

**General
Plan 2045**
Culver CITY

Housing TAC Meeting

April 20, 2021

Agenda

General Plan Update Process

Recap: Existing Conditions

Land Use Alternatives

- Approaches to Land Use
- Land Use Dialogue to Date
- Land Use Trade-offs
- Land Use Alternative Maps

Dialogue



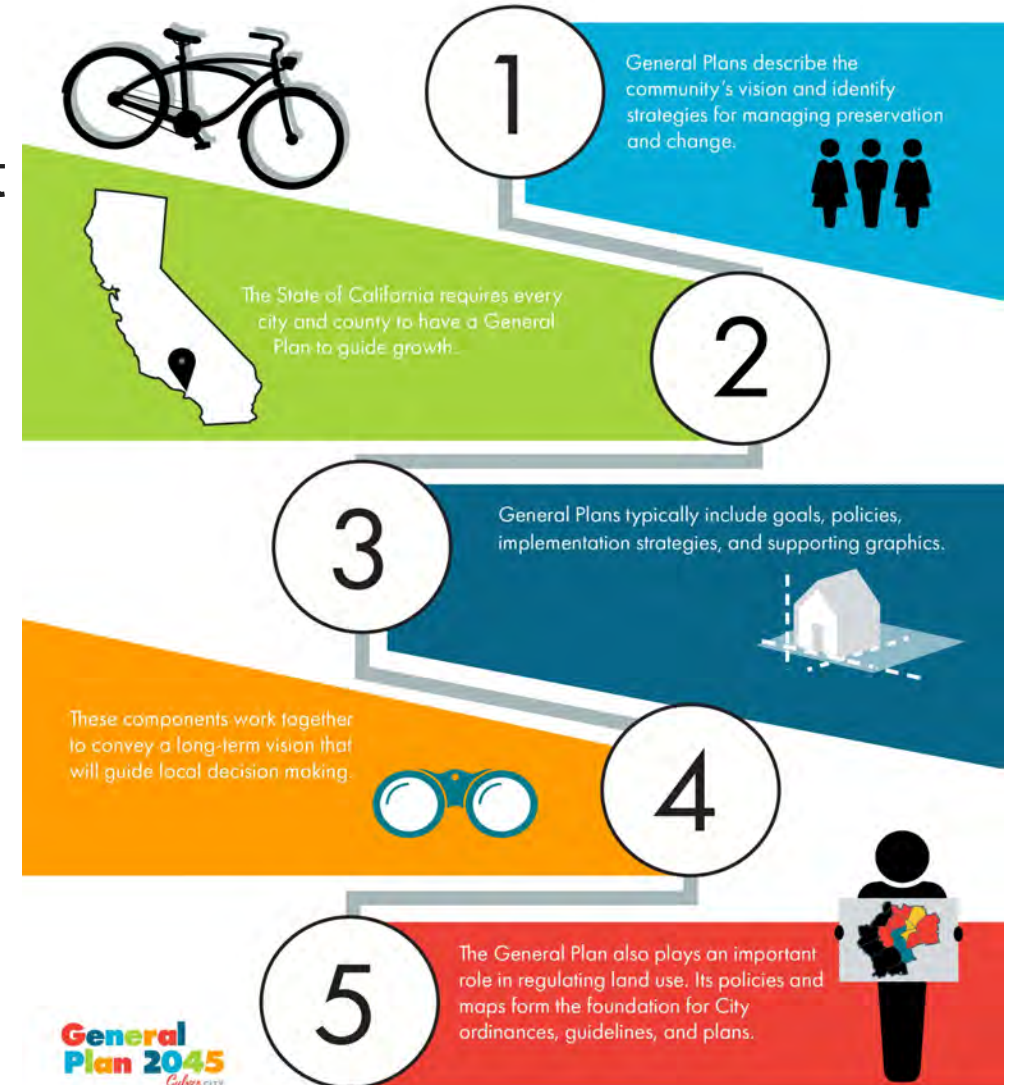
Downtown Culver City

General Plan Update Process

- Longterm policy document to guide the future actions (policy choices + development applications) of Culver City
- Serves as City's "constitution"
- Enables the community to come together to develop a shared vision for the future
- Enhances community strengths
- Addresses a number of topics of concern

What is a General Plan?

A General Plan is like a road map for the future of Culver City.



General Plan Topics

Requirements

- Land Use
- Circulation
- Housing (HE)
- Conservation
- Open Space
- Noise
- Safety
- Environmental Justice

City of Culver City General Plan will address:



CLIMATE CHANGE +
RESILIENCE



HEALTH,
ENVIRONMENTAL
JUSTICE + EQUITY



NEW MOBILITY



SMART CITIES



ART + CULTURE



REIMAGINING
PUBLIC SAFETY*



PUBLIC REALM/
URBAN DESIGN



ECONOMIC
DEVELOPMENT



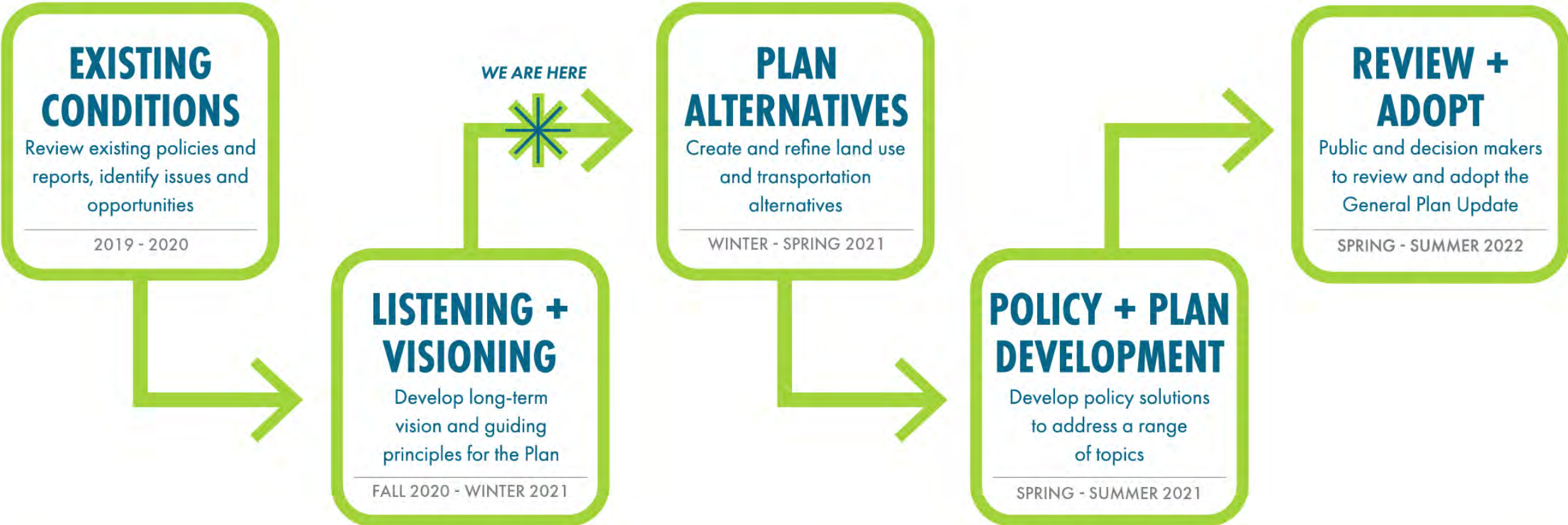
INFRASTRUCTURE/
PUBLIC FACILITIES
AND SERVICES



PARKS AND
RECREATION

STATE OF CALIFORNIA
2017
General Plan
Guidelines
GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH

