

# General Plan 2045 *Culver* CITY

**Land Use Alternatives**

**GPAC**

***June 10, 2021***

# Agenda

- General Plan Update Process
- Recap: Community Meetings
  - Land Use Alternatives Presented
  - What We Heard
- Preferred Land Use Alternative
  - Key Considerations
  - Alternatives for Single-Family Areas
- Public Comments
- GPAC Discussion
- Next Steps



Downtown Culver City



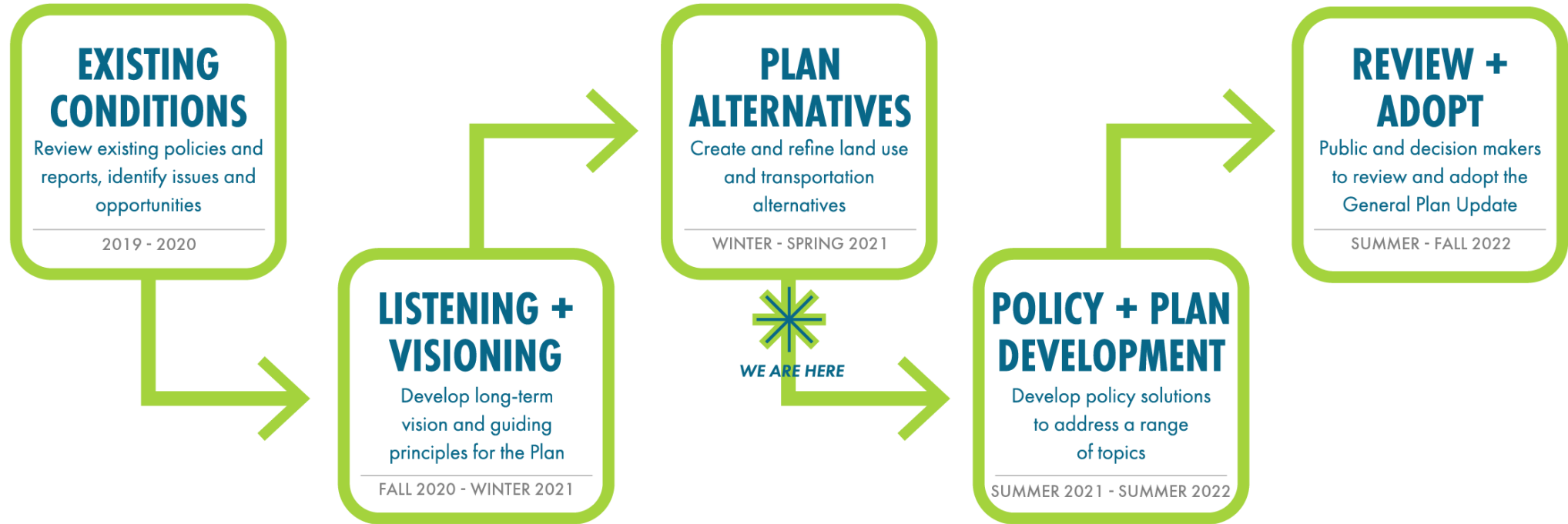




# General Plan Update Process



# Where We Are

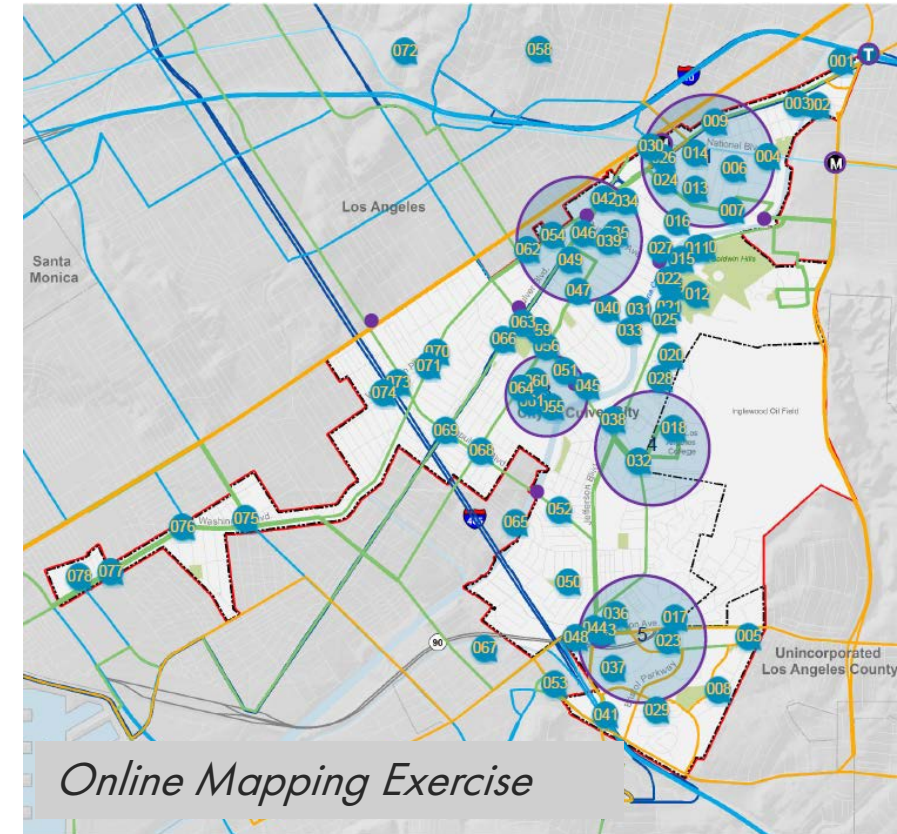


**COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS**



# Recent Engagement Activities

- **Land Use Alternatives**
  - GPAC Meeting (4/8)
  - Housing Technical Advisory Committee Meeting (4/20)
  - 2 Community Land Use Alternatives Workshops (4/29, 5/5)
  - Land Use Alternatives Survey (April – June)
- **Housing Element**
  - Planning Commission Kick-Off (5/12)
- **Mobility Alternatives**
  - GPAC Meeting (5/13)
  - Community Mobility Alternatives Workshop (5/27)
  - Mobility Technical Advisory Committee Meeting (5/28)
  - Online Mobility Mapping Exercise (May – June)



# Upcoming Engagement Activities

- City Council/Planning Commission meeting (6/23)
  - Single-family zoning and addressing exclusionary practices
  - Direction on a Preferred Land Use Map
- Planning Commission meeting to discuss the draft Housing Element (7/28 and 11/10)
- Round 3 of Technical Advisory Committees (Aug / Sept)
- Environmental Review Scoping Meeting (September)
- Environmental Justice/Community Health Workshop in collaboration with University of California's Prytaneum team, Policy Survey (Sept / Oct 2021)
- Planning Commission meeting (11/10) and City Council hearing (12/13) to adopt the Housing Element and environmental clearance documents



*Community Visioning Festival*



*Art Walk and Roll Festival Pop-up*



# Upcoming GPAC Meetings

- Review draft Housing Element (July 22, 2021)
- Economic development (August 12, 2021)
- Two meetings anticipated for draft policy review (Fall 2021)





# Community Meetings Recap





# Land Use Alternatives Engagement

- Hosted 4 Virtual Meetings
  - GPAC Meeting (4/8)
  - Housing Technical Advisory Committee Meeting (4/20)
  - 2 Community Land Use Alternatives Workshops (4/29, 5/5)
- Land Use Alternatives Survey (April – June)
- Meeting Purpose
  - Recap existing conditions
  - Review land use alternatives
  - Small group discussion



