

# General Plan 2045 *Culver* CITY

## **GPAC Meeting 7:** **Urban Design, Land Use + Housing**

*August 13, 2020*

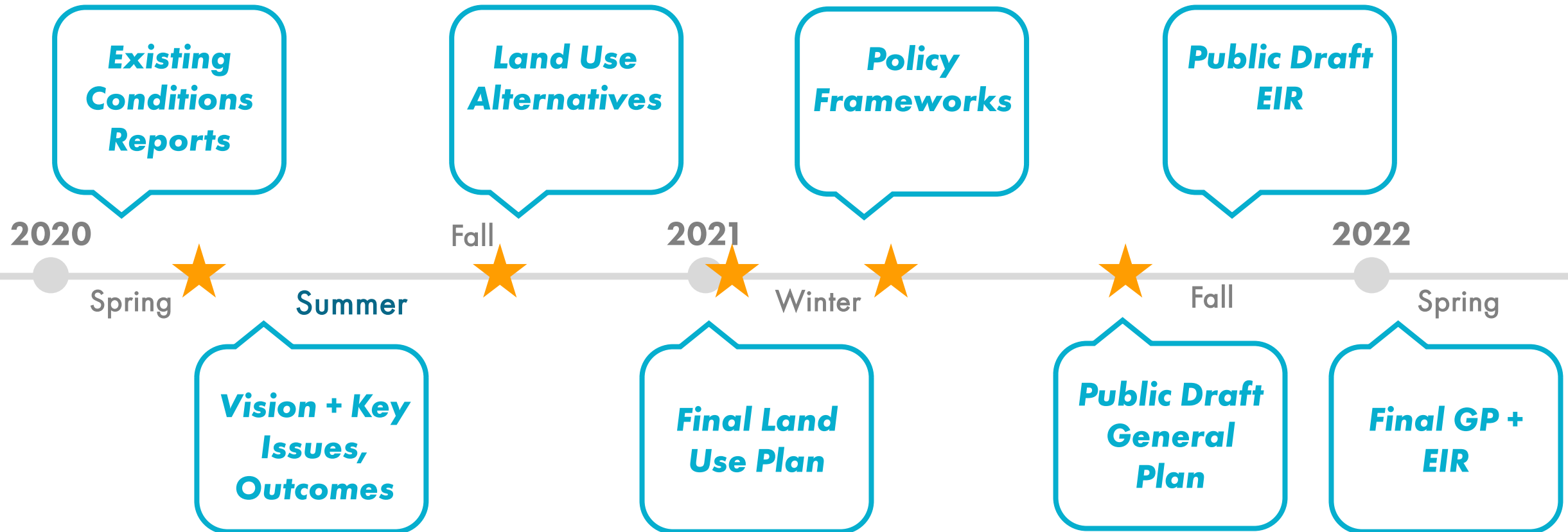
# Agenda



Culver City Residential Building Type Aerial

- Review urban design context (Martin Leitner, Perkins and Will)
- Discuss existing land use + tools to regulate (Eric Yurkovich, Raimi + Associates)
- Discuss key housing issues and opportunities (Veronica Tam, Veronica Tam & Associates)

# What's Up Next?



 Key Engagement Time

# Upcoming GPAC Meetings

- **September 10** – Land use + growth alternatives
- **September 17** – Public safety
  - Special joint meeting with Chief's Advisory Panel
- **October 8** - Transportation + mobility
- **November 12** – Sustainability + climate change; parks + open space







## Urban Design + Land Use

1. Intro to Urban Design
2. Spaces between the Buildings
3. City Scale + Patterns
4. What is Land Use + How it is Regulated

## Urban Design

# Existing conditions analysis – urban design

### Intimate scale

Culver City has a village or town feel and is a place where you know your neighbors

### High quality experience

There is a high quality of life in Culver City particularly in residential neighborhoods

### Economic opportunity

Culver City will need to accommodate large job growth in the future



## Neighborhoods

Narrow streets, consistent sidewalks

Ample street trees and plantings

Buildings oriented to street

Consistent building scale

Relatively little public space allocated to cars



Linblade Street  
and Huron Avenue  
Culver City, California





## **Corridors**

Wide streets, narrow sidewalks

Inconsistent street trees and plantings

Buildings oriented to street

Variation in building scale

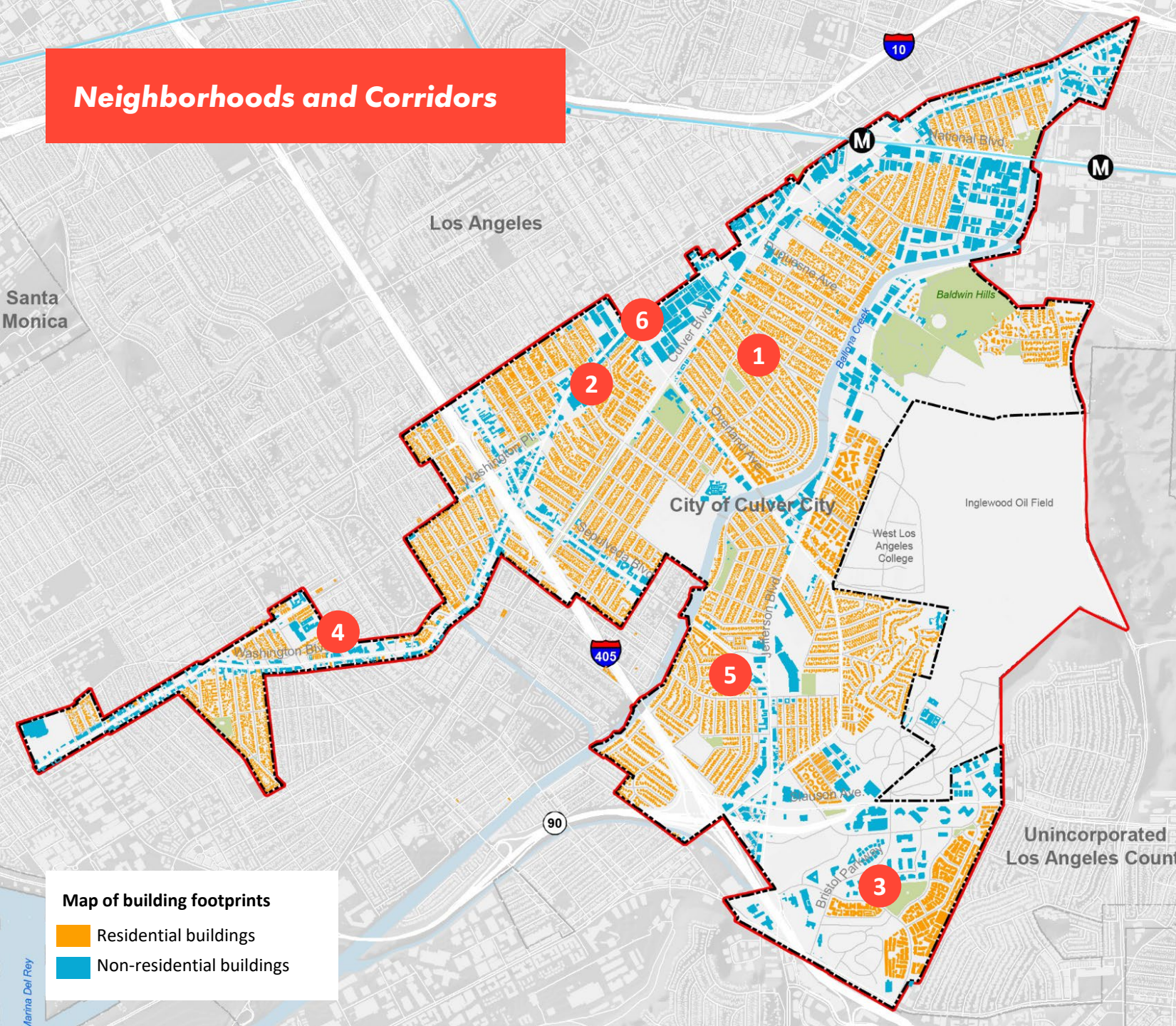
Majority of public space allocated to cars