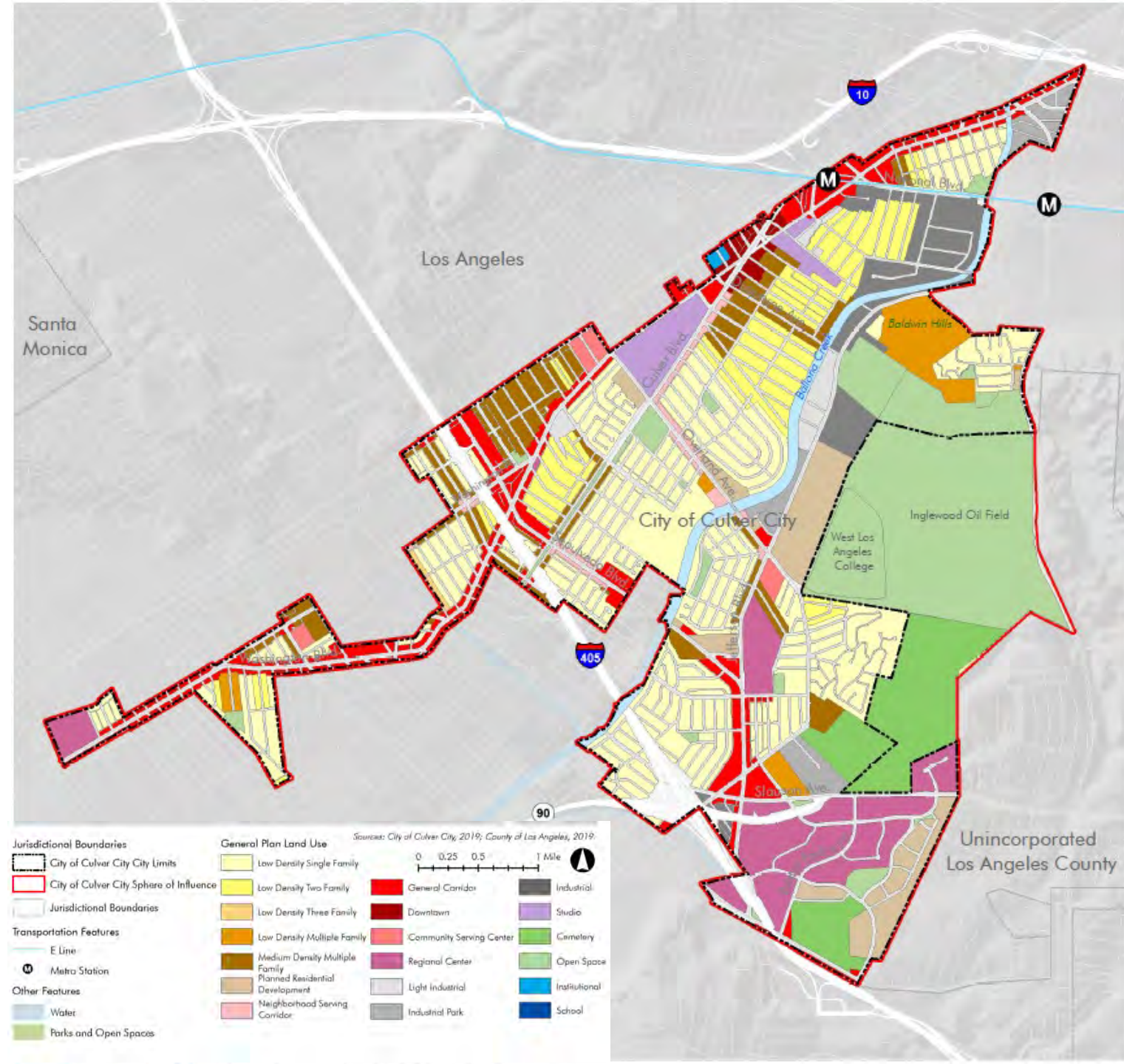
Process



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS

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



Recap: Existing Conditions Aerial Map of Culver City



Palms

Downtown

Mar Vista

Cypress Grove

Ladera Heights

Baldwin Hills

Culver City
Park

Inglewood Oil
Field

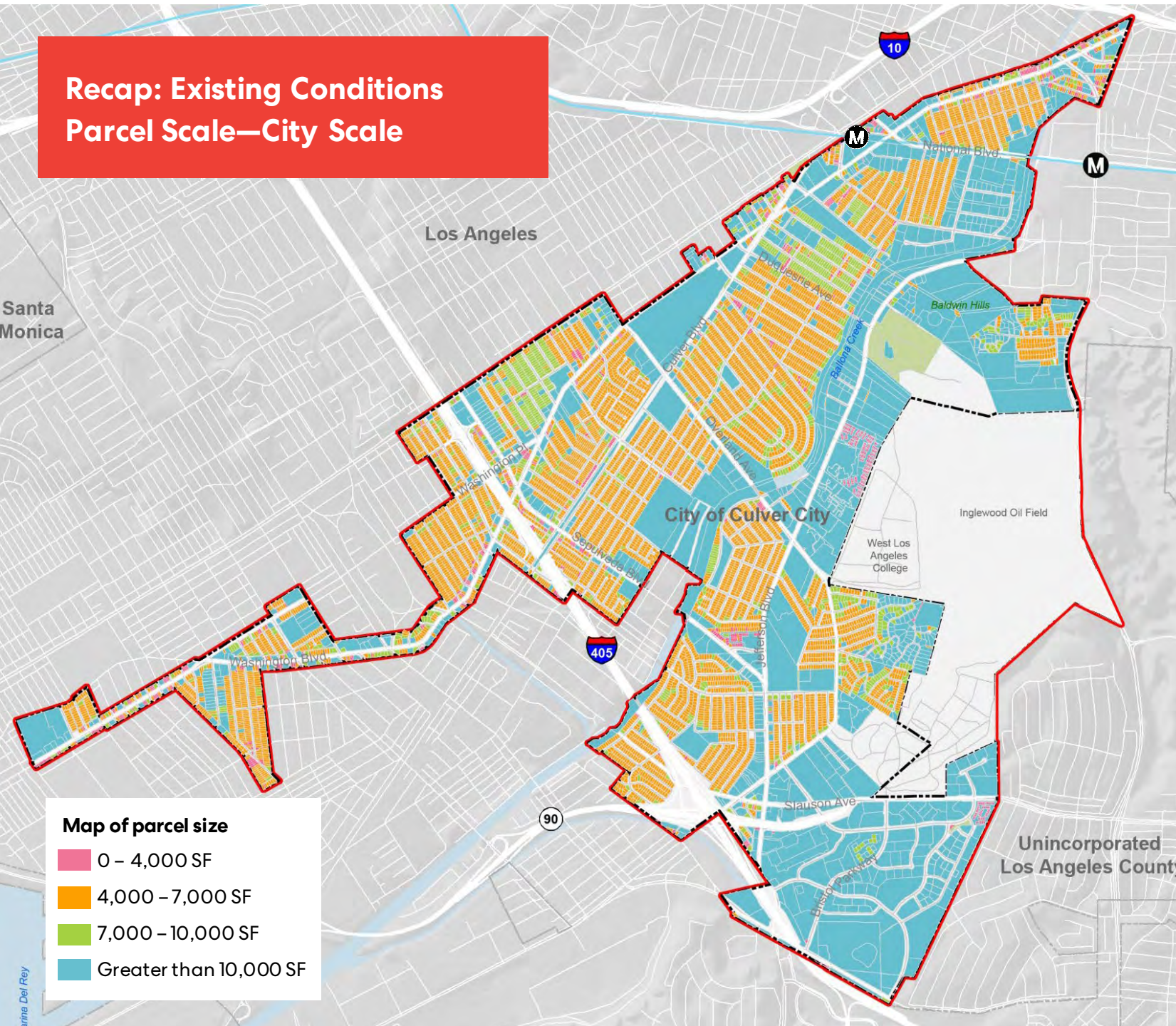
Kenneth Hahn
State Park

Hillside
Memorial Park

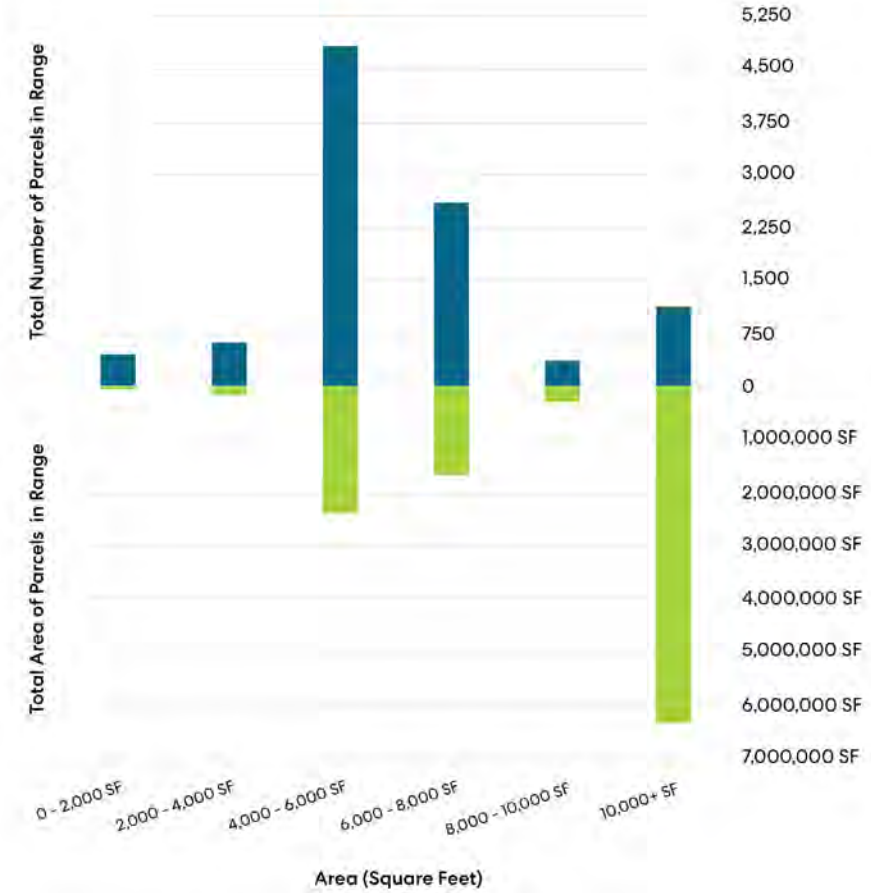
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Recap: Existing Conditions Parcel Scale—City Scale



Number and Area of Culver City Parcels



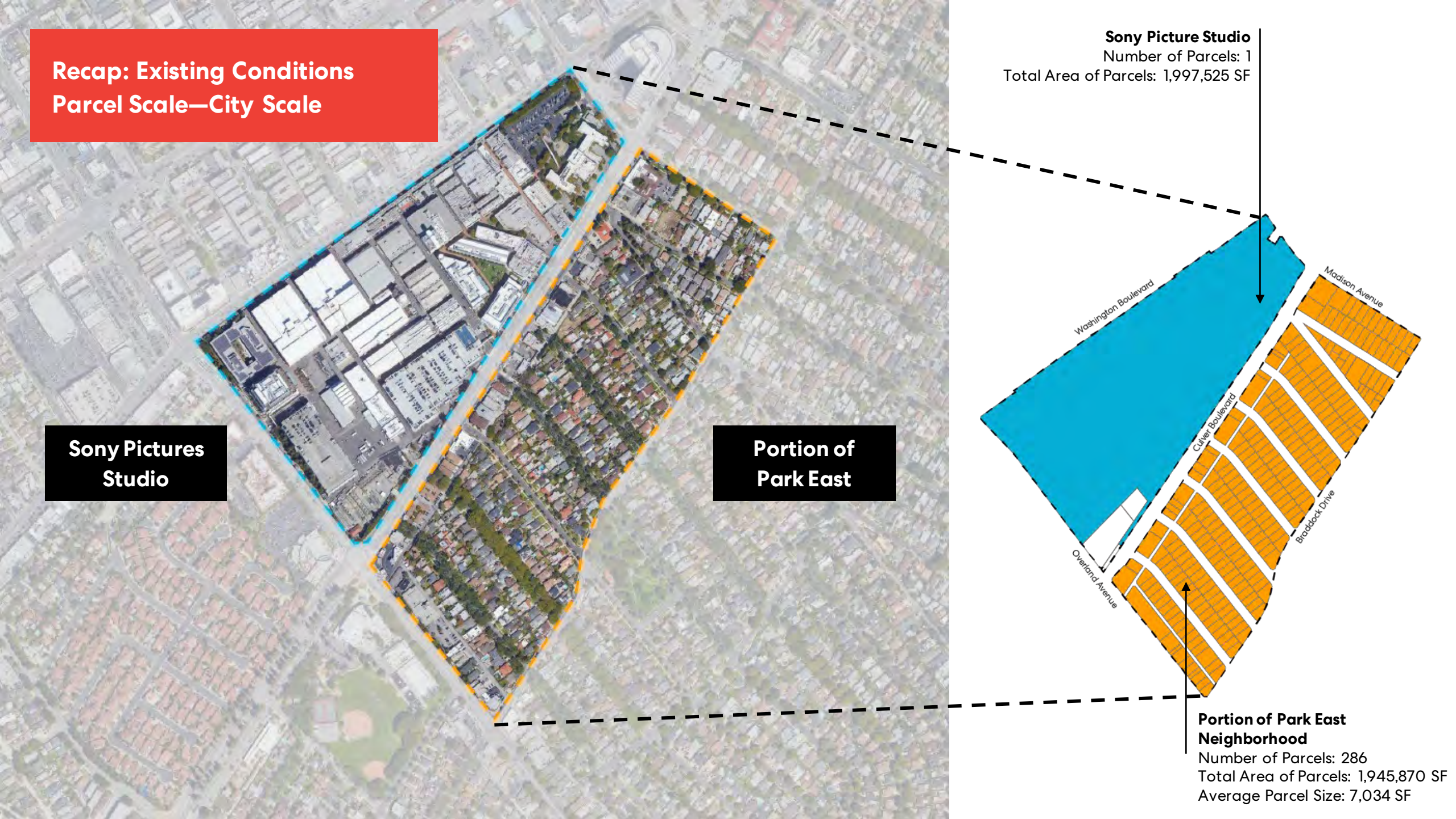
Recap: Existing Conditions
Parcel Scale—City Scale

