Commercial corridor	 No change
Large commercial or mixed -use site	 → 



Note: Draft land use scenario for illustrative purposes only. This map does not constitute recommended or intended future land use changes.

Alternative 0 – No Change (Existing)

Residential

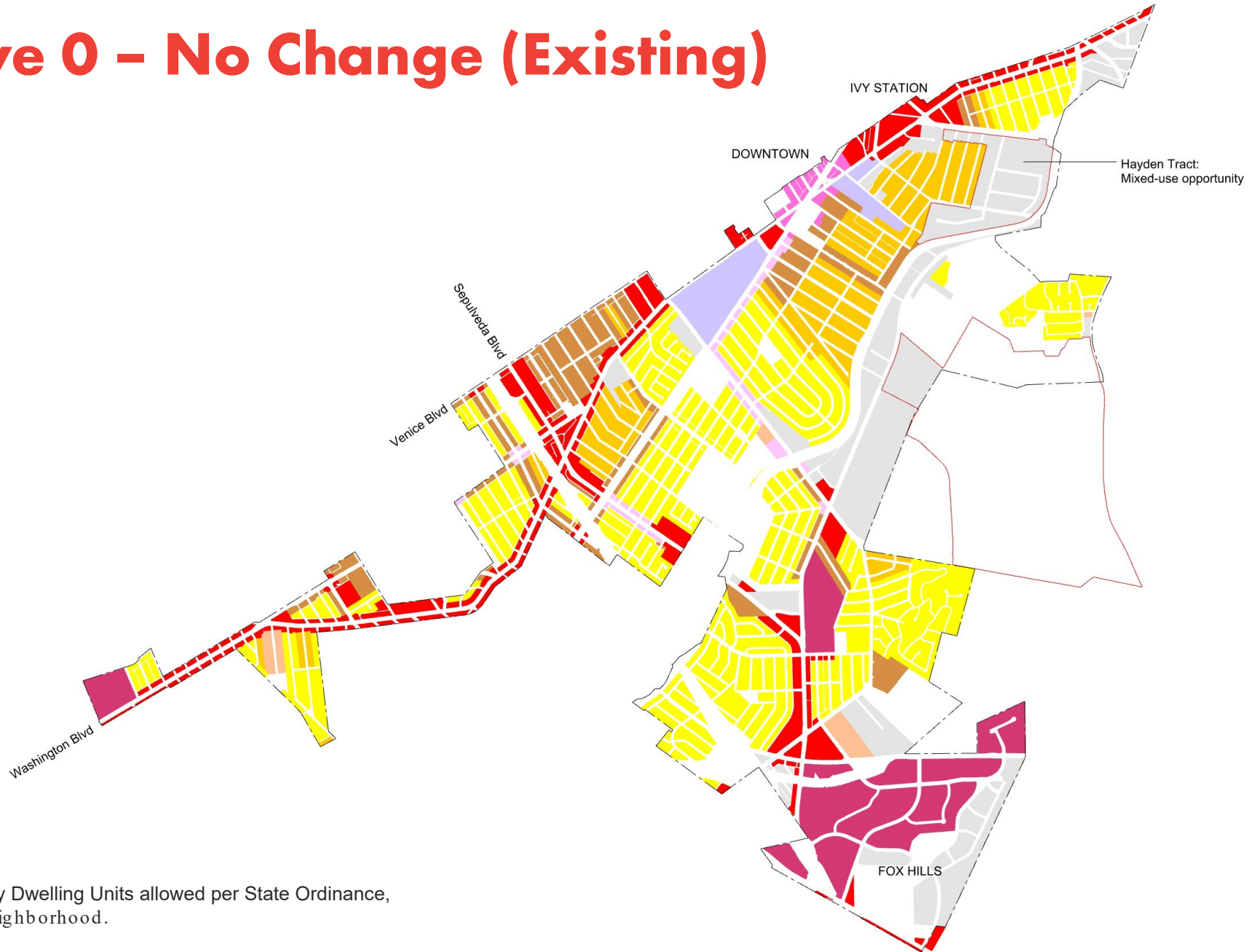
- Low Density Single Family*
- Low Density Two Family
- Low Density Multi Family
- Medium Density Multi Family
- Planned Unit Residential