Culver Boulevard looking east  
Culver City, California



## Neighborhoods and Corridors



### Map of building footprints

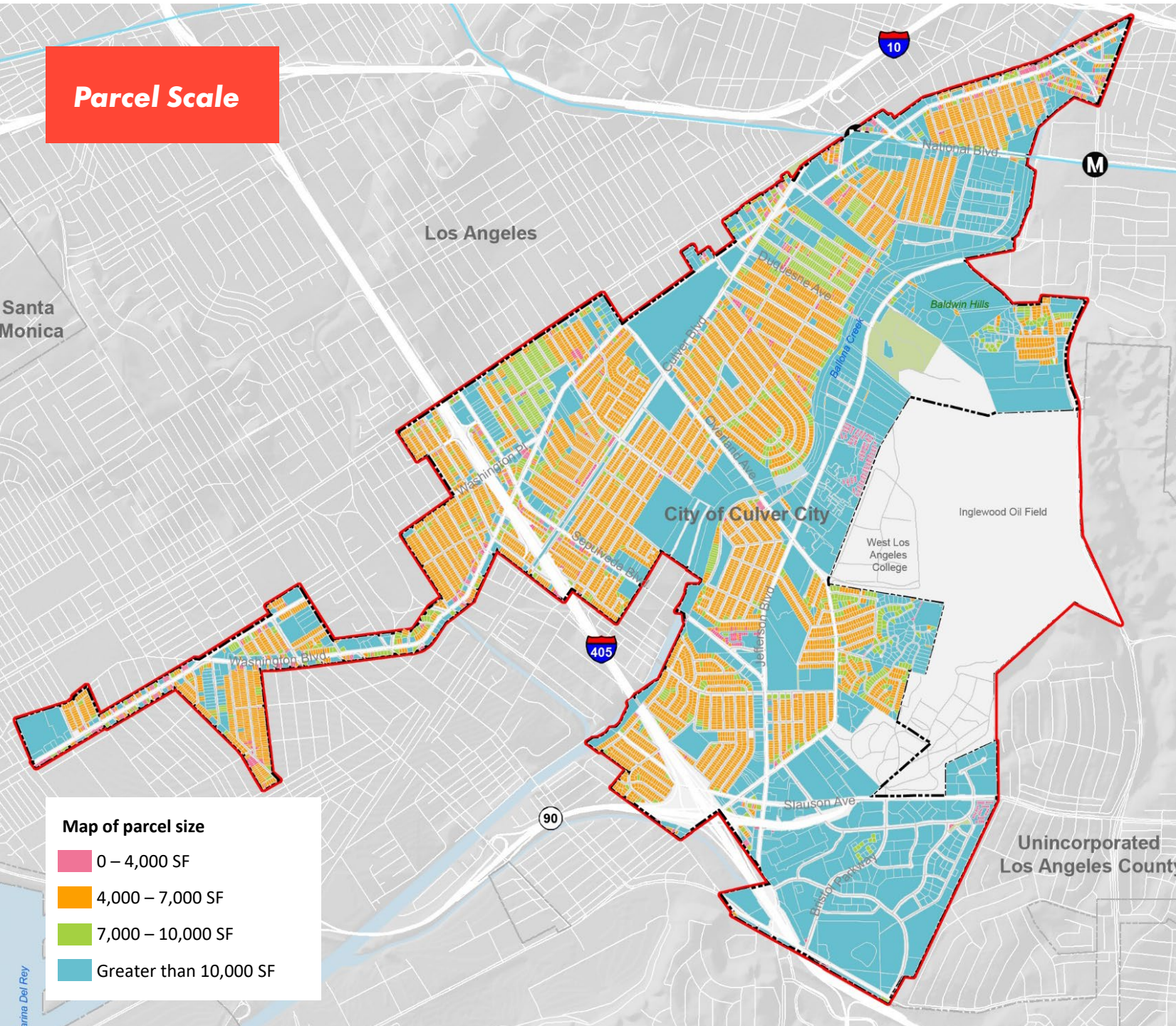
- Residential buildings
- Non-residential buildings