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## Land Use + Mobility Alternatives Workshop Series

Land Use #1: Thursday, April 29, 2021 | 4 PM to 6 PM  
Land Use #2: Wednesday, May 5, 2021 | 7PM to 9PM  
Mobility: Thursday, May 27, 2021 | 4PM to 6PM

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Register at [www.PictureCulverCity.com](http://www.PictureCulverCity.com)



Materials Available at:  
<https://www.pictureculvercity.com/alternatives>

Community Meeting Recap

# Direction from GPAC Meeting 4/8/2021

- Additional Land Use Alternative 3
  - 6-8 units in Single-family areas
- Additional Visual Representation of Alternatives

# General Plan 2045 *Culver* CITY

## Land Use Alternatives GPAC Meeting #15

April 8, 2021

### Recap: Land Use Intensity Scale
















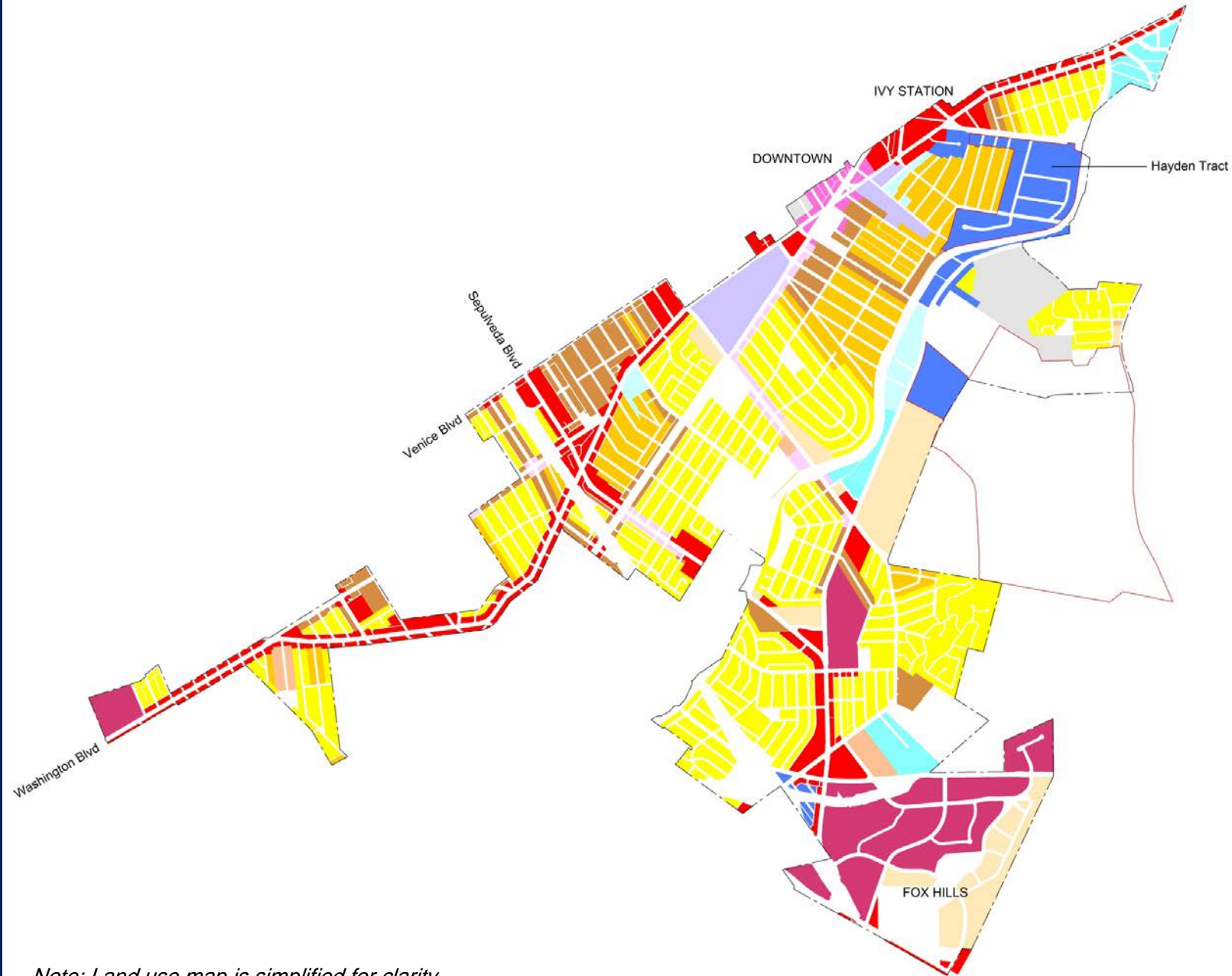
Note: Mixed-use incorporates a variety of commercial and residential uses and potentially includes stand-alone residential and commercial uses.



## Community Meeting Recap

# Existing Land Use Map

Residential	
	Low Density Single Family
	Low Density Two Family
	Low Density Multi Family
	Medium Density Multi Family
	Planned Unit Residential
Commercial	
	Neighborhood Serving Corridor
	General Corridor
	Downtown
	Regional Center
Industrial	
	Light Industrial
	Industrial Park
	Industrial
Other	
	Studio



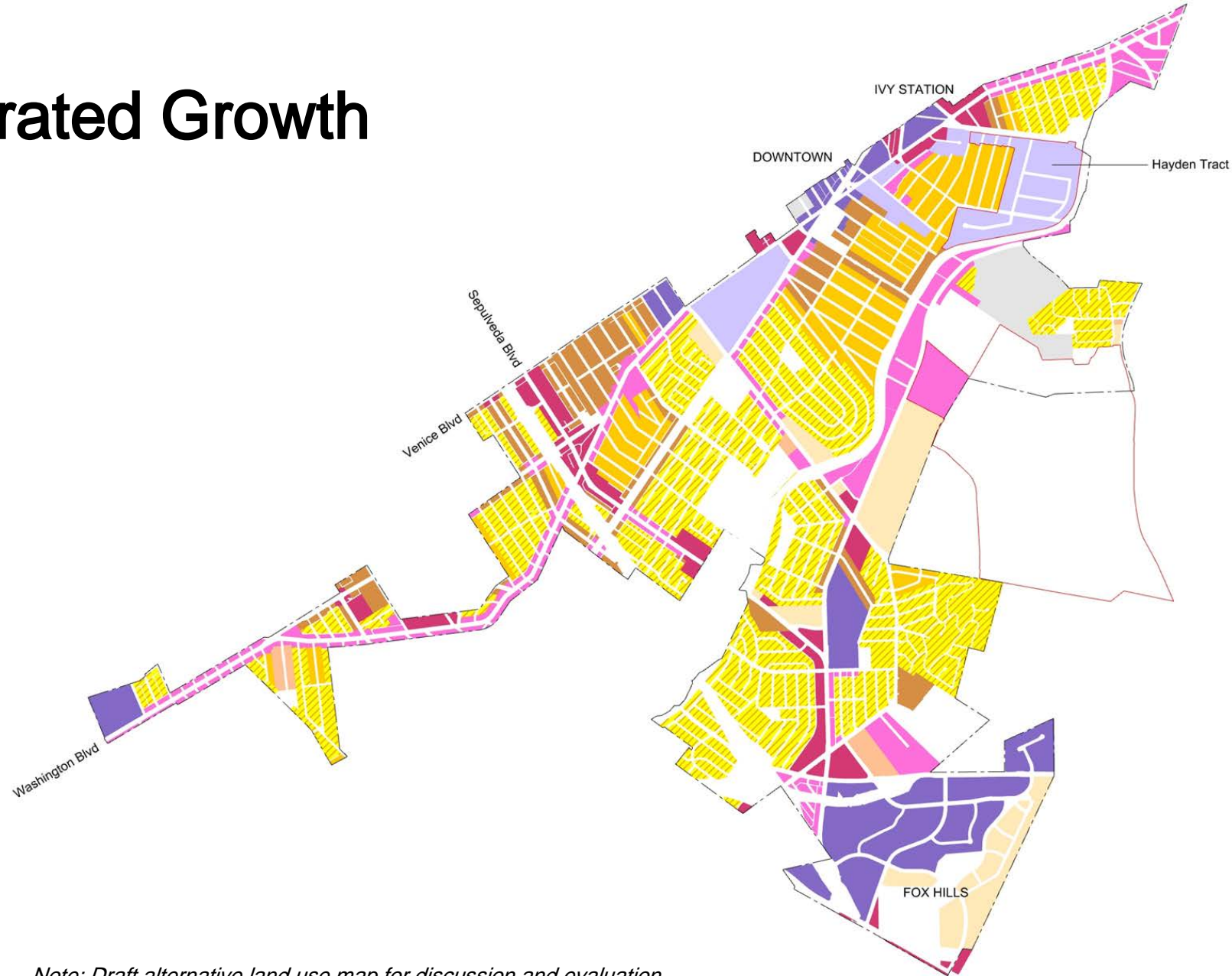
*Note: Land use map is simplified for clarity.*