Sony Pictures Studio

Portion of Park East

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



Land Use Alternatives

Desired General Plan Outcomes

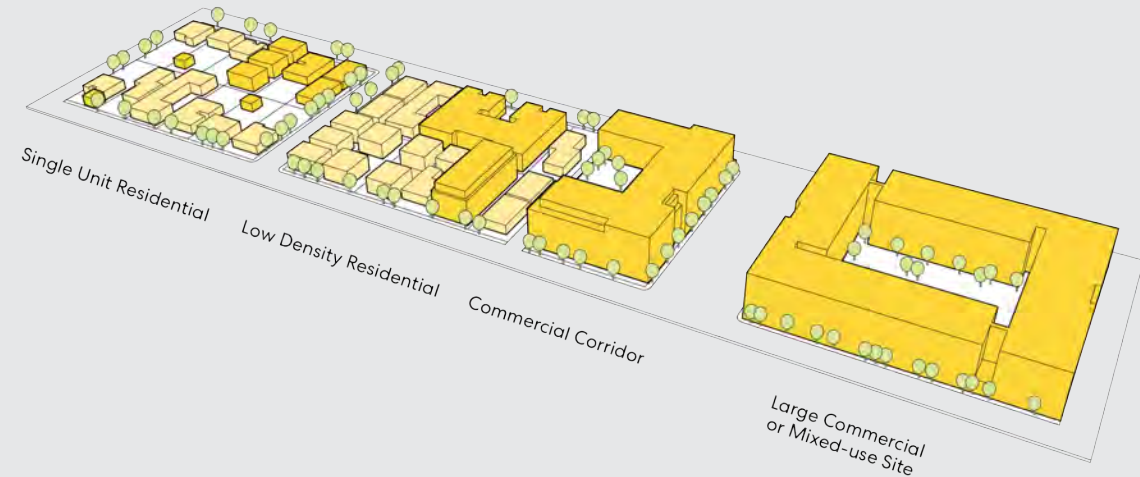
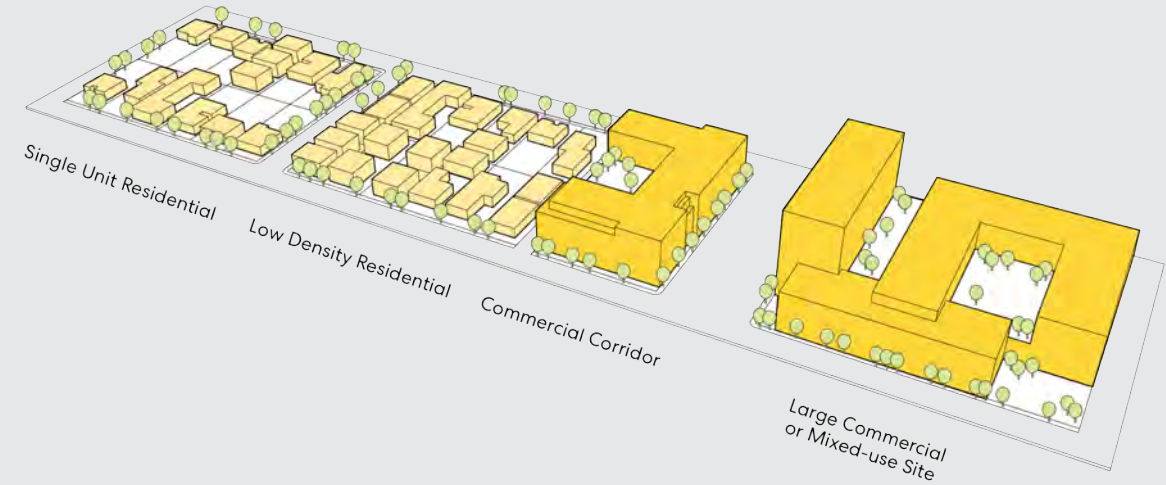
1. **Healthy and safe neighborhoods** where all people can thrive, strengthen connections with neighbors, and meet their basic needs
2. A **diverse and expanded range of housing types** for different income levels, household compositions, stages of life, and marginalized populations
3. A culturally, racially, and economically **diverse community** that manages growth to **prevent displacement**, provide affordable housing
4. A vibrant economy that supports **small, local businesses**
5. A vibrant **arts and cultural sector** with a diverse range of affordable spaces
6. An active and revitalized **Ballona Creek**
7. A reimagined **Baldwin Hills open space**
8. A connected **network of parks** and open spaces
9. A high-quality and **connected public realm**
10. A safe, accessible, and connected **transportation network**



Land Use Alternatives

What are land use alternatives?

- Planning scenarios that can realize future development goals
- Different approaches to land use and urban design patterns
- Illustrate the trade-offs between different approaches
- Allow informed choices about future development of the city

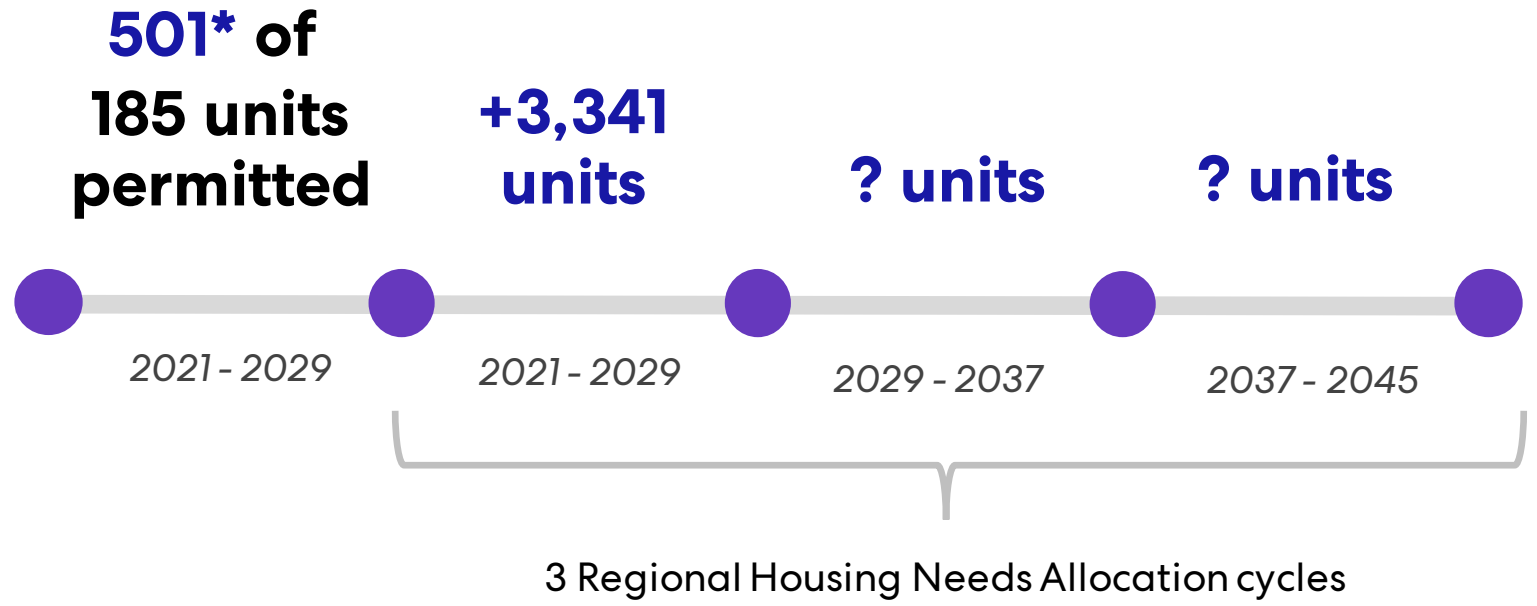


Two different land use and urban design patterns

Objectives

- Direct Culver City’s long-term land use development
- Meet state-mandated Regional Housing Needs Assessment (RHNA)
- Address jobs-housing imbalance

Housing Needs Over The General Plan Time Horizon



**487 of units permitted were above moderate (only 13% were permitted each for very low-, low-, and moderate-income categories).*