Commercial

- Neighborhood Serving Commercial
- General Corridor
- Downtown
- Regional Center























Other

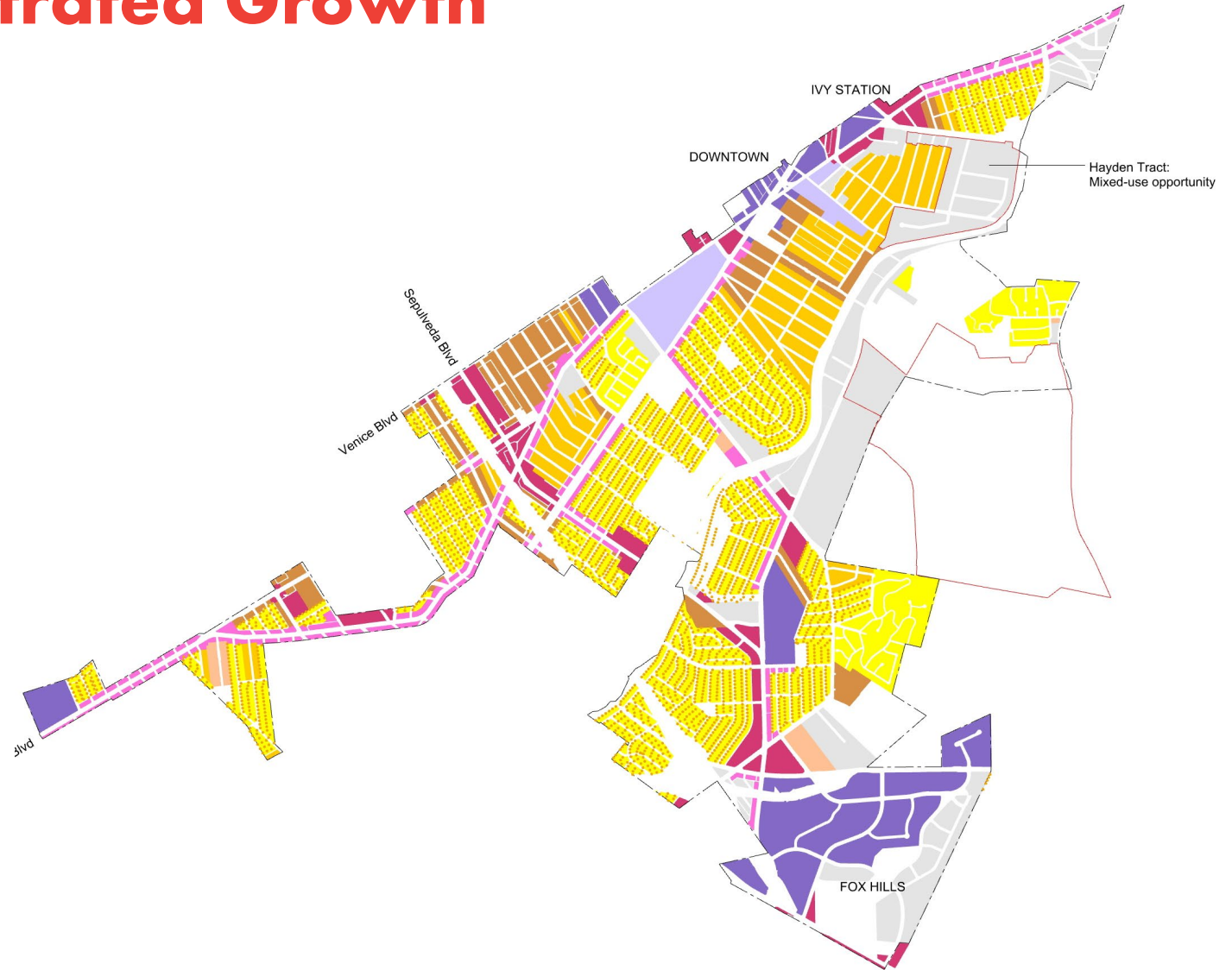
- Studio



* Accessory and Junior Accessory Dwelling Units allowed per State Ordinance, besides Upper Culver Crest Neighborhood.