## Community Meeting Recap

# Alternative 1: Concentrated Growth

### Land Use Designations

- Single Unit Residential\*
- Low Density Two/Three Family
- Low Density Multi Family
- Medium Density Multi Family
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial/Studio Mixed Use
- Planned Unit Development

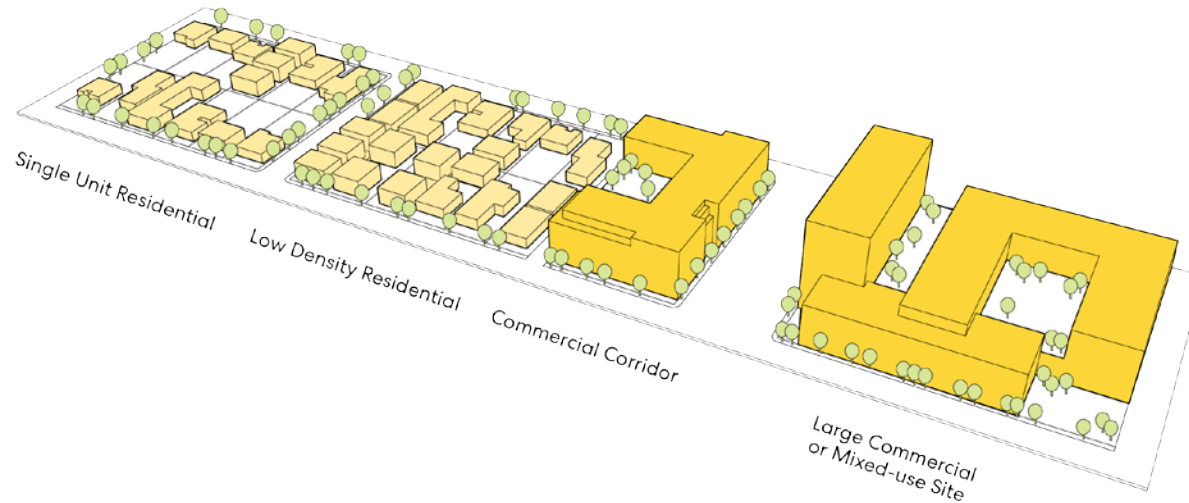


*Note: Draft alternative land use map for discussion and evaluation.  
Land use map is simplified for clarity.*



## Community Meeting Recap

# Alternative 1: Concentrated Growth



## Concentrate growth in non-residential areas

Single-unit and low-density residential areas don't see additional growth other than ADUs