Approaches to Land Use

Concentrated Growth

New growth is concentrated onto limited land resources

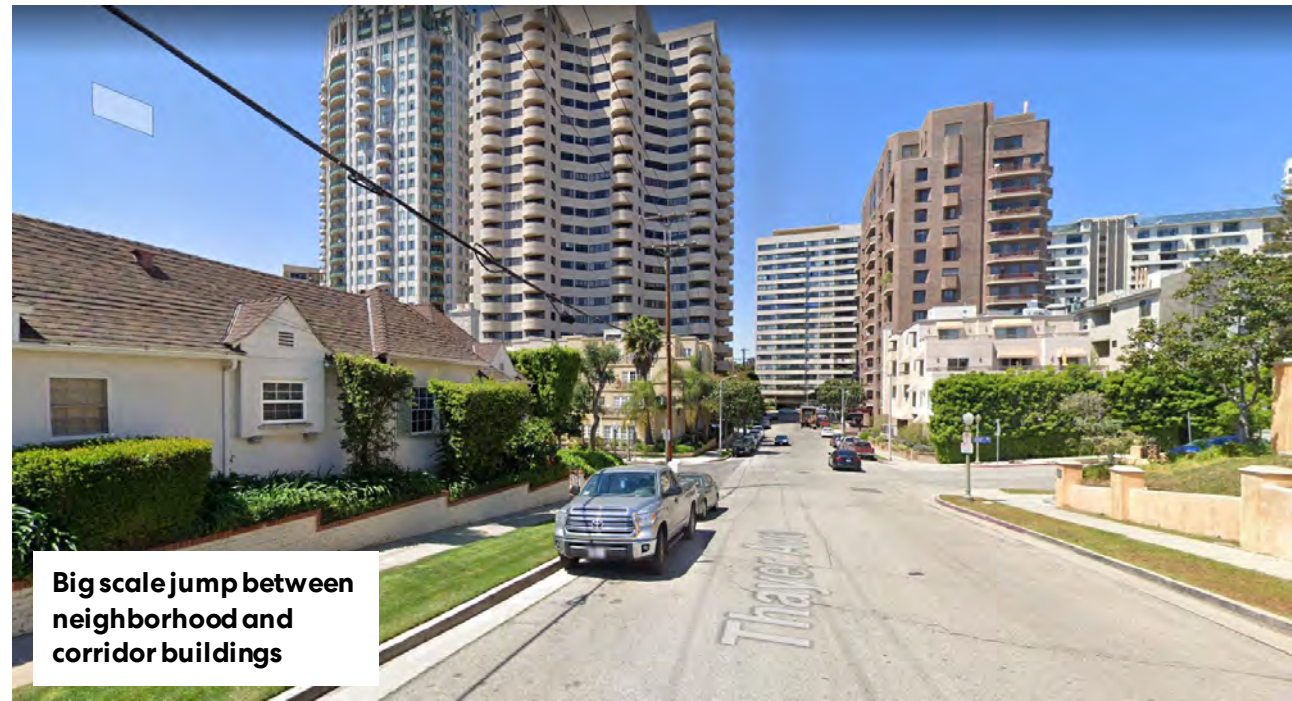
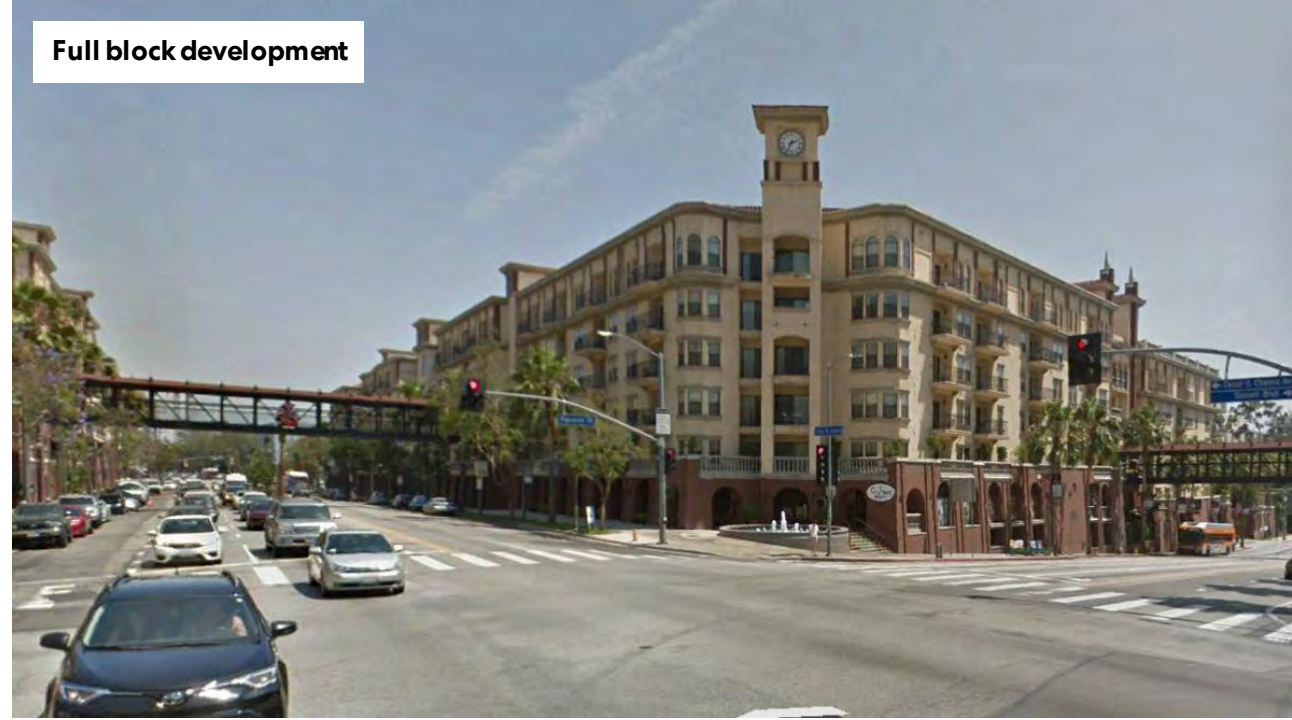
A common model for growth revolves around two key tenets

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

Why is it important to reconsider this 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

Approaches to Land Use

Incremental Infill

Addition of small to medium sized buildings as a way of adding residential units without significantly changing the scale of a neighborhood. This strategy is often referred to as missing middle housing.

Compatible in scale and form with detached single-family homes

Can help create more walkable neighborhoods

Housing types include:

- Duplex, triplex, or fourplex
- Courtyard building
- Townhouse
- Garden apartment
- Live-work unit

Small multi-family building



Multiple single-family scale units on one lot

Approaches to Land Use

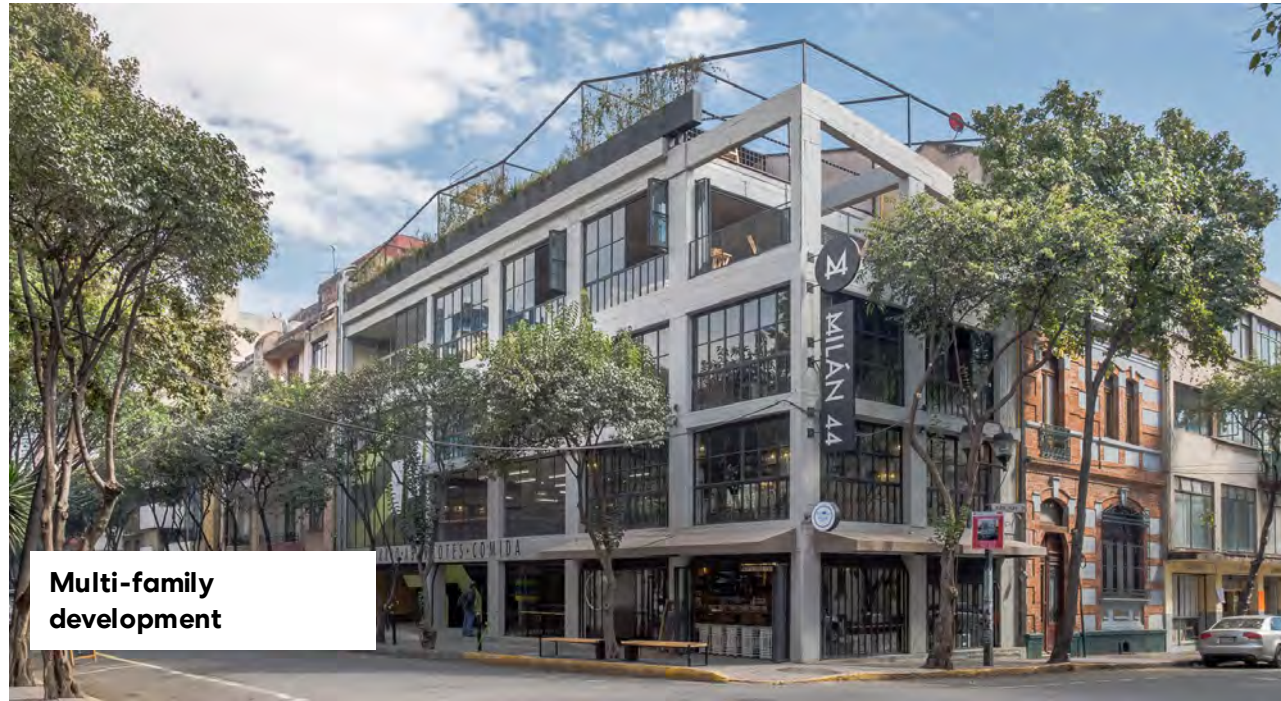
Incremental Densification

Incremental densification explores opportunities to increase density over time by working within the general context of existing neighborhoods.

Can apply to neighborhoods to commercial corridors

Needs to be calibrated (or scaled) to existing parcel size

Mixed-use development
on a small lot



Multi-family
development

Approaches to Land Use

Large Commercial and Industrial Site Activation

Addition of uses and density allows large commercial and industrial sites to connect with the surrounding city fabric.

Introducing mix of uses to create more walkable and active districts

Retrofit/reuse of existing underutilized buildings

Infill of new buildings that can include new uses, including residential

Master planned districts

Caption



Caption



Approaches to Land Use

Land Use Intensity Scale

LESS DENSE ←

→ MORE DENSE

Single-unit residential

- 1-2 stories single-family and accessory dwelling unit
- Limited building footprint