## Place type examples

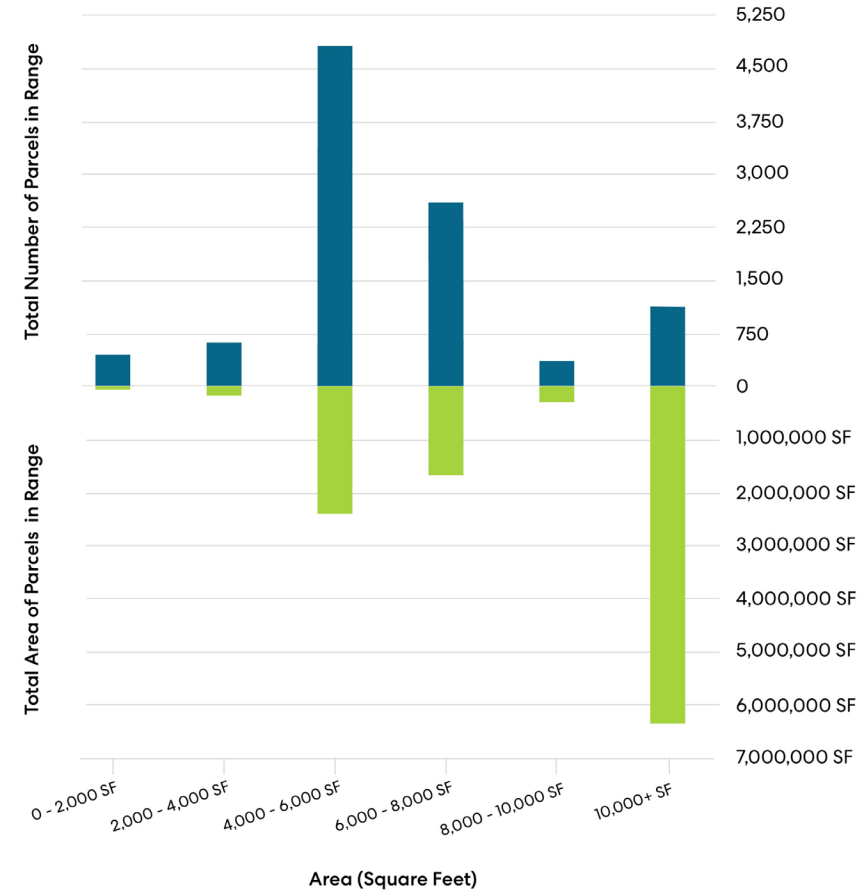
1. Small footprint residential
2. Large footprint residential
3. Multi-family residential
4. Small footprint commercial
5. Large footprint commercial
6. Studio lot



# Parcel Scale



## Number and Area of Culver City Parcels





# Parcel Scale Comparison

Sony Pictures Studio

Park East (Portion)

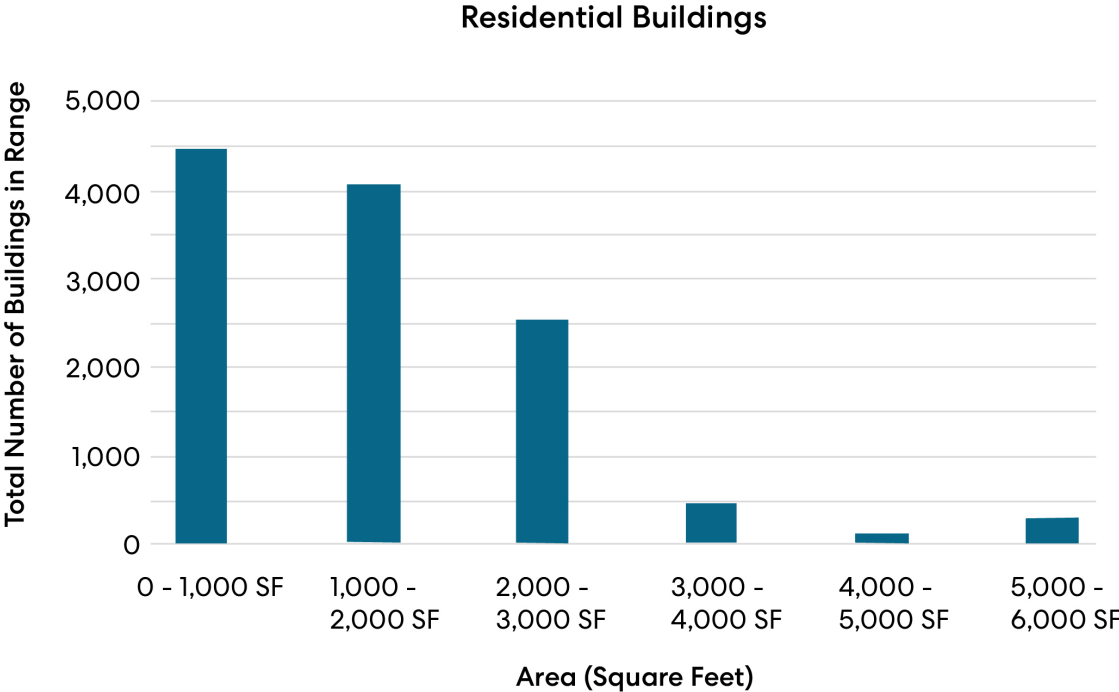
Sony Picture Studio  
Number of Parcels: 1  
Total Area of Parcels: 1,997,525 SF

Portion of Park East Neighborhood  
Number of Parcels: 286  
Total Area of Parcels: 1,945,870 SF  
Average Parcel Size: 7,034 SF



**Out of the 13,342 residential buildings in Culver City, only 13% have a building footprint area larger than 3,000 SF.**

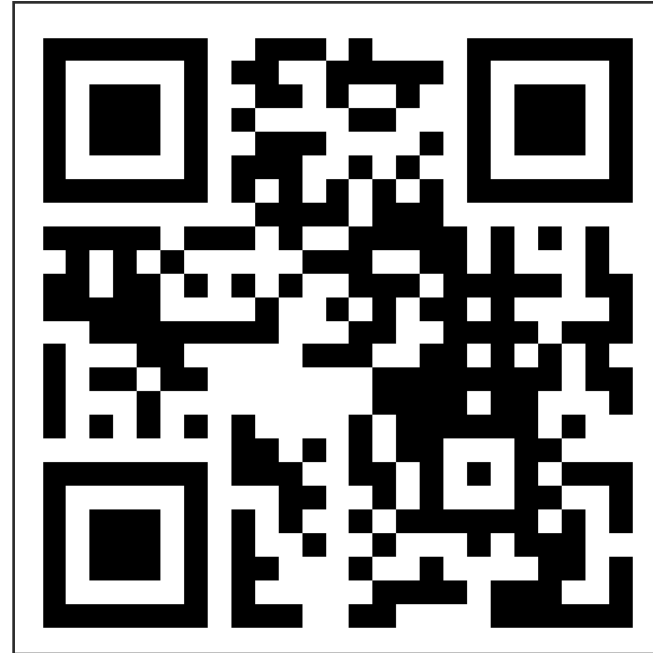
Residential Building Footprint Size in Culver City





# Mentimeter

**Menti.com**



# Mentimeter Questions

1. How does the analysis square up with your personal understanding of Culver City?
  - Very well
  - Somewhat
  - Not at all
  - Never thought about it this way
2. With the future of Culver City in mind, where do you see the biggest need for change?
  - Neighborhoods
  - Corridors
  - Industrial Areas
  - Other