Alternative 1 - Concentrated Growth

Residential		Residential	
 Low Density Single Family	→	 Single Unit Residential *	
 Low Density Two Family	→	 Missing Middle Housing 1	
 Low Density Multi Family	→	 Missing Middle Housing 2	
 Medium Density Multi Family	→	 Neighborhood Multi Family	
 Planned Unit Residential	→	 Planned Unit Residential	
Commercial		Commercial	
 Neighborhood Serving Corridor	→	 Neighborhood/Corridor MU 2	
 General Corridor	→	 Neighborhood/Corridor MU 2	
	→	 Mixed Use Medium	
	→	 Mixed Use High	
 Downtown	→	 Mixed Use High	
 Regional Center	→	 Mixed Use High	
Other		Other	
 Studio		 MU Studio	

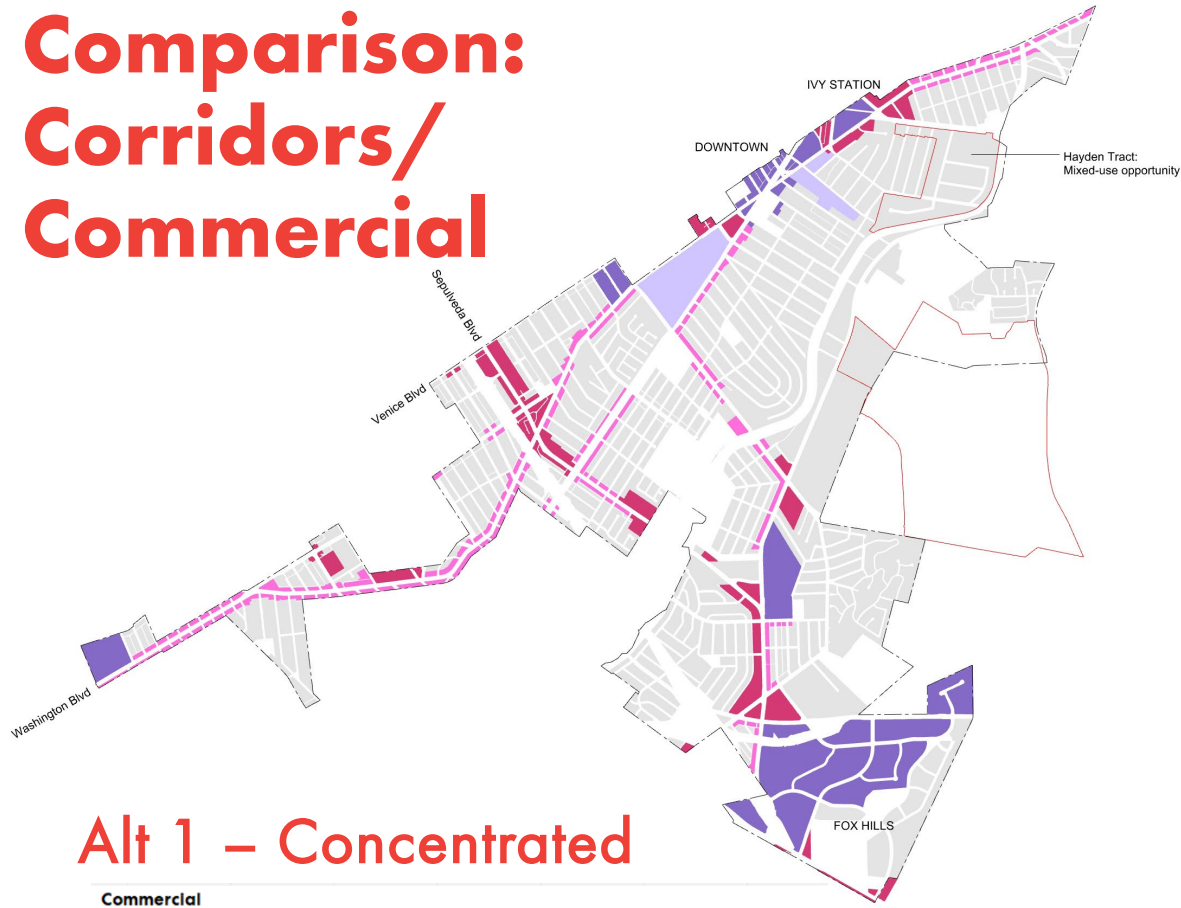


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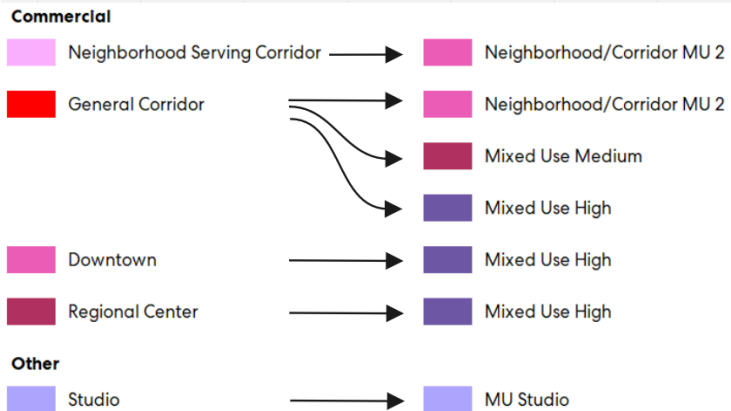
Alternative 2 – Dispersed Growth