Low multi-unit residential

- 1-3 stories, smaller duplex, triplex, multi-unit
- Limited building footprint



Low/medium mixed-use and commercial

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



Medium mixed-use and commercial

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



High mixed-use and commercial

- 4-6+ stories multi-family/mixed-use and commercial



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

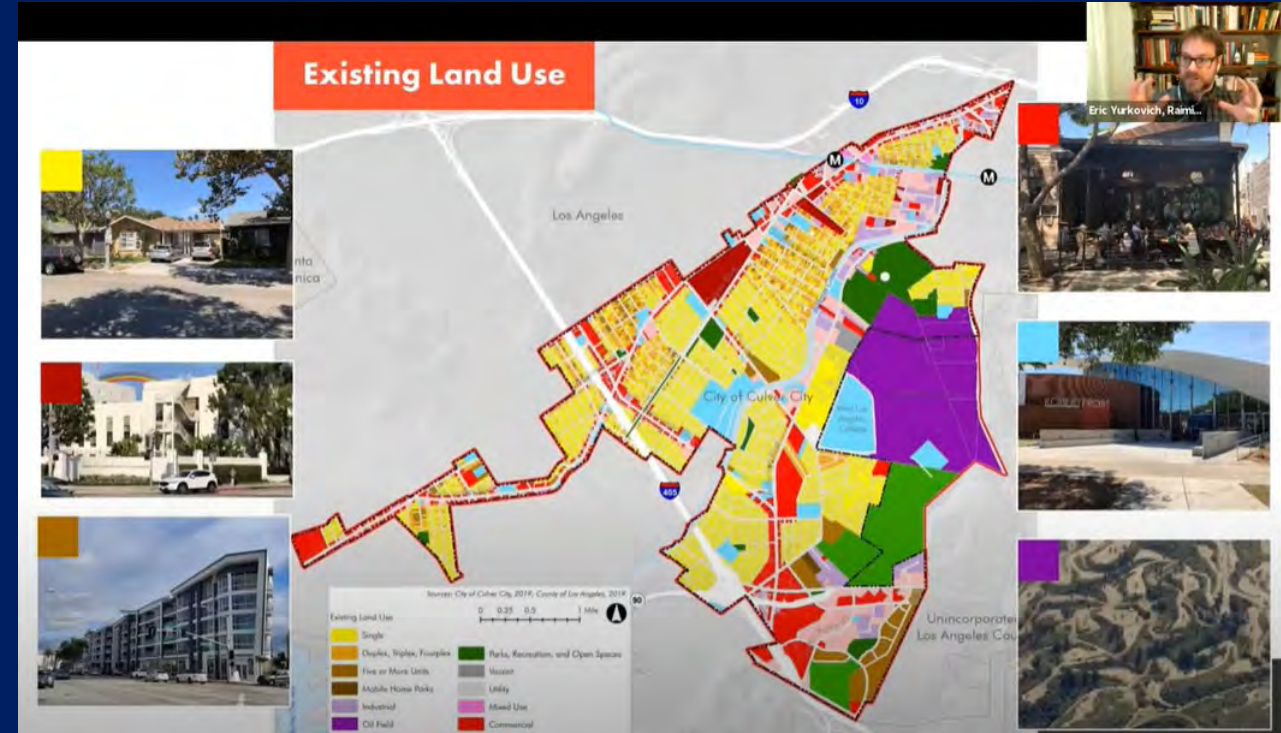
Land Use Dialogue to Date

What we have heard

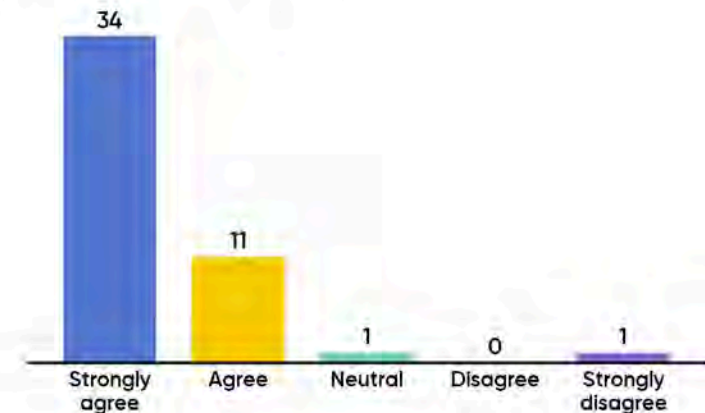
Prior Meetings on Areas of Change and Land Use Alternatives

- GPAC 8/13/20
- GPAC 9/10/20
- GPAC 10/8/20
- Community Workshop 1/27/21
- Joint City Council/Planning Commission Study Session 1/27/21
- GPAC 4/8/21

Live polling and feedback



More housing should be allowed near transit. [Choose one]



What we have heard

Community and stakeholder comments

“I love Culver city because it brings a gather people from all backgrounds. I worry about it becoming a richer and excluding those who cannot afford to live here.”

“Without affordable housing we will lose the socioeconomic and racial diversity that makes us unique and special. “

“That we would be a welcoming place for people of all economic and racial backgrounds.”

“The small town feel where you know your neighbors and shop owners. We have had a great mix of people from different economic strata but with uncontrolled rents many of those people are being forced to leave.”

What we have heard

Community and stakeholder comments

“We need to provide low-income housing that is integrated into our community and contribute to the solution to homelessness”

“We need updated housing but I'm not sure the answer is dense mega-complexes.”

“There is a tension over housing/rental prices and capacity. Building more hasn't resulted in housing stock on the affordable end of the spectrum.”

“I know an increase in density is inevitable, but there must be a way to retain some of the character that makes this feel like a place where real people live.”

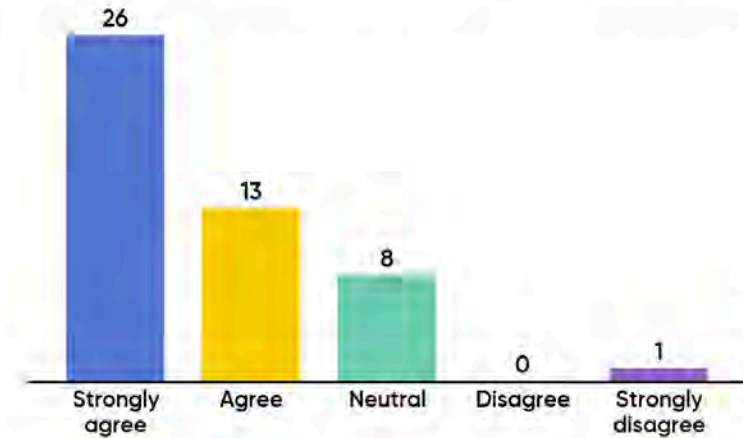
“I want to see more affordable housing and investment in communities of color, earthquake preparedness, and work to reverse climate change”

What we have heard

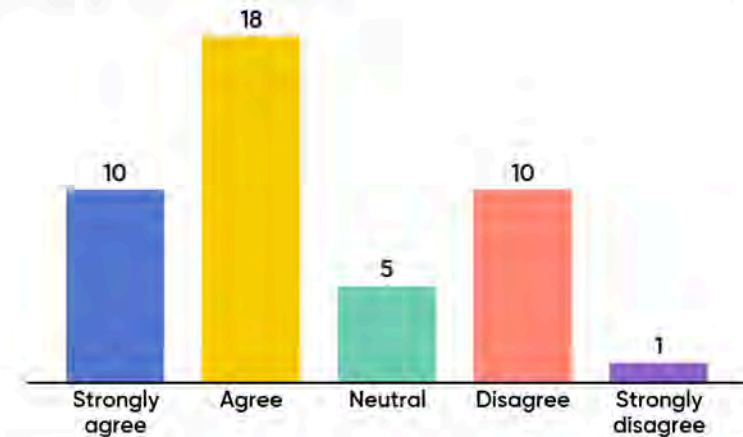
Community Meeting Responses

- **64%** agreed that scale is an important consideration when planning for new buildings
- **81%** agreed that health is an important consideration when designating areas for new development
- **96%** agreed that more housing should be allowed near transit
- **75%** agreed that missing middle housing is a good strategy to accommodate new housing in Culver City
- **64%** agreed that small developments across the city are preferable to very large developments in a few places

When designating areas for new development, resident health is an important consideration. [Choose one]



When planning for new buildings, scale is an important consideration. [Choose one]



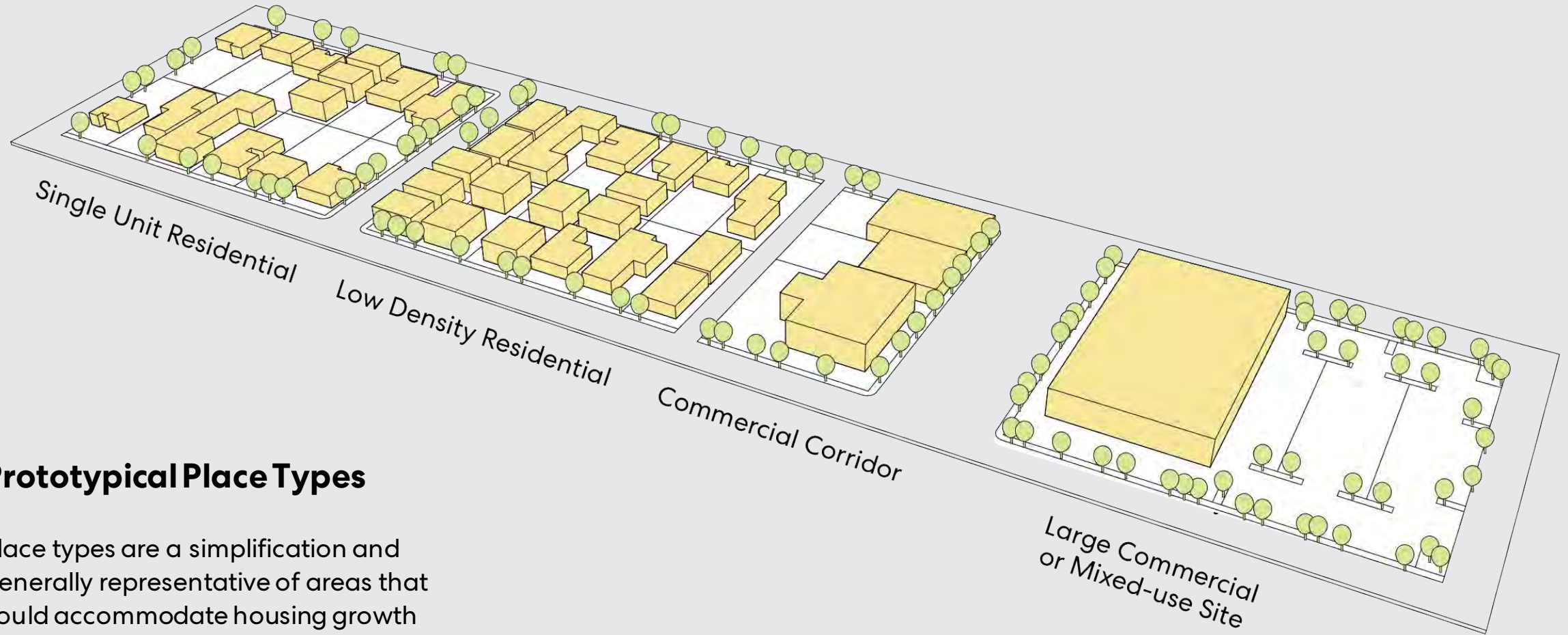
What we have heard

Takeaways from community workshops, GPAC meetings, and City Council/Planning Commission study session

- Need for housing, particularly affordable housing
- Need for ownership housing to enable wealth building
- Desire to equitably distribute growth
- Need to address homelessness crisis
- Need more renter protections to address housing displacement and gentrification
- Concern about single family zoning as an exclusionary practice
- Concern about eliminating single family zoning
- Concern about overbuilding
- Need for creativity (affordable housing overlays, community land trust)