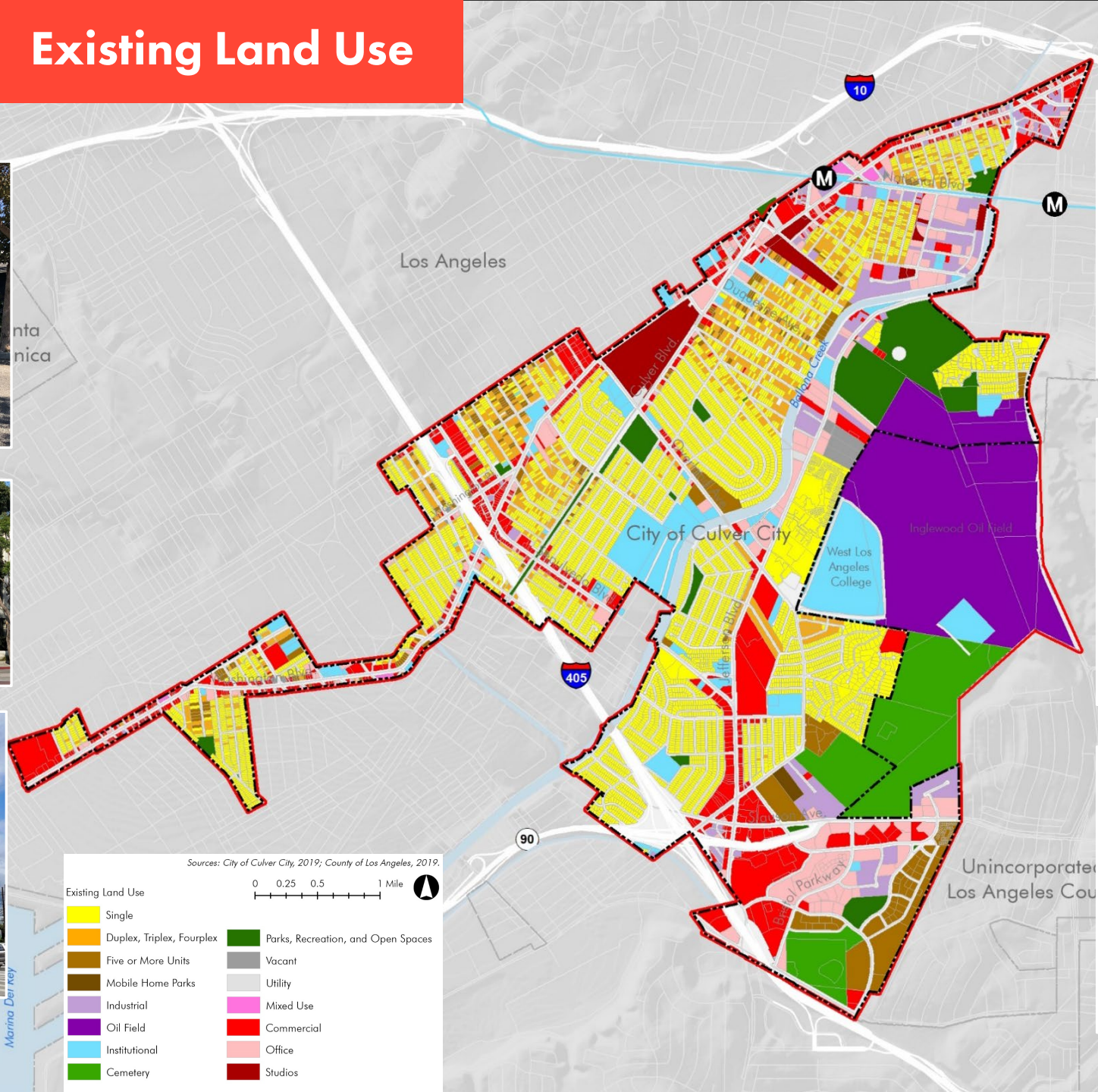
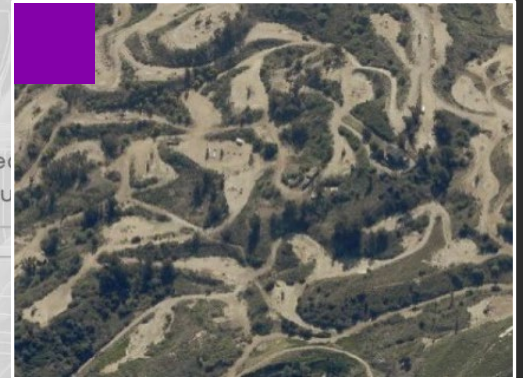
# What is Land Use?

- Describes the human use of the land
- Dozens of different uses in the city





# Existing Land Use



Sources: City of Culver City, 2019; County of Los Angeles, 2019.

0 0.25 0.5 1 Mile

Existing Land Use	
Single	Parks, Recreation, and Open Spaces
Duplex, Triplex, Fourplex	Vacant
Five or More Units	Utility
Mobile Home Parks	Mixed Use
Industrial	Commercial
Oil Field	Office
Institutional	Studios
Cemetery	