Commercial corridors maximize mixed-use development potential

Opportunity sites accommodate significant density

Maintain single-family designation



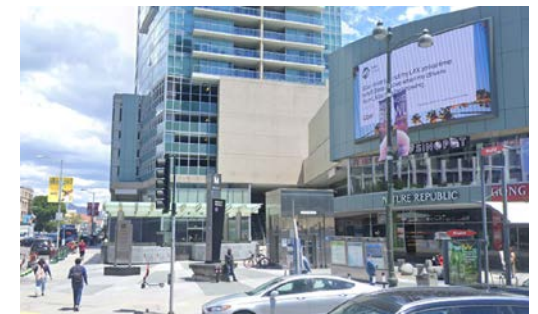
Maintain low density designation



Moderate densification













Activation, commercial focus with significant residential infill

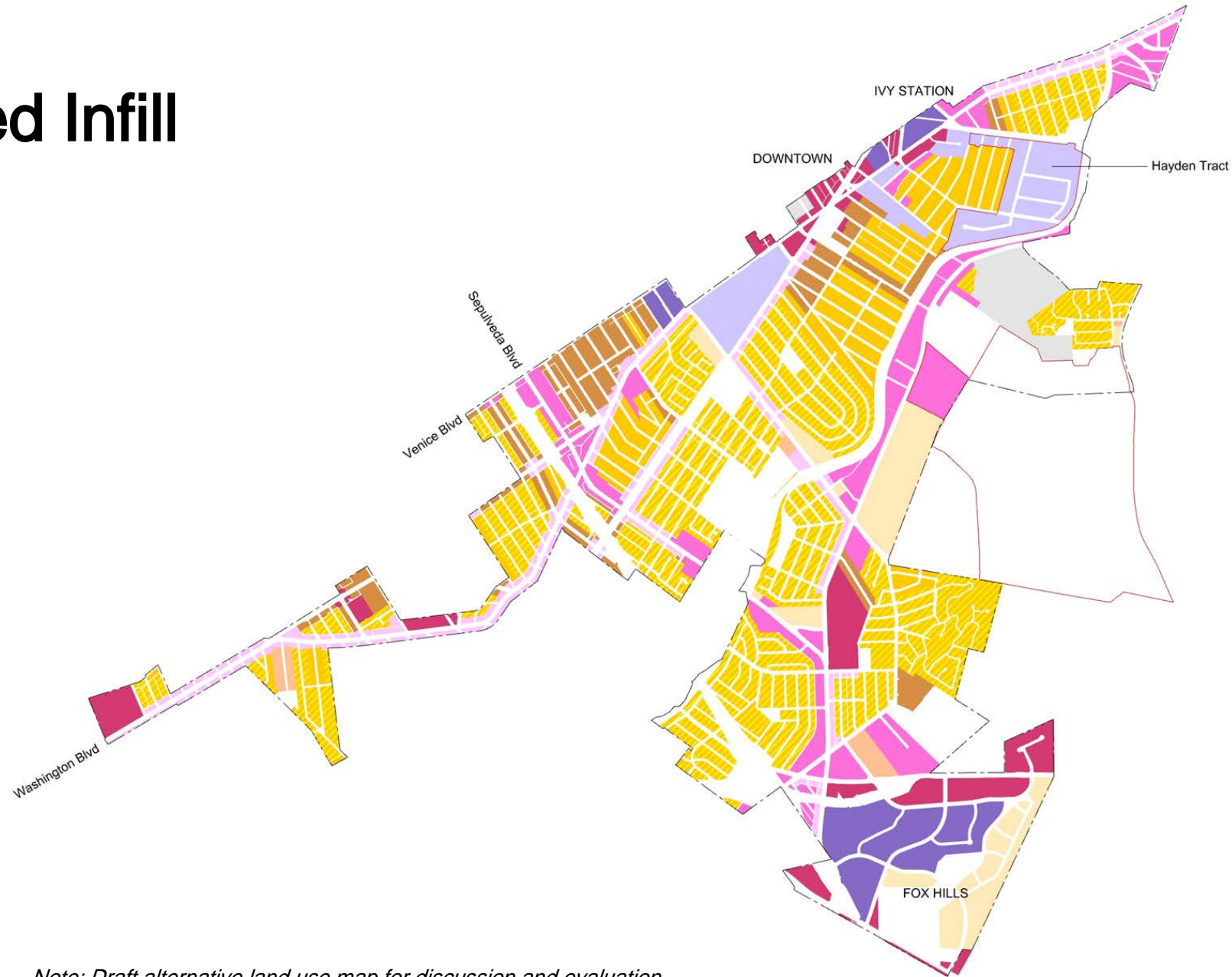


## Community Meeting Recap

# Alternative 2: Dispersed Infill

### Land Use Designations

-  Incremental Infill 1
-  Incremental Infill 1
-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use
-  Planned Unit Development

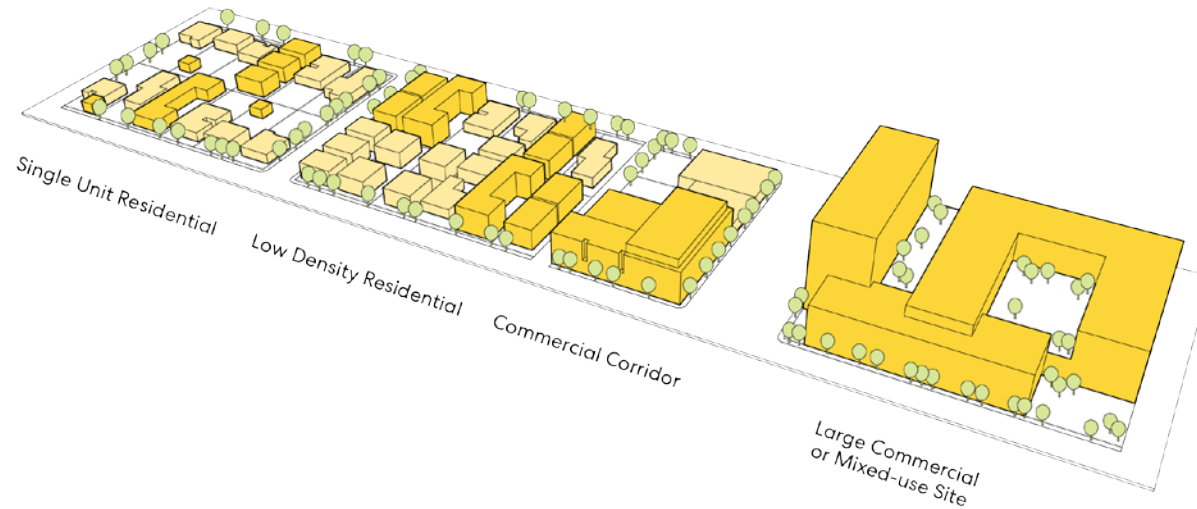


*Note: Draft alternative land use map for discussion and evaluation.  
Land use map is simplified for clarity.*



## Community Meeting Recap

# Alternative 2: Dispersed Infill



## Distribute growth across the city

Single-unit and low-density residential areas see incremental growth

Commercial corridors have moderate mixed-use development potential

Opportunity sites accommodate medium to high density

Incremental  
infill



Incremental  
densification



Incremental  
densification



Activation,  
significant  
residential  
growth











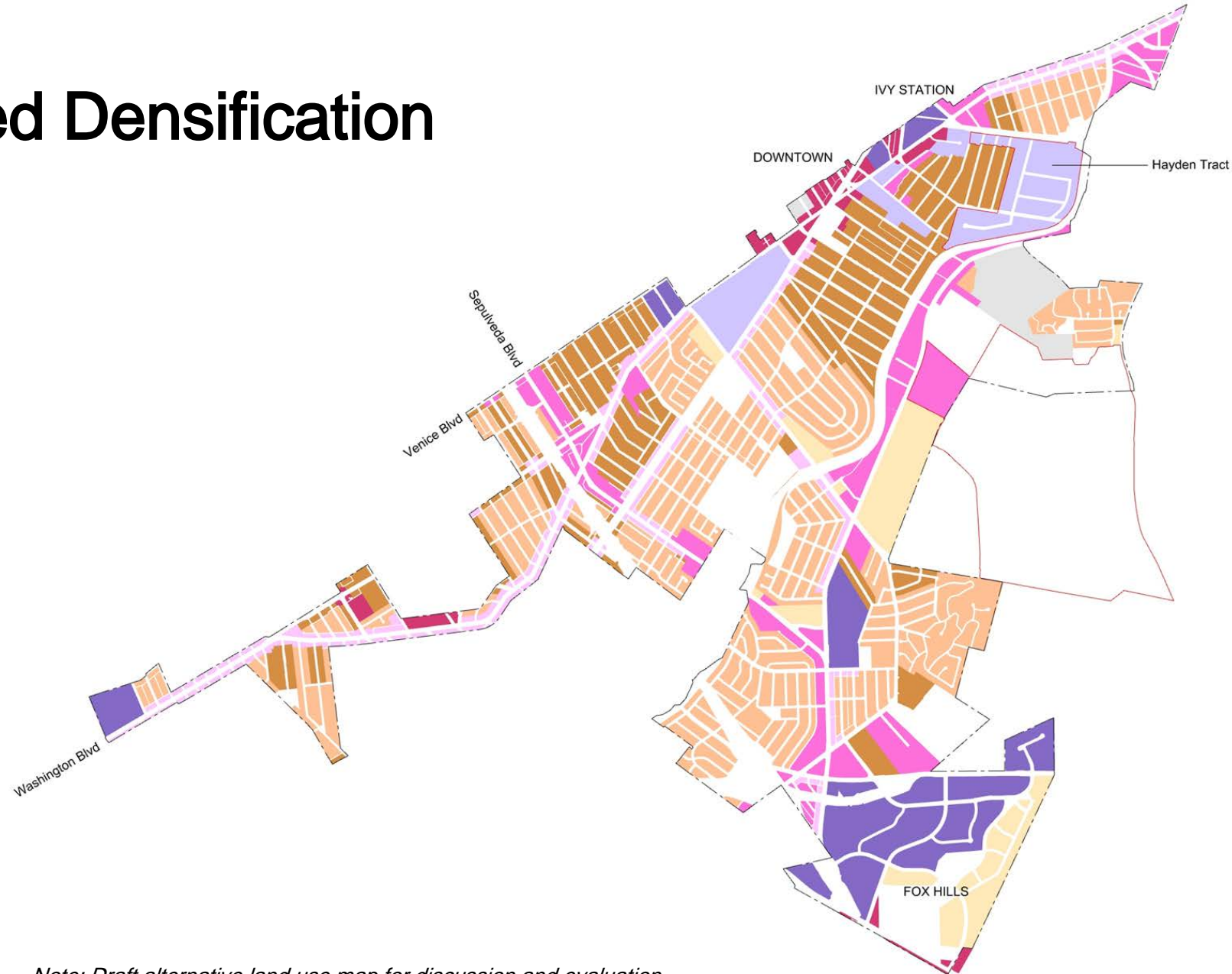
## Community Meeting Recap

# Alternative 3: Dispersed Densification

*Alternative 3 based on GPAC input April 8, 2021*

### Land Use Designations

-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use
-  Planned Unit Development