Land Use Trade-offs

Existing Place Types



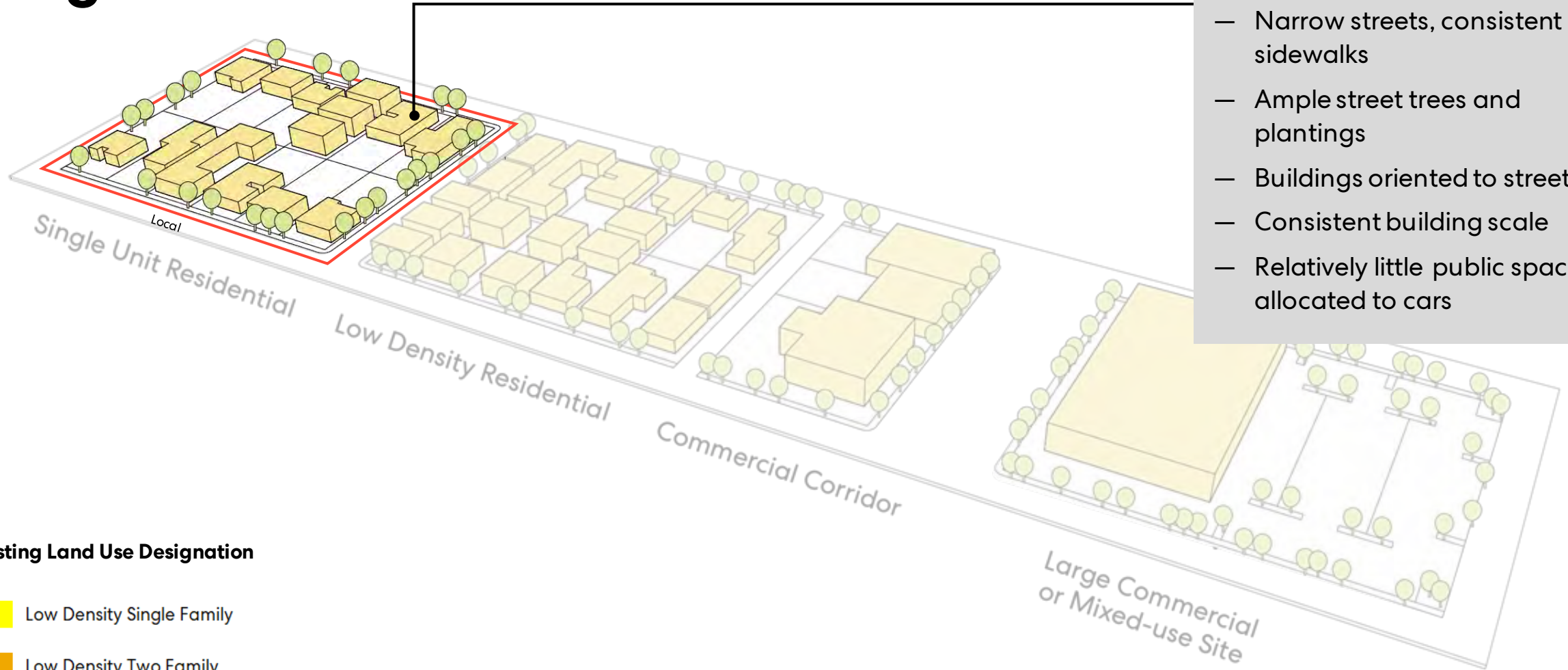
Prototypical Place Types

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

** State law permits Accessory Dwelling Units in single-family residential zones*

Land Use Trade-offs

Single-Unit Residential



Options for Single-Unit Residential

A. Maintain single -family designation



What it means

- Keeps existing land use designation
- State law provides up to 3 units per lot
- Single-family plus Accessory Dwelling Unit and Junior Accessory Dwelling Unit
- Modified parking and setback requirements
- Limited incremental growth of accessory units

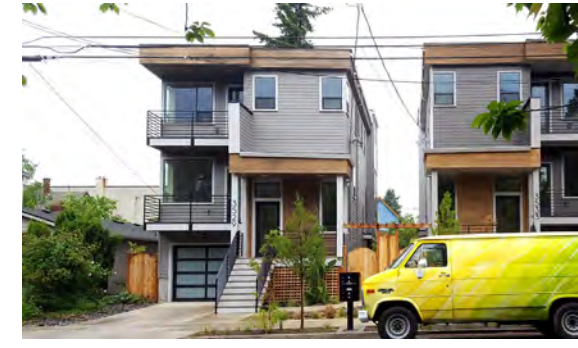
B. Incremental infill



What it means

- Keeps general 1 to 2-story scale
- 3 “full” units per lot, 4th affordable unit (possible incentive)
- Modified parking and setback requirements
- Limited incremental growth of “full units” (and not Accessory Dwelling Units)

C. Incremental densification

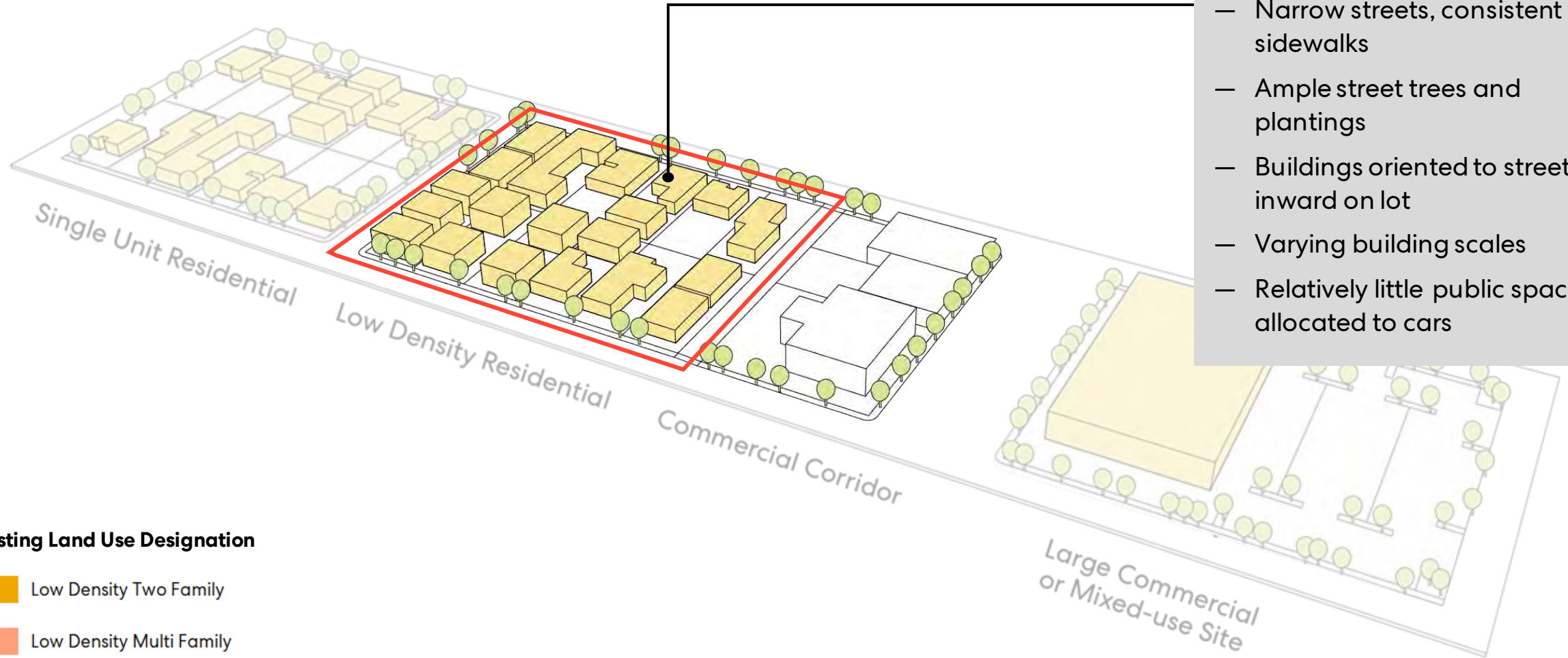


What it means

- Up to 3 stories in height
- 4 units per lot, 6 with affordable incentive
- Setbacks and transitional height requirements to address scale differences
- Requires parking/mobility innovation
- Moderate growth over time




Land Use Trade-offs

Low Density Residential



- Typical existing characteristics**
- Narrow streets, consistent sidewalks
 - Ample street trees and plantings
 - Buildings oriented to street or inward on lot
 - Varying building scales
 - Relatively little public space allocated to cars

Existing Land Use Designation

-  Low Density Two Family
-  Low Density Multi Family
-  Medium Density Multi Family

Options for Low Density Residential

A. Maintain low -density designations



What it means

- Keeps existing land use designation
- Preserves existing affordable housing stock
- In some cases maintains inefficient land use
- Limited to no change

B. Incremental densification



What it means

- Generally maintains existing scale
- Addition of limited height
- Provides new opportunities through reduced parking and other requirements
- Limited to moderate change

C. Moderate densification

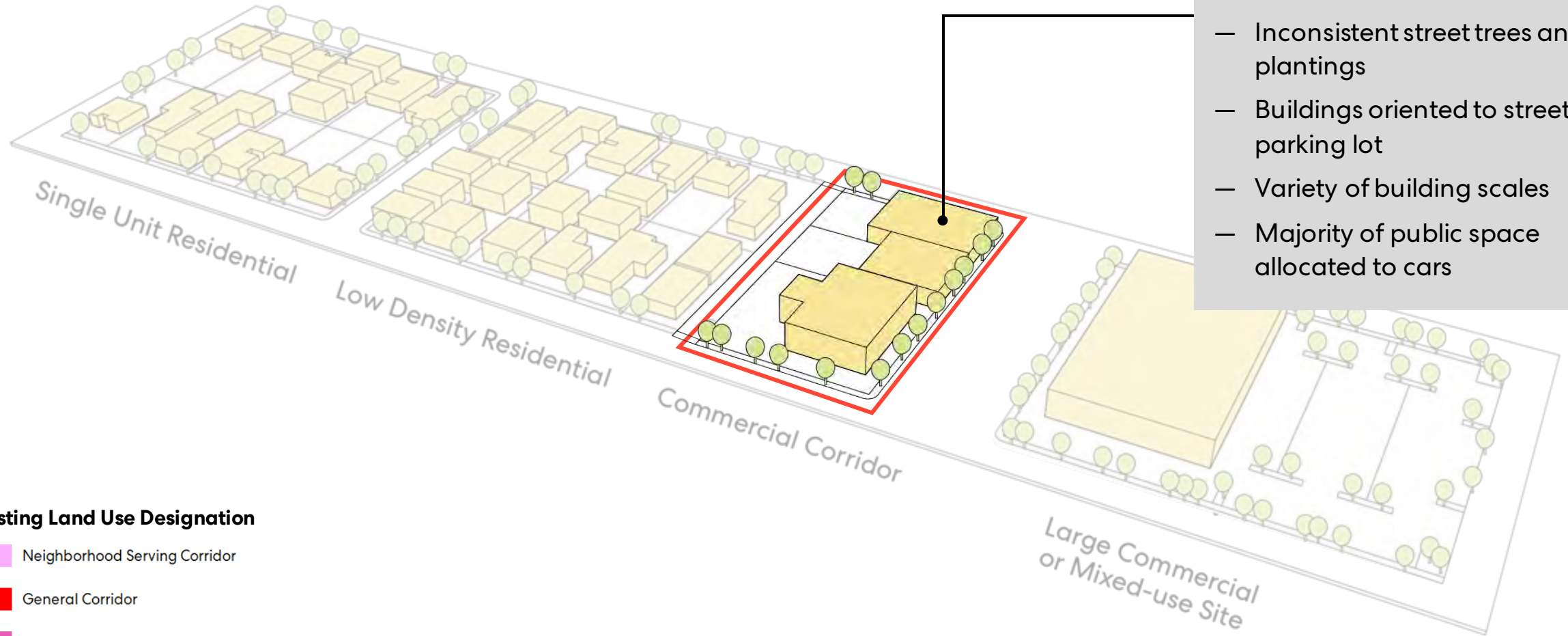


What it means

- Allow additional height, encourage lot mergers
- Provide additional incentives including reduced parking
- Moderate change