Marina Del Rey

Los Angeles

City of Culver City

Unincorporated Los Angeles County

I-10

I-405

I-90

M

M

Dudman Blvd

Belmont Ave

Belmont Ave

Belmont Ave

Belmont Ave

Belmont Ave

Belmont Ave

Belmont Ave

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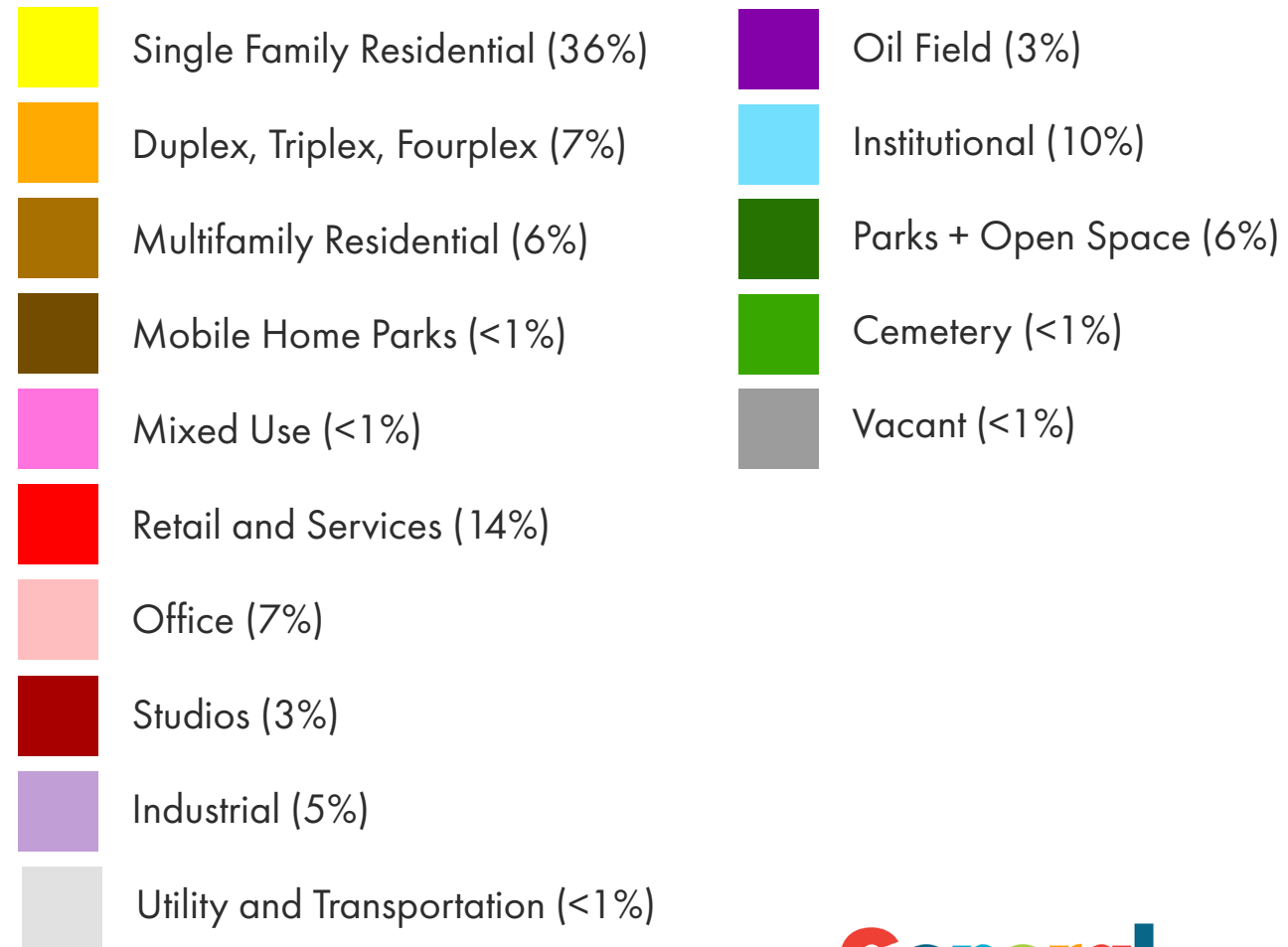
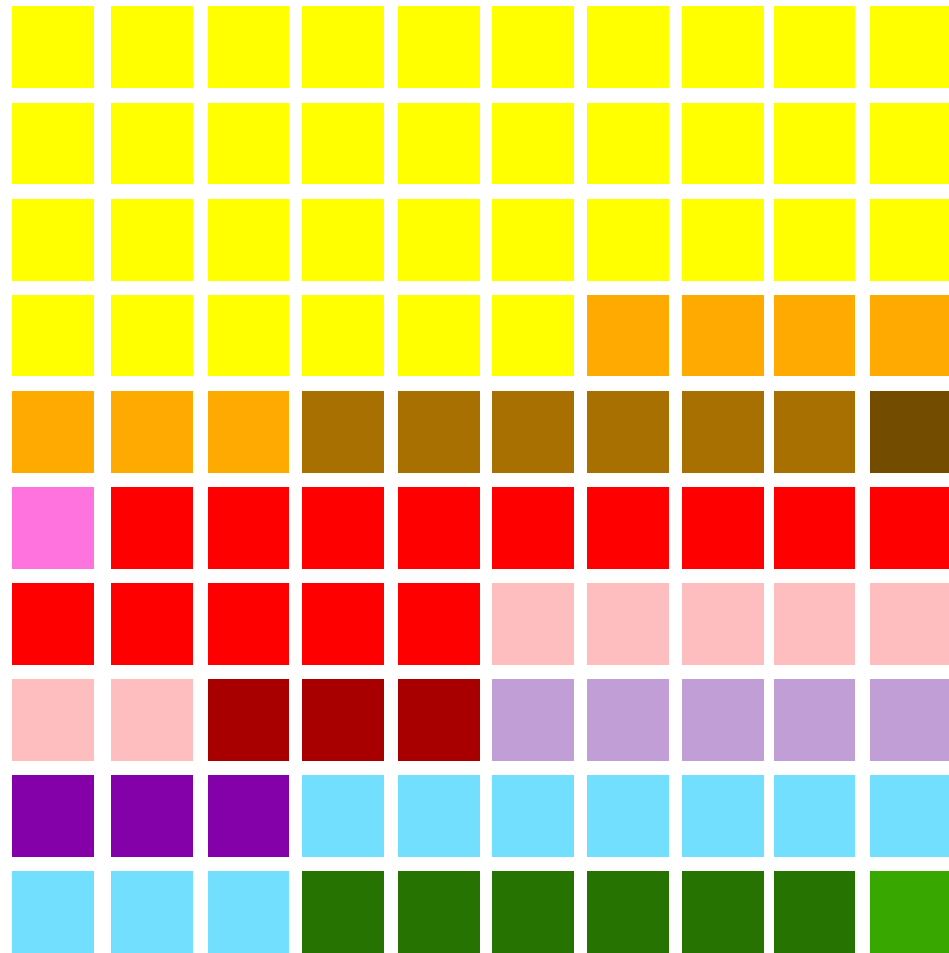
Belmont Ave