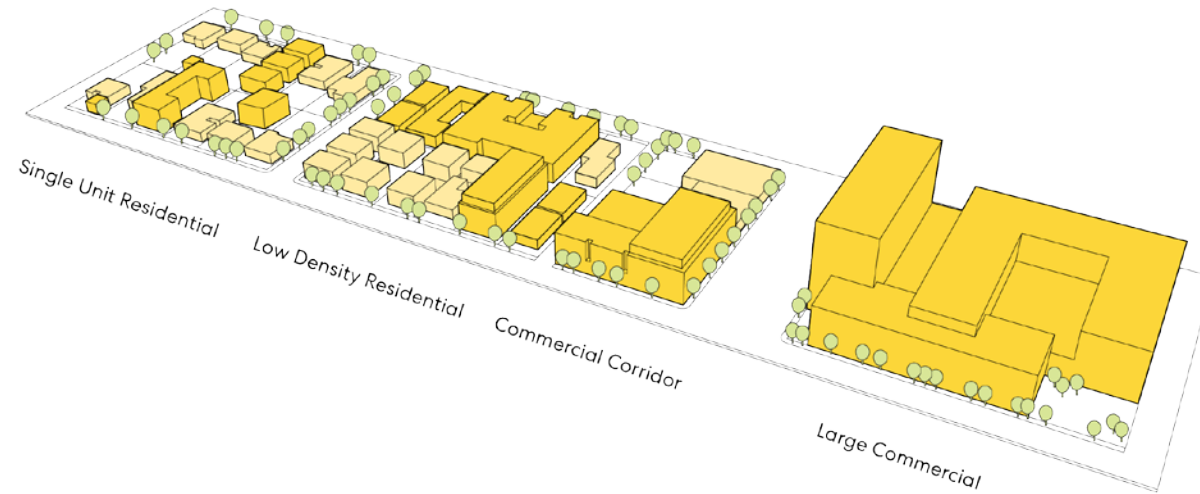
*Note: Draft alternative land use map for discussion and evaluation.  
Land use map is simplified for clarity.*



## Community Meeting Recap

# Alternative 3: Dispersed Density

*Alternative 3 based on GPAC input April 8, 2021*



## Distribute growth across the city

Single-unit and low -density residential areas see incremental densification

Commercial corridors increase mixed -use development potential

Opportunity sites accommodate high density

Incremental densification



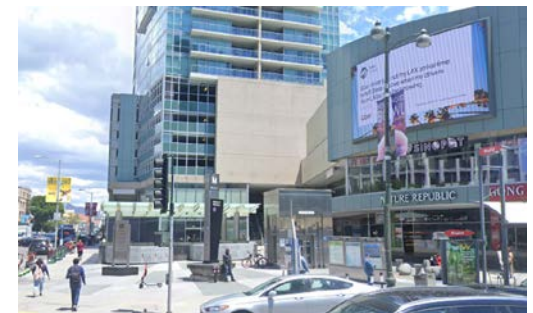
Moderate densification



Incremental densification



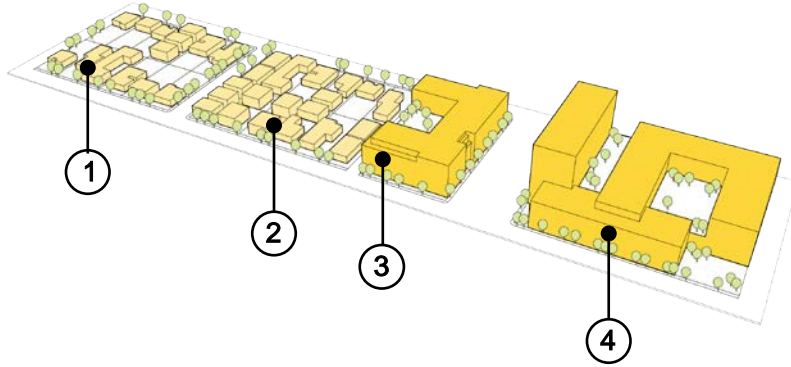
Activation, commercial focus with significant residential infill



## Community Meeting Recap

# Land Use Alternatives Summary

### Alternative 1: Concentrated Growth



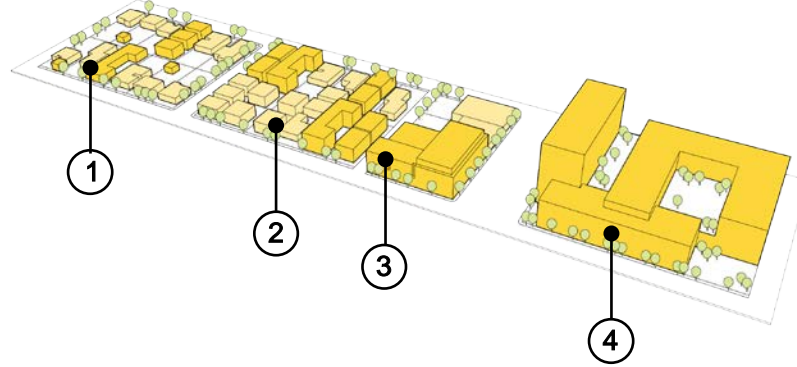
1. Maintain single family

2. Maintain low density

3. Moderate densification

4. Activation, commercial focus with significant residential infill

### Alternative 2: Dispersed Infill



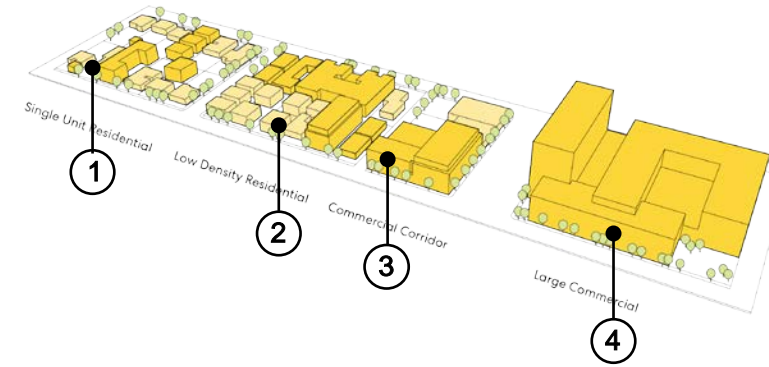
1. Incremental infill

2. Incremental densification

3. Incremental densification

4. Activation, significant residential growth

### Alternative 3: Dispersed Densification



1. Incremental densification

2. Moderate densification

3. Incremental densification

4. Activation, commercial focus with significant residential infill



# Housing Technical Advisory Committee

## Meeting 3: Comments on Land Use

- Concentrated growth makes people angry (e.g., Cumulus project) and increases the cost of construction
- Break up large parcels into smaller areas with streets and pathways
- Establish a goal for no surface parking by 2045
- Upzoning R1 may replace existing affordable units in those areas
- Need to look at both small and large sites to meet the RHNA
- Zoning needs to encourage different housing types
- Parcels need 40 to 50 units for affordable units to pencil, ADUs are not the solution for affordability
- Consider 100% affordable housing overlay, public housing, and land banking as strategies to increase housing for lower-income households