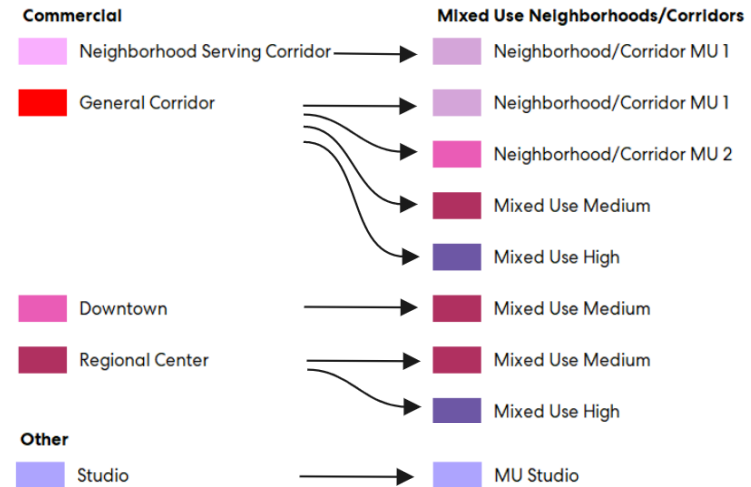
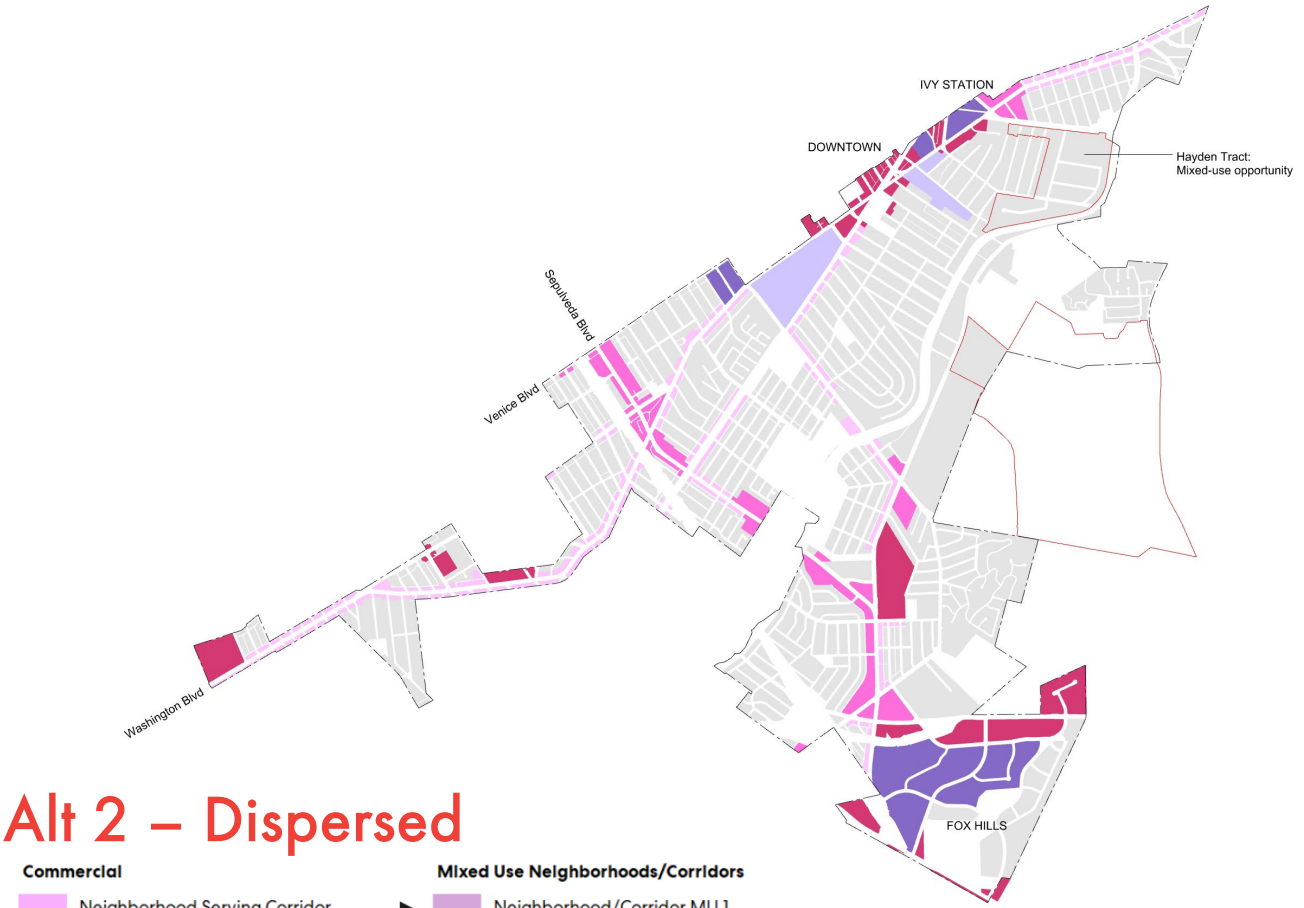
Comparison: Corridors/ Commercial