Belmont Ave

Belmont Ave

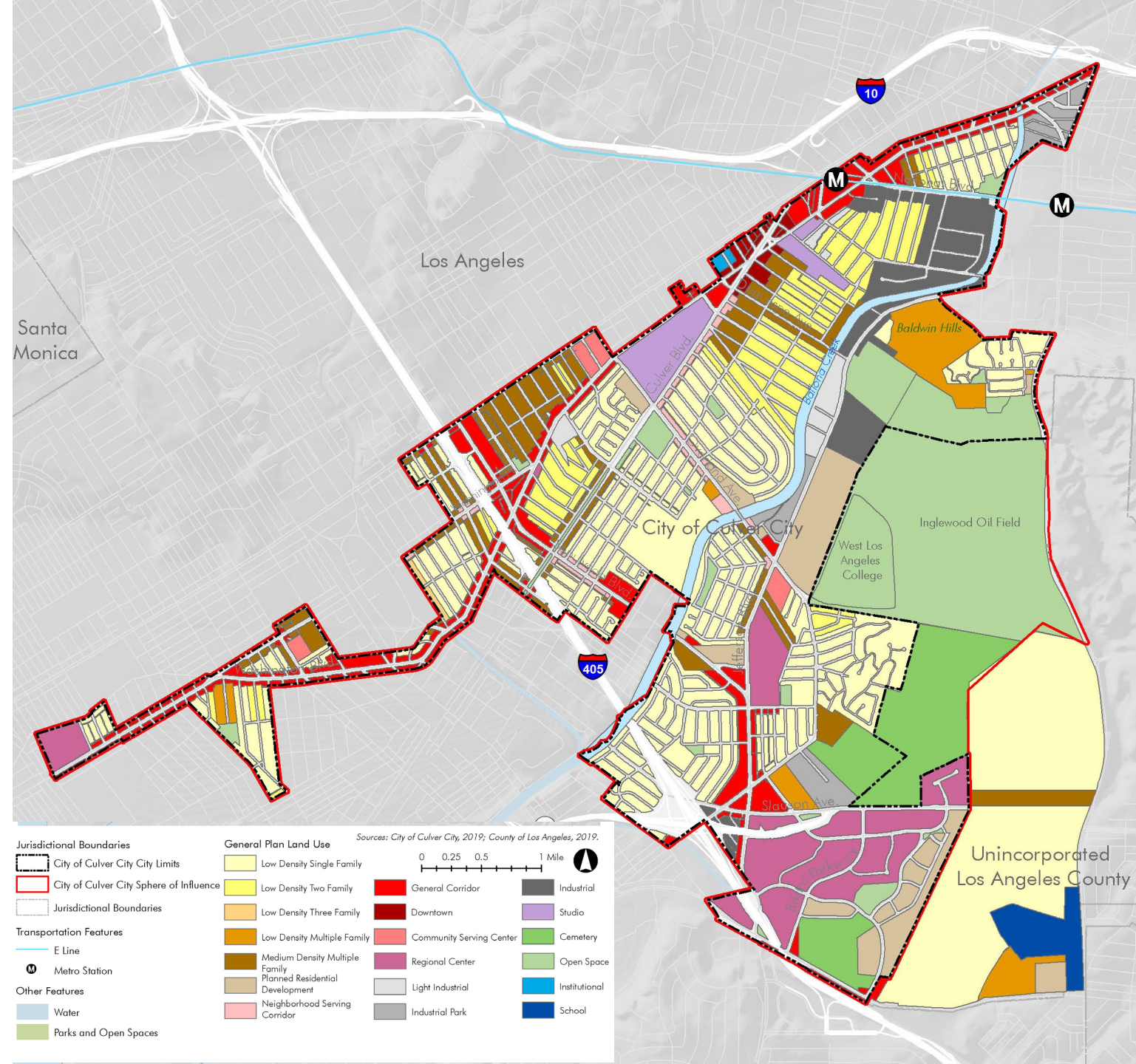


# Existing Land Uses in the City



# What Are General Plan Land Uses?

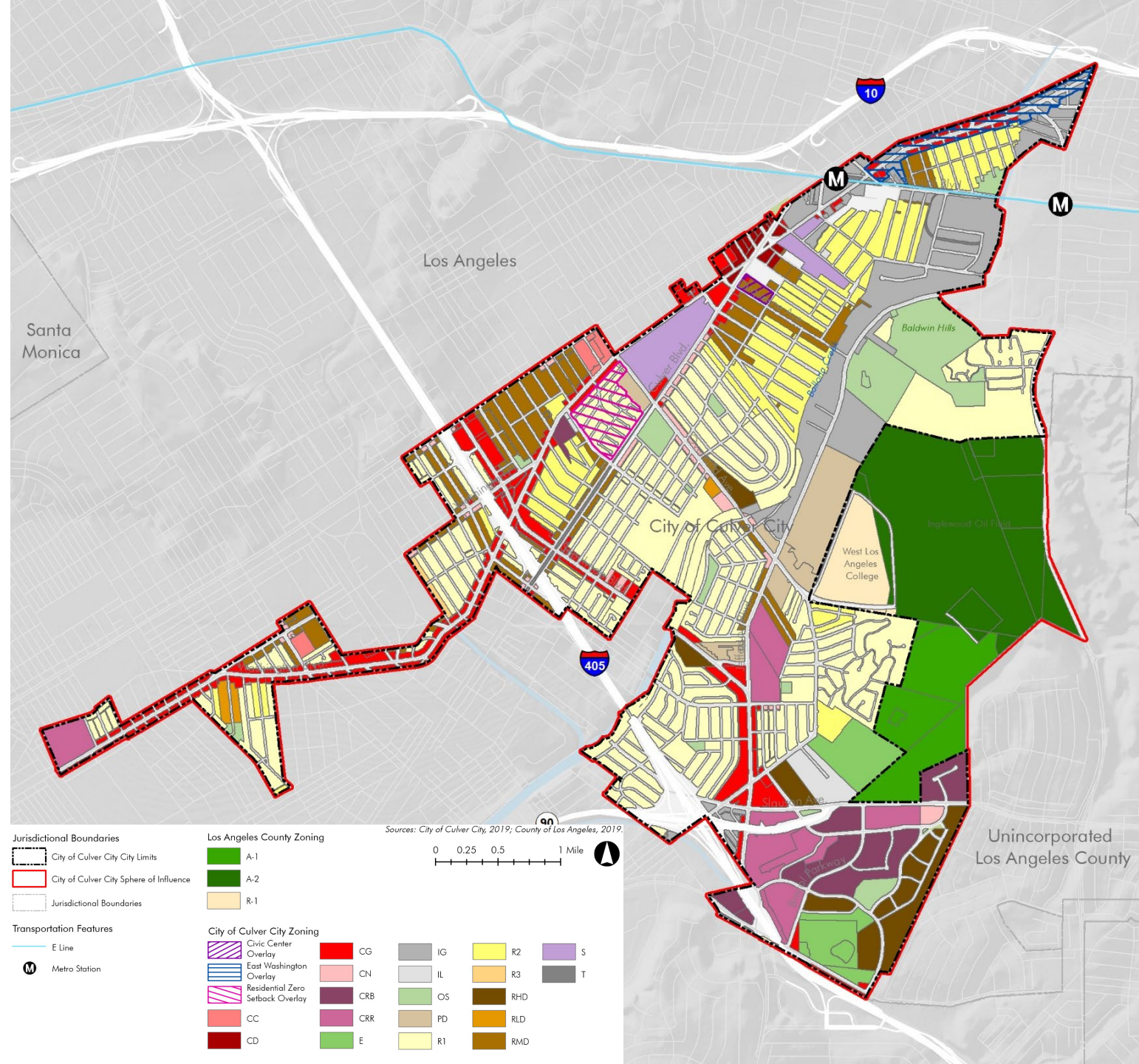
- Establishes policy direction
- Designations show the proposed distribution, location, and extent of land uses and density in the City
- Maps focus on future growth and physical development (*not necessarily what's on the ground now*)
- The map is supported by other policies (citywide and planning sub-area). Other Elements ensure there is adequate infrastructure and services





# What is Zoning?

- Implements policy direction through development standards and guidelines
- Includes:
  - Detailed types of uses allowed
  - Density (dwelling units per acre) or intensity (floor area ratio)
  - Building height and bulk
  - Setbacks
  - Required open space and parking
  - Transitions
- Required by State law to be consistent with the General Plan



# Discussion

- What are the most critical outcomes related to land use and community design for the General Plan?
- What does equitable development mean to you?
- How important is it to you that future jobs and housing growth is balanced? Why?