## Vision for Commercial Corridors

- **Strong support** for evolving corridors. Ideas suggested:
  - Use existing parking lots to accommodate growth
  - More density around transit
  - Increase building height
  - Encourage large corporations moving to Culver City to produce housing
  - Support for mixed use along corridors
  - Some buildings should be housing only.
- **Concerns raised** about evolving corridors:
  - How will densification impact transportation, crowding, and quality of life
  - Improve walkability on corridors

## Community Voices

*“Everyone deserves to have restaurants and places to walk and bike to by clean, safe pathways.”*

*“A good location for the larger developments and mixed use.”*

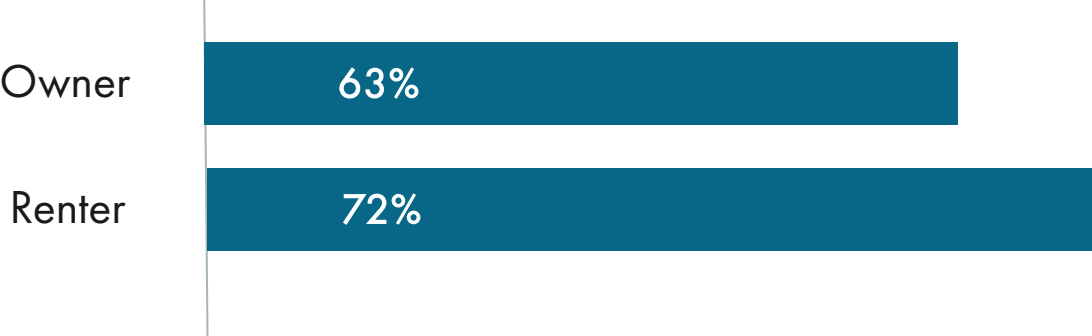
*“Commercial below and residential above ensures that the corridors don't shut down when the working day ends.”*

*“We should encourage variety but not giant buildings that look like carrier ships.”*



# Strong support for intensifying the city’s commercial corridors to support new housing and jobs adjacent to multimodal transportation

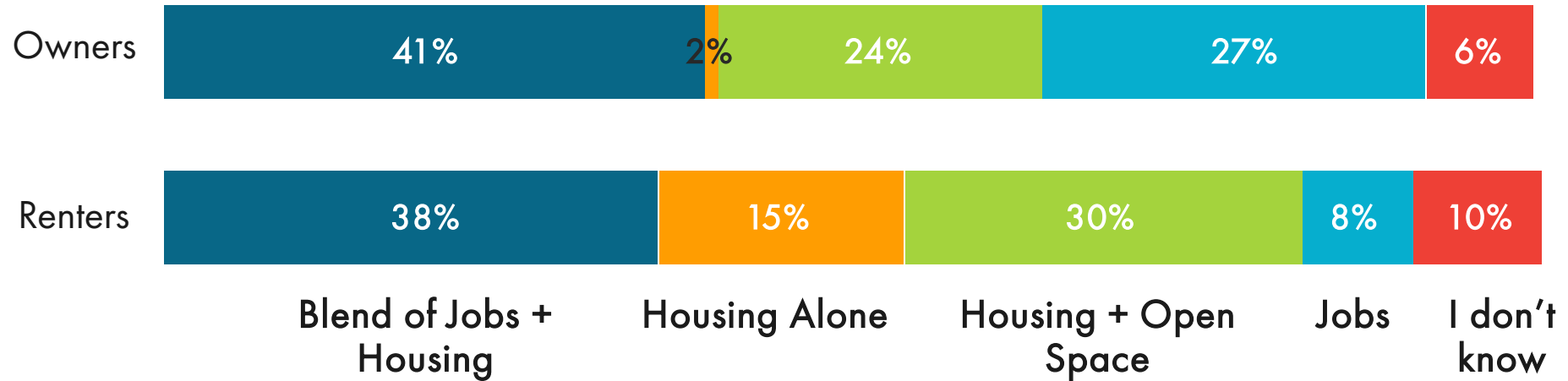
% of each group who agree or strongly agree with intensifying the city’s commercial corridors:



No answer category not shown. Preliminary survey data through 6/9/2021.  
Source: Community Survey on Land Use Alternatives

# Over 2/3 of owners and renters would prioritize housing with other uses on large sites

% saying priority for large sites in Culver City if they redevelop:



No answer category not shown. Preliminary survey data through 6/9/2021.  
Source: Community Survey on Land Use Alternatives



## Vision for Industrial Areas

- **General support** for evolving industrial areas. Ideas suggested:
  - Allow live-work in industrial areas
  - Not heavy industrial now, mostly creative uses
  - Phase out heavy industry
  - Build housing in the Hayden Tract
  - Build housing along Ballona Creek

## Community Voices

*"I also think there is a lot of excessive parking space that could be converted in the industrial area."*

*"There is no demand for historic industrial use. It about creative adaptation and use to tech/media."*

*"These provide a great opportunity to add housing."*

# Over half of respondents would blend housing and jobs in industrial areas, with renters more likely to allow the area to be housing

% saying the City should consider these uses for industrially zoned areas:

## Near Ivy Station



## Adjacent to Ballona Creek



■ Blend of Jobs + Housing   ■ Housing Alone   ■ Maintain for Jobs   ■ I don't know

No answer category not shown. Preliminary survey data through 6/9/2021.  
Source: Community Survey on Land Use Alternatives



# Vision for Residential Neighborhoods

- **Support** for increasing density in single-family neighborhoods:
  - Do this while maintaining character
  - Creation of affordable housing for ownership or rental
  - More homes need to build to keep pace with job growth
- **Opposition** to densifying single-family neighborhoods:
  - Don't need to upzone to meet RHNA
  - Big buildings don't fit into scale of neighborhoods
  - Culver City is too crowded
  - Traffic and parking issues
  - Don't want to lose family feel
  - There are many other housing options elsewhere in Culver City

## Community Voices

*"Diversity in housing types to allow for diversity in income level of residents."*

*"I'd like to maintain the small-town feel."*

*"It really depends which neighborhood. Each are distinct with distinct character. Some can be densified others probably not so much."*

# Views differ significantly between owners and renters on incremental infill

% of each group who agree or strongly agree with the following statements

Would you support incremental infill (up to four units) in existing single-unit residential areas (Alternative 2)?



Would you support incremental densification (up to six units) in existing single-unit residential areas (Alternative 3)?



Would you consider requiring residential projects to provide affordable housing that helps implement the Vision and Guiding Principles to achieve their maximum density?