Land Use Trade-offs





Commercial Corridors



Typical existing characteristics

- Wide streets, narrow sidewalks
- Inconsistent street trees and plantings
- Buildings oriented to street or parking lot
- Variety of building scales
- Majority of public space allocated to cars

Existing Land Use Designation

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

Options for Commercial Corridors

A. Incremental densification



What it means

- Prioritizes development guidelines that work on smaller corridor lots
- Provides height massing transition
- Modifies parking and other requirements
- Allows flexibility in ground floor use
- Moderate change

B. Moderate densification

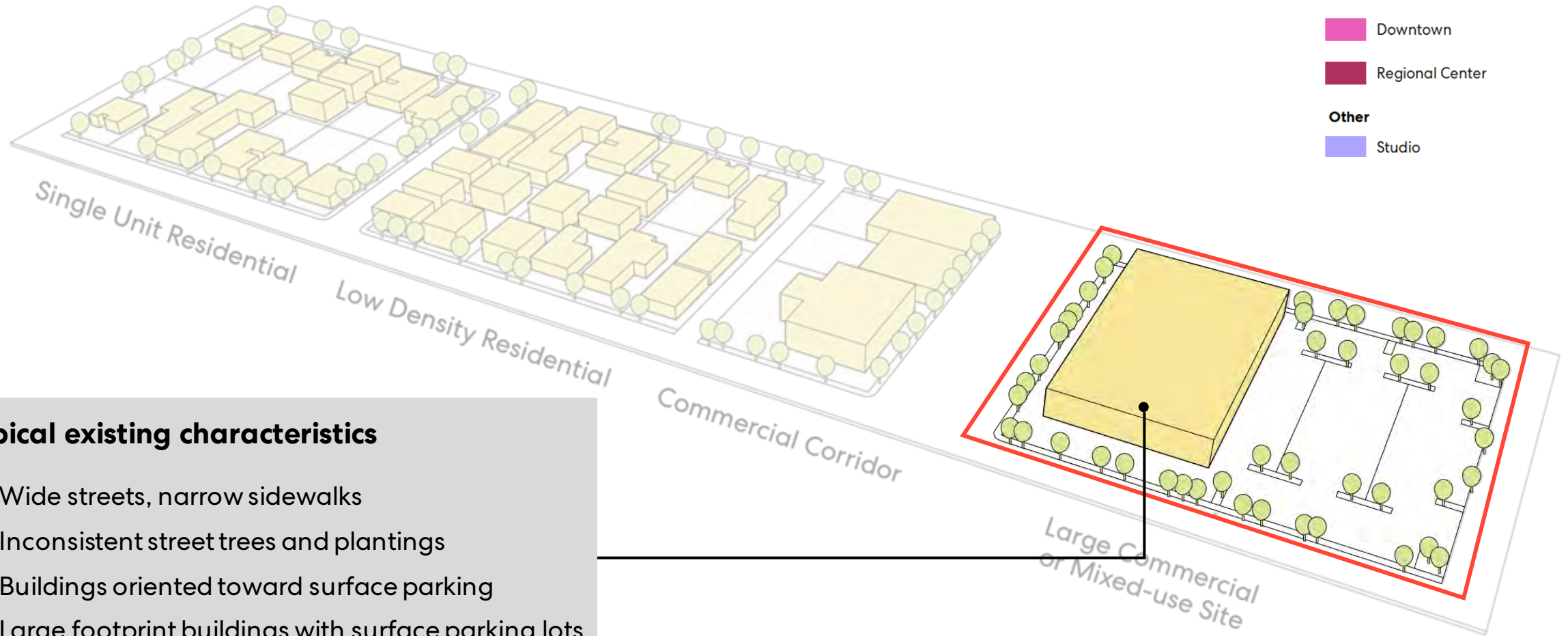


What it means

- Allows additional height, encourages lot mergers
- Seeks to maximize residential growth on commercial corridors
- Allows flexibility in ground floor use
- Moderate to significant change

Land Use Trade-offs

Large Commercial and Industrial



Typical existing characteristics

- Wide streets, narrow sidewalks
- Inconsistent street trees and plantings
- Buildings oriented toward surface parking
- Large footprint buildings with surface parking lots
- Majority of public space allocated to cars

Options for Large Commercial and Industrial

A. Limited activation, maintain existing commercial focus



What it means

- Limited activation of site perimeter (as appropriate)
- Maintains commercial land use focus
- Allows medium density residential development

B. Activation, significant residential growth



What it means

- Activates and revitalizes sites, integrates with the surrounding neighborhoods
- Allows medium to high density residential development
- Residential land use could displace commercial

C. Activation, commercial focus with significant residential infill



What it means

- Activates and revitalizes sites, integrates with the surrounding neighborhoods
- Allows medium to high density residential infill development
- Maintains significant commercial land use opportunity

Land Use Trade-offs

Trade-offs Summary

To achieve goals, new growth needs to be accommodated. Land use alternatives provide options.

Concentrate growth in limited areas or distribute growth across the city














Ability to accommodate height and scale transitions between adjacent land use areas

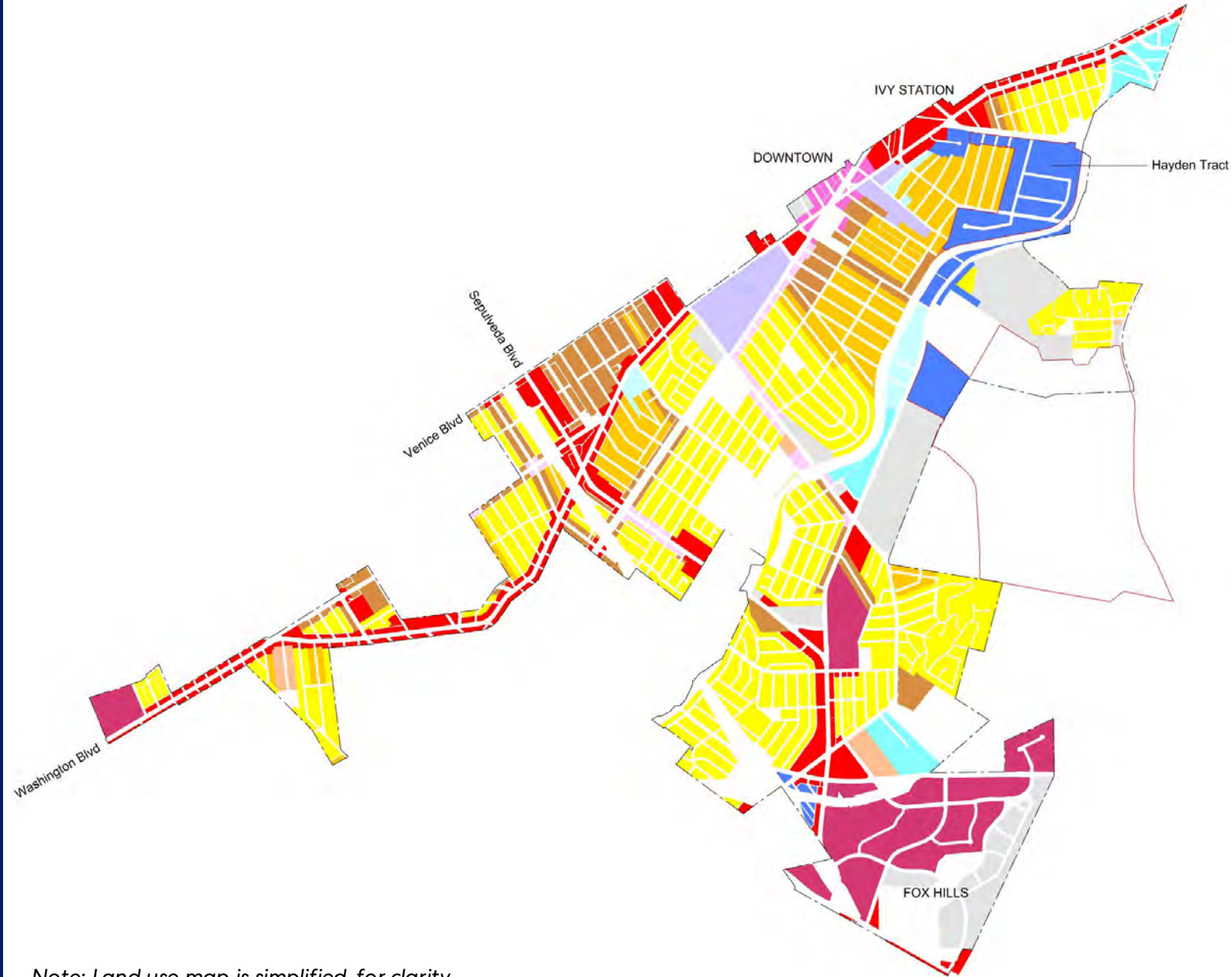
Encouraging incremental growth or necessitating more significant change



Land Use Alternative Maps

Existing Land Use Map

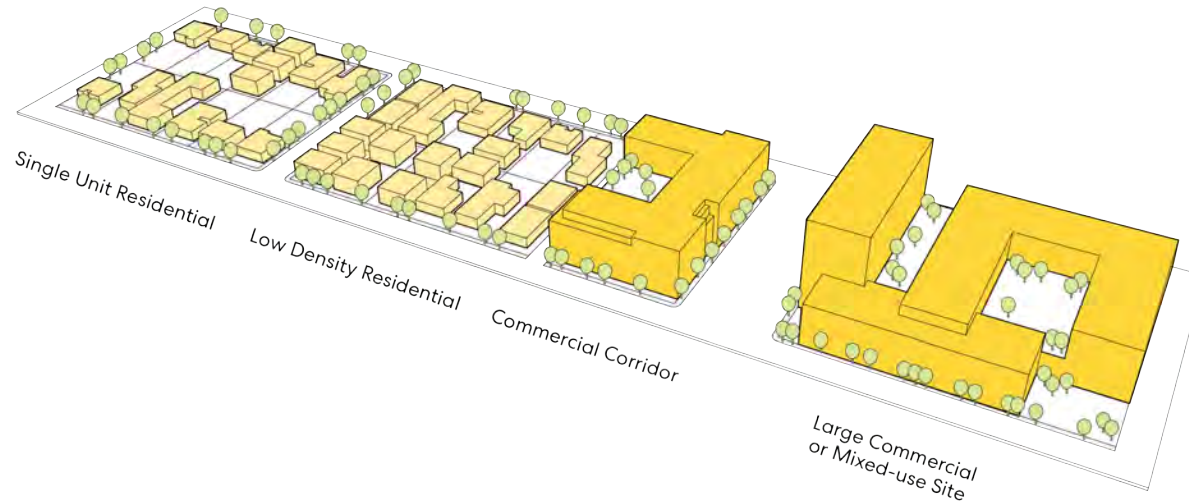
Residential	
	Low Density Single Family
	Low Density Two Family
	Low Density Multi Family
	Medium Density Multi Family
	Planned Unit Residential
Commercial	
	Neighborhood Serving Corridor
	General Corridor
	Downtown
	Regional Center
Industrial	
	Light Industrial
	Industrial Park
	Industrial
Other	
	Studio



Note: Land use map is simplified for clarity.