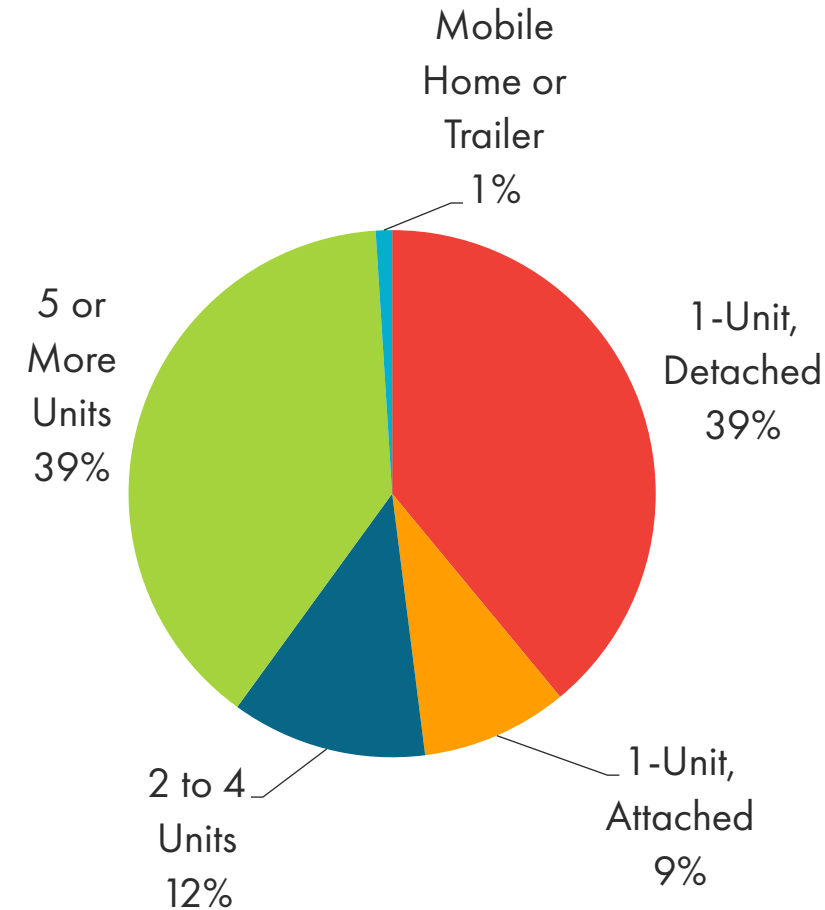


# The State of Housing: Culver City Today



# Existing Housing Conditions:

- Housing stock – 49% SF homes; 51% MF units
- Limited growth – 1.4% since 2013 Housing Element
- Income distribution
  - Median household income - \$86,997 (2013-2017 ACS)
  - 58% Culver City households as above moderate income (vs. 43% countywide)
  - 69% extremely low income households are renters
  - Median income cannot afford to rent or purchase median priced housing
- Cost burdened (30% income on housing)
  - 73% extremely low income owners
  - 82% extremely low income renters





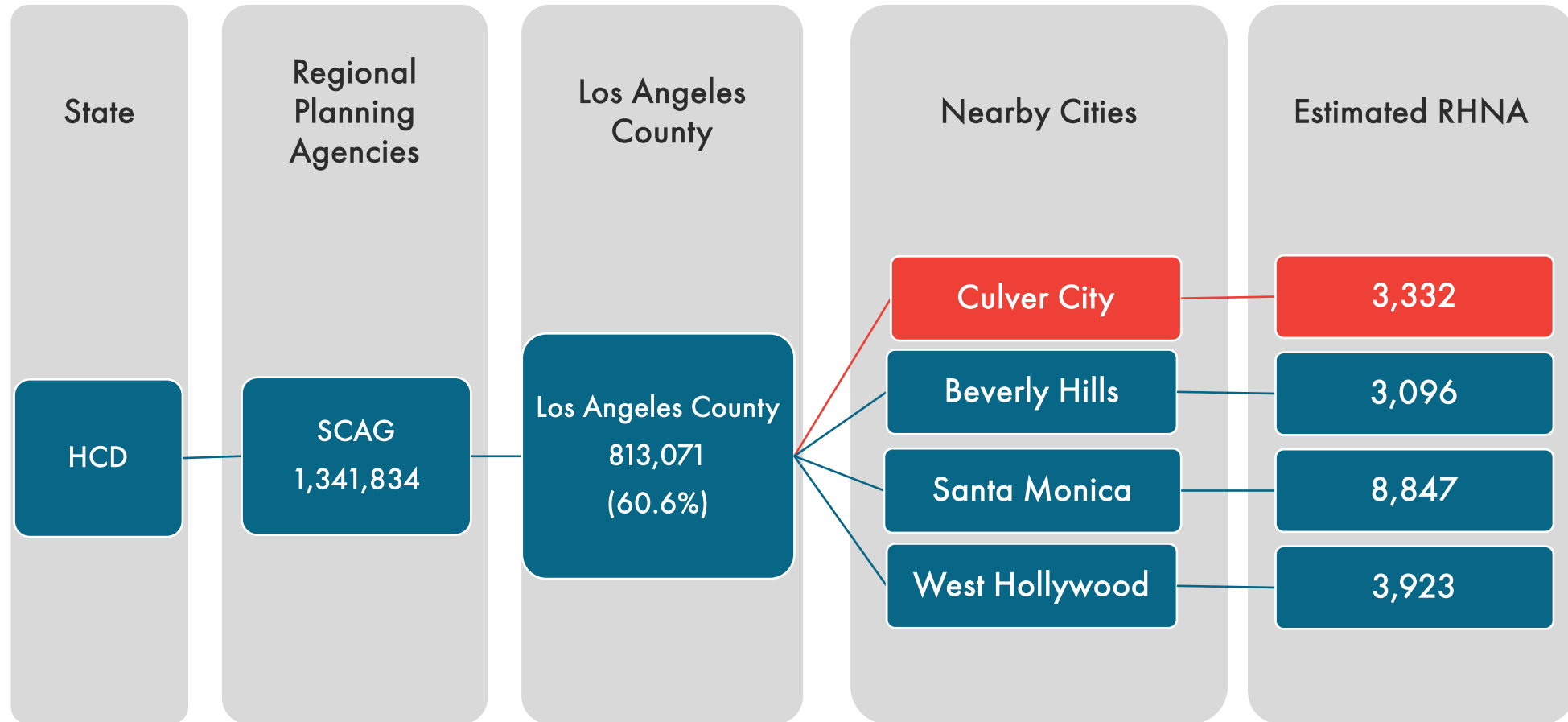
# Housing Element Update

# Housing Element Requirements

- Provide a variety of housing types of all income groups
  - Extremely Low Income (30% AMI)
  - Very Low Income (50% AMI)
  - Low Income (80% AMI)
  - Moderate Income (120% AMI)
  - Above Moderate Income (120%+ AMI)
- Assist in the development of lower and moderate-income housing
- Remove constraints to housing
- Conserve and improve existing housing
- Promote fair housing