No answer category not shown. Preliminary survey data through 6/9/2021.  
Source: Community Survey on Land Use Alternatives
















# Preferred Land Use Alternative

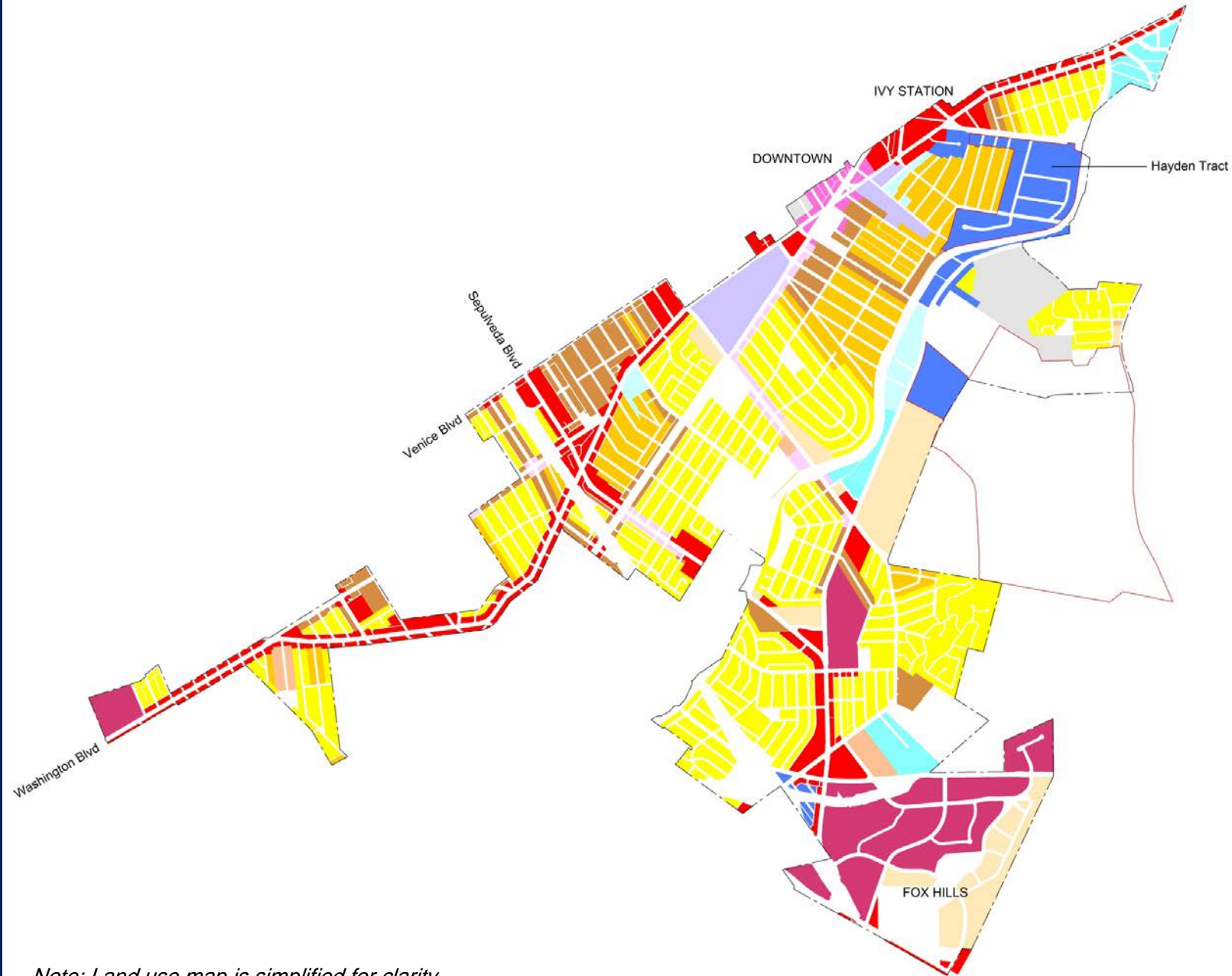




## Preferred Land Use Alternative

# Existing Land Use Map

Residential	
	Low Density Single Family
	Low Density Two Family
	Low Density Multi Family
	Medium Density Multi Family
	Planned Unit Residential
Commercial	
	Neighborhood Serving Corridor
	General Corridor
	Downtown
	Regional Center
Industrial	
	Light Industrial
	Industrial Park
	Industrial
Other	
	Studio



*Note: Land use map is simplified for clarity.*

# Key Considerations

- Prefer incremental growth across the city over large -scale concentrated growth
- Prioritize growth near transit and amenities
- Health is important in determining where to grow
- There are significantly underutilized commercial parcels
- Create opportunities for greenspace in new developments
- Increase density in multifamily neighborhoods with affordable/renter protection overlays
- Conflicting feedback on single -family areas
  - Increase density and ownership opportunities citywide
  - Maintain single-family zoning
  - Concerns about small lots
  - Different approaches to geographic areas