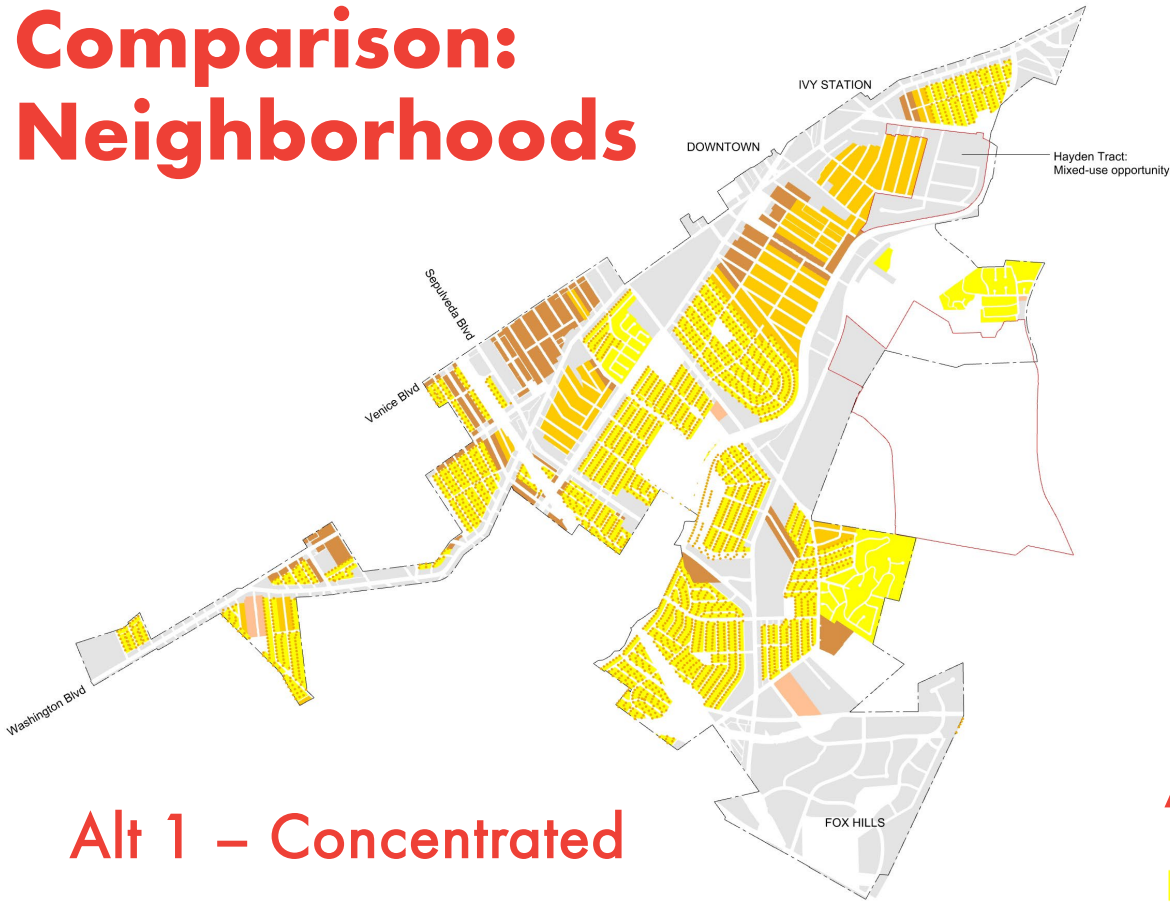
Alt 1 – Concentrated













Alt 2 – Dispersed



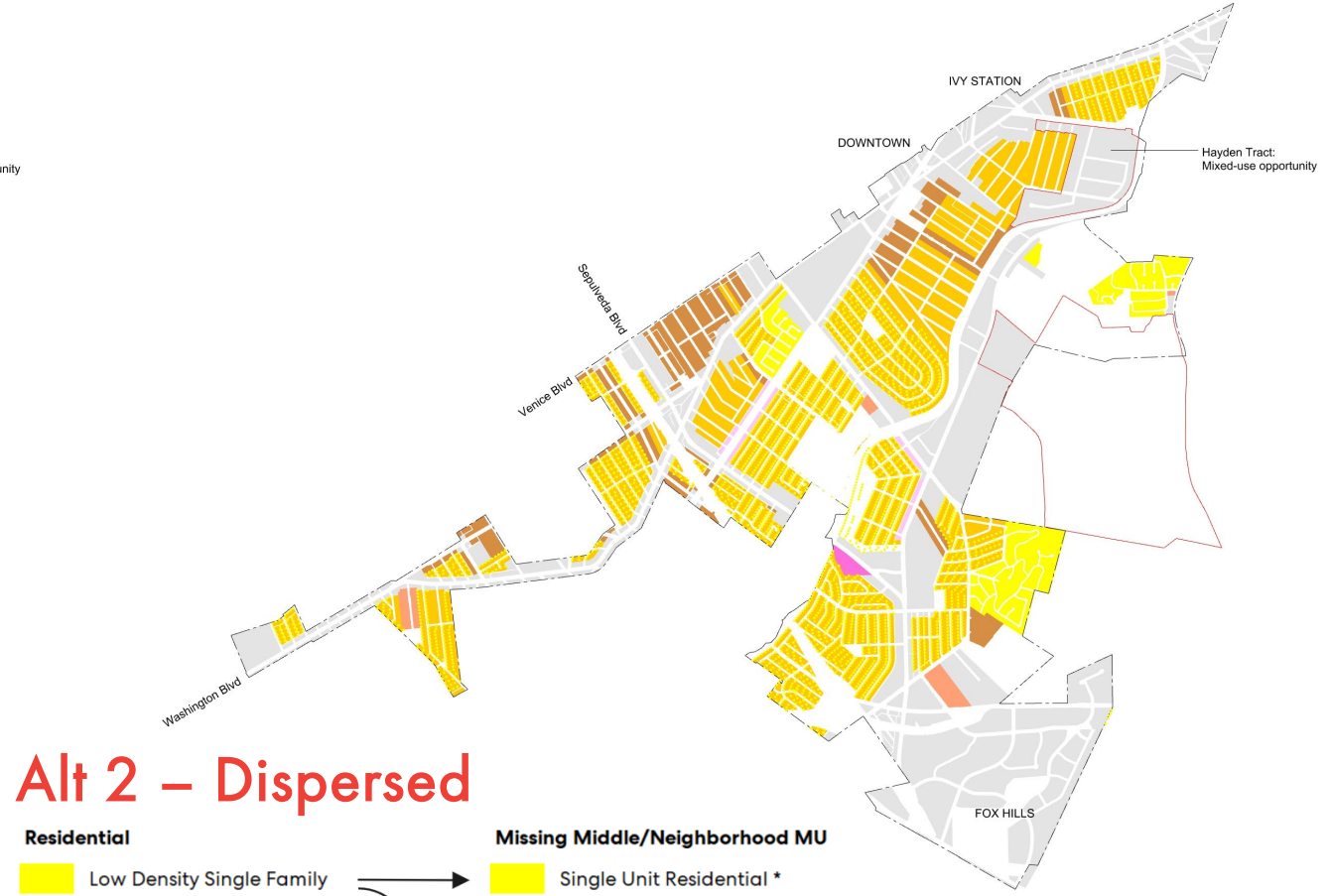
Comparison: Neighborhoods
















Alt 1 – Concentrated

Residential	
 Low Density Single Family	→  Single Unit Residential *
 Low Density Two Family	→  Missing Middle Housing 1
 Low Density Multi Family	→  Missing Middle Housing 2
 Medium Density Multi Family	→  Neighborhood Multi Family
 Planned Unit Residential	→  Planned Unit Residential

* Accessory and Junior Accessory Dwelling Units allowed per State Ordinance, besides Upper Culver Crest Neighborhood.



Alt 2 – Dispersed

Residential		Missing Middle/Neighborhood MU
 Low Density Single Family	→	 Single Unit Residential *
	→	 Missing Middle Housing 1
 Low Density Two Family	→	 Missing Middle Housing 1
 Low Density Multi Family	→	 Missing Middle Housing 2
 Medium Density Multi Family	→	 Neighborhood Multi Family
	→	 Neighborhood/Corridor MU 1
	→	 Neighborhood/Corridor MU 2
 Planned Unit Residential	→	 Planned Unit Residential