# Regional Housing Needs Allocation (RHNA) – 2021-2029



Source: Estimate of SCAG RHNA Allocation, February 13, 2020

# Required Number of Housing Units by Income for RHNA

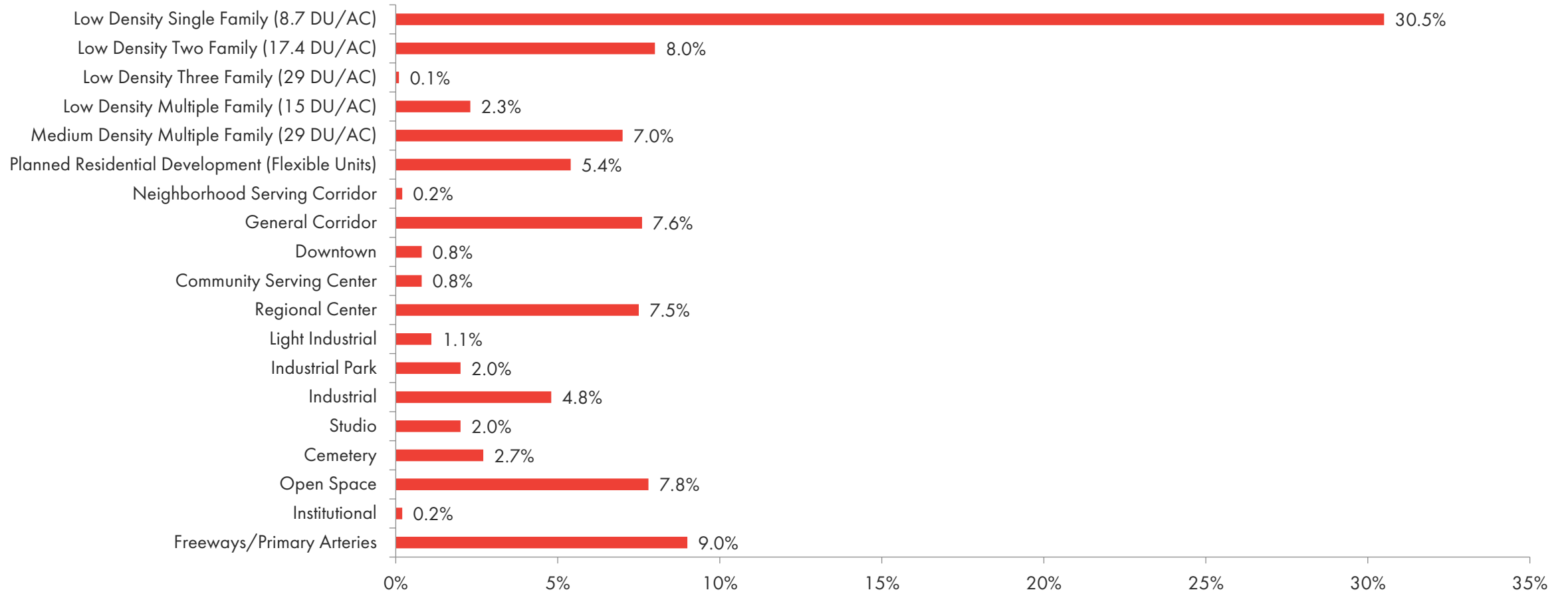
Income Group	Number	Percent
Very Low Income (50% AMI)	1,104	33.1
Low Income (80% AMI)	602	18.1
Moderate Income (120% AMI)	558	16.8
Above Moderate Income (>120% AMI)	1,067	32.0
<i>Total</i>	<i>3,332</i>	<i>100.0</i>



# RHNA Requirements

- Jurisdictions must plan for their allocation of housing units per RHNA
- Sites with appropriate density and development standards (at least 30 dwelling units per acre for lower income units)
  - 1,706 very low and low-income units
- Vacant and underutilized sites with near-term development potential
- Development process and fees that do not constrain housing development

# Existing General Plan Land Use Distribution





# Benefits of a Diverse Housing Stock

- Provide housing options for young professionals
- Attract young families with children with affordable options
- Allow seniors to age in place
- Provide housing for special needs populations
- Allow more residents to live and work in Culver City

# State Regulations



# Laws and Sacramento Policy Direction

Recent legislation with focus on facilitating production of new housing:

- Remove constraints for development
  - Reduce fees, relax development standards (2019: SB 330)
  - Streamline processing procedures - by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
  - Objective standards for site plan and design reviews (2019: SB 330)

# Laws and Sacramento Policy Direction

Recent legislation with focus on facilitating production of new housing:

- Expand housing options
  - Accessory Dwelling Units (2018:SB 1226; 2017: SB 1069, AB 2299, AB 2406; 2019: AB 68, AB 587, AB 670, AB 671, AB 881, SB 13)
  - Supportive housing for persons with disabilities (2019: AB 2162)
  - Housing for persons experiencing homelessness (2019: AB 101)
  - Expanded density bonus (2019: AB 1763)



# Consequence of Noncompliance

- Risk of litigation (AB 72, AB 101)
  - HCD monitoring non-compliant jurisdictions and reporting to the Attorney General
  - Fines up to \$100,000 per month
  - Huntington Beach sued by the Attorney General for continued inaction
  - Pomona and San Clemente sued by nonprofits
- Ineligibility for State grants
  - SB 2 grant (City received \$160,000 in 1st round)
  - Housing Trust Funds
  - Other infrastructure/transportation funds being considered

# Discussion



# Technical Advisory Committee (TAC) Survey

- 6 TACs
  - Transportation + mobility
  - Sustainability, health + parks
  - Culture + arts
  - Economic development
  - Housing
  - Policing + public safety
- GPAC members may participate but aren't required to do so
- **Two weeks** to complete survey
- TAC Orientation (end of September/early October)

**Culver City General Plan Update Technical Advisory Committee  
Member Recommendation Survey**

\* 2. Please rank your top three TAC Topic preferences:

First Choice

Second Choice

Third Choice

If you selected "No Preference," please share more about your interests.

\* 3. Why should you be on the TAC(s) you selected?  
Briefly describe any expertise you have in the topic(s).

\* 4. In addition to expressing your interest in joining a TAC, would you like to recommend someone else to join a TAC?

Yes

No

# General Plan 2045

*Culver* CITY

## ***GPAC Meeting 7:*** ***Housing, Land Use + Urban Design***

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