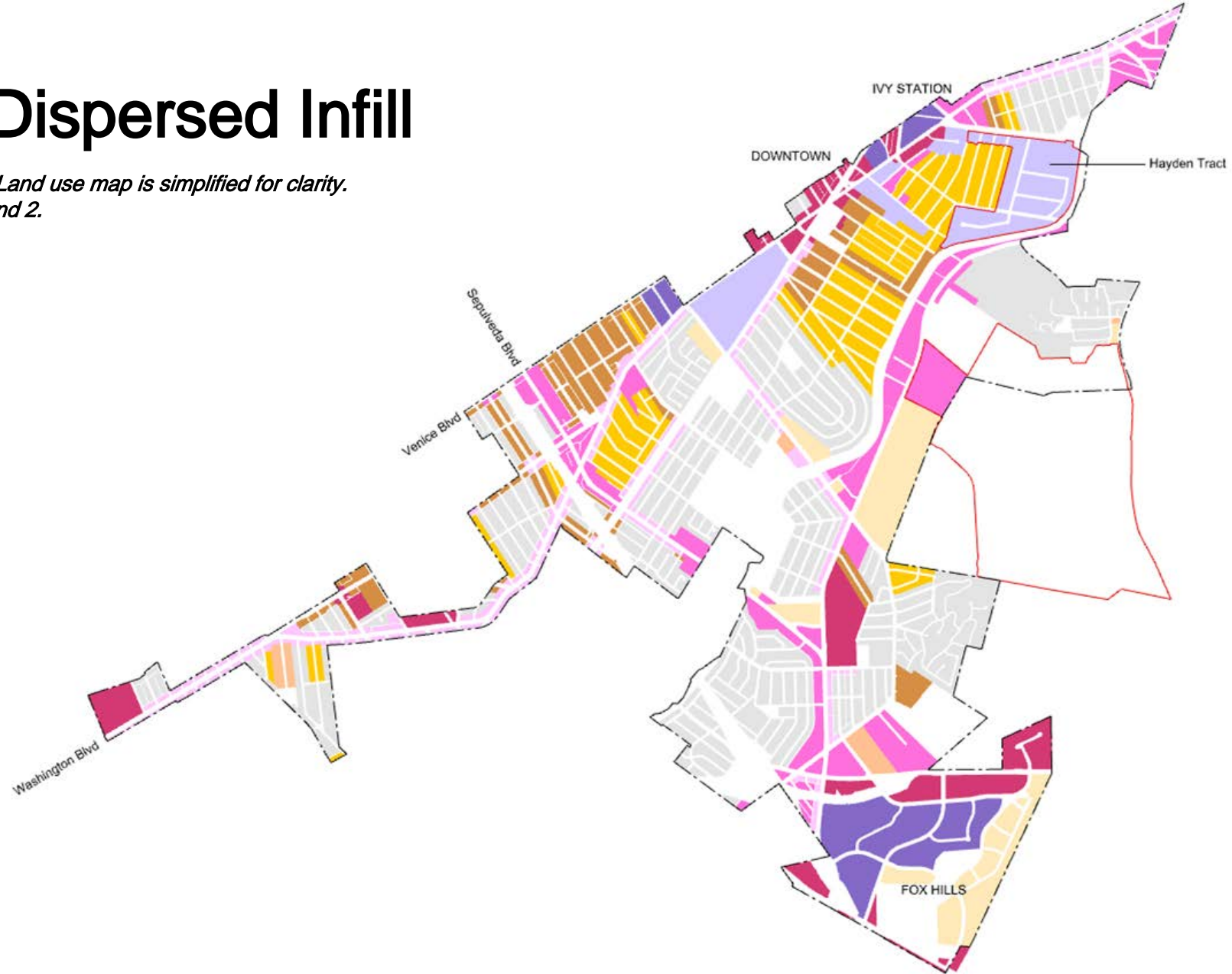
## Preferred Land Use Alternative

# Preferred Alternative: Dispersed Infill

*Note: Draft alternative land use map for discussion and evaluation. Land use map is simplified for clarity. Affordability is mandated for both Incremental Infill designations 1 and 2.*

### Land Use Designations

- See Separate Maps
- Incremental Infill 1
- Incremental Infill 2
- Neighborhood Multi Family
- Neighborhood/Corridor MU 1
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial/Studio Mixed Use
- Planned Unit Development








## Preferred Land Use Alternative

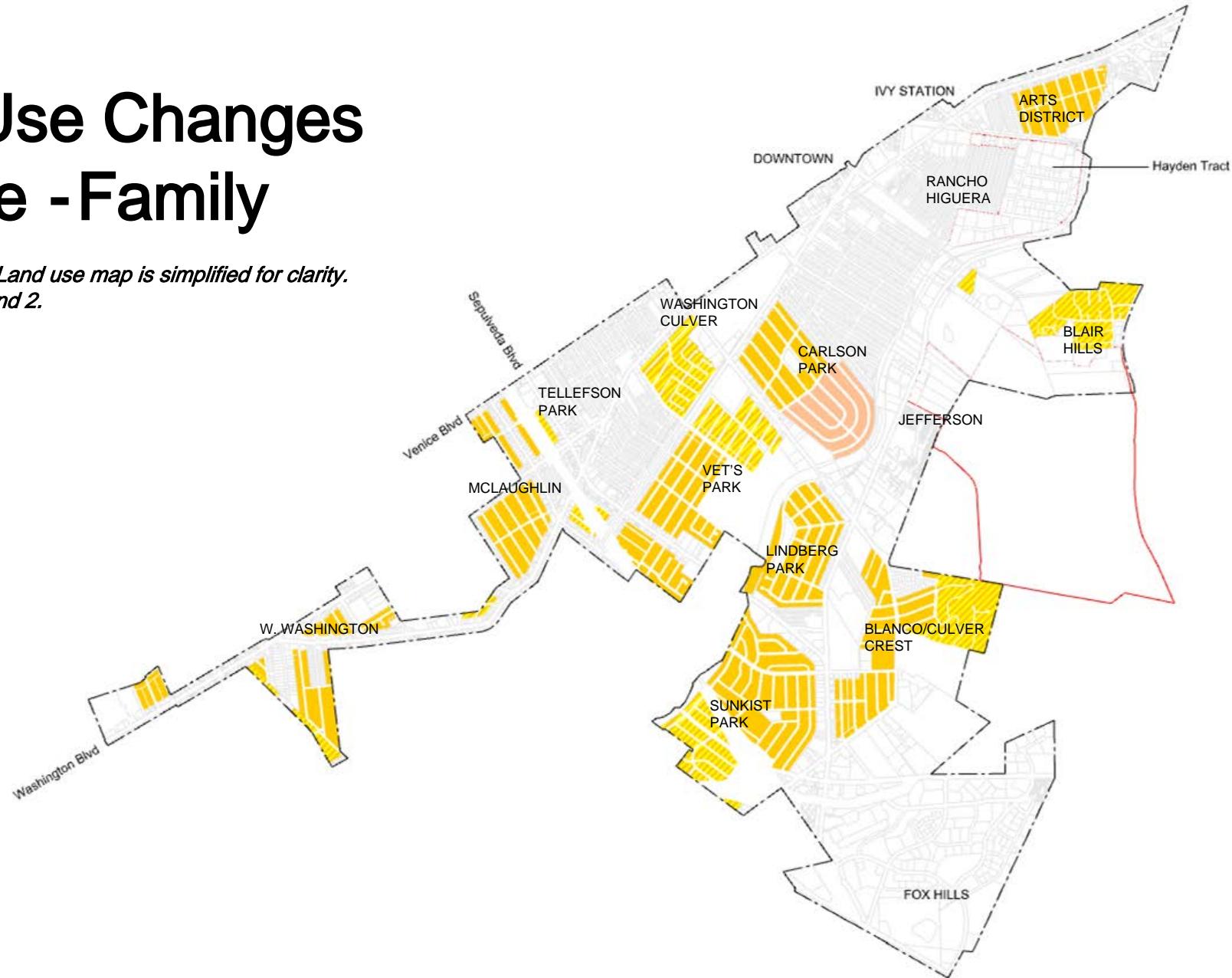
# Potential Other Land Use Changes for Low - Density Single - Family

*Note: Draft alternative land use map for discussion and evaluation. Land use map is simplified for clarity. Affordability is mandated for both Incremental Infill designations 1 and 2.*

### Key

-  Consideration 1:  
1. Maintaining Single-Unit Residential
-  Consideration 2:  
1. Maintaining Single-Unit Residential  
2. Incremental Infill 1 (3 to 4 Units per Lot)
-  Consideration 3:  
1. Maintaining Single-Unit Residential  
2. Incremental Infill 1 (3 to 4 Units per Lot)  
3. Incremental Infill 2 (6 to 8 Units per Lot)\*

*\*Based on GPAC input April 8, 2021 and additional site analysis*





# Public Comments







# GPAC Discussion





# 1. Do you have specific comments on the commercial corridors and industrial areas?

# 2. Do you have specific comments on the land use changes for low-density single-family?

## Land Use Designations

- See Separate Maps
- Incremental Infill 1
- Incremental Infill 2
- Neighborhood Multi Family
- Neighborhood/Corridor MU 1
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial/Studio Mixed Use
- Planned Unit Development

## Key

- Consideration 1:  
1. Maintaining Single-Unit Residential
- Consideration 2:  
1. Maintaining Single-Unit Residential  
2. Incremental Infill 1 (3 to 4 Unites per Lot)
- Consideration 3:  
1. Maintaining Single-Unit Residential  
2. Incremental Infill 1 (3 to 4 Units per Lot)  
3. Incremental Infill 2 (6 to 8 Units per Lot)