Land Use Alternative Maps

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



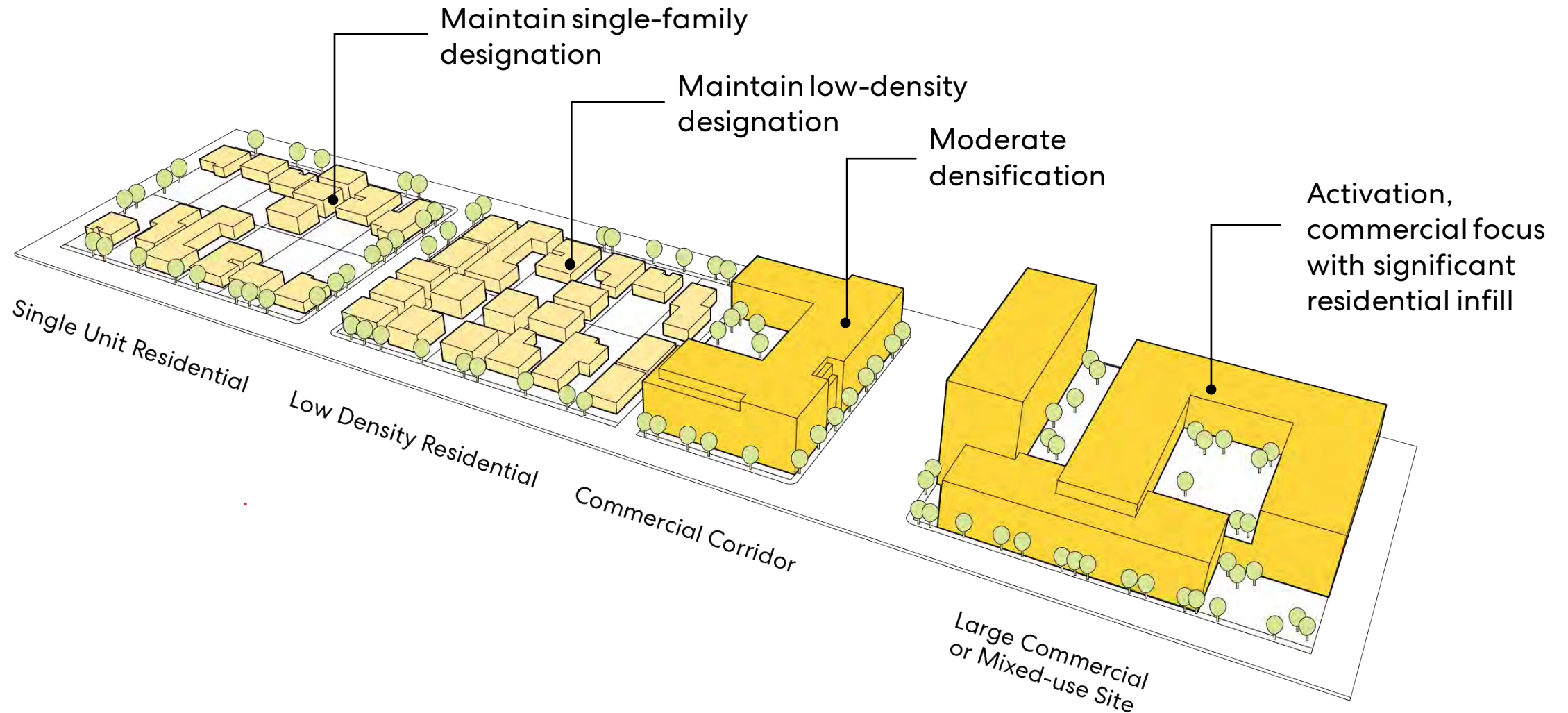
Moderate
densification



Activation,
commercial
focus with
significant
residential
infill











Alternative 1: Concentrated Growth



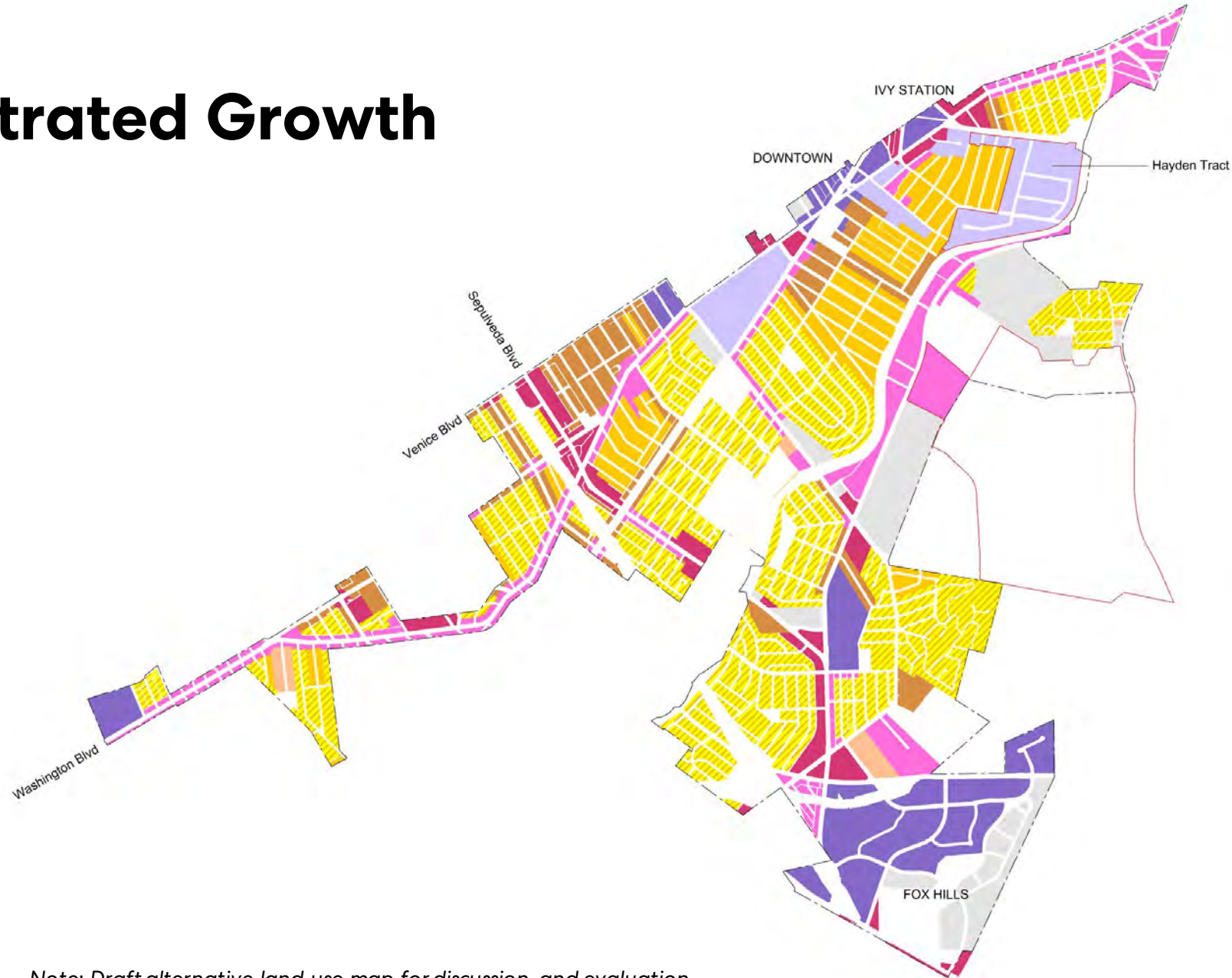
Land Use Alternative Maps

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

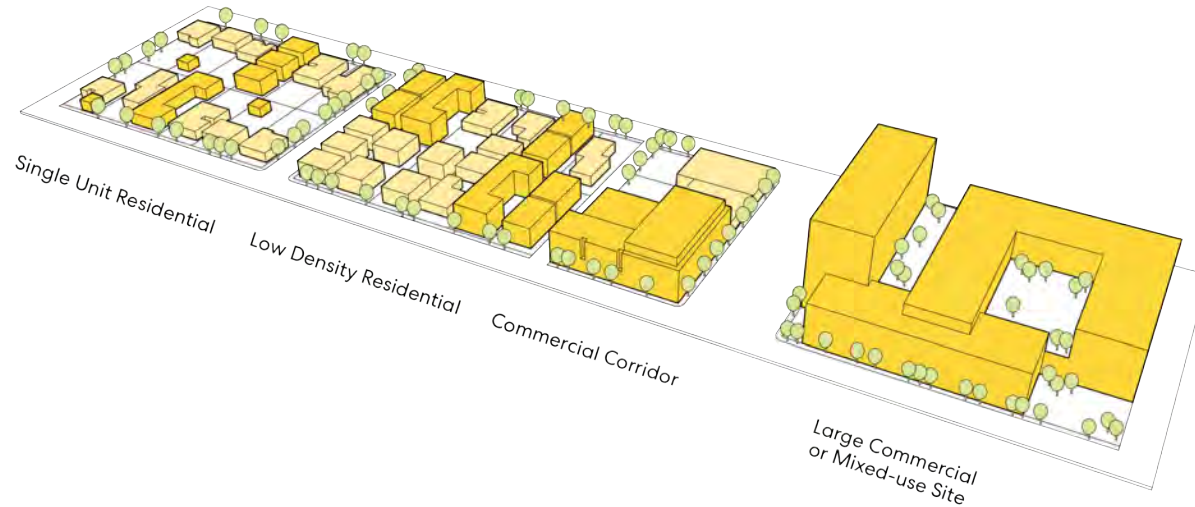
*Note: Draft alternative land use map for discussion and evaluation.
Land use map is simplified for clarity.*



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Land Use Alternative Maps

Alternative 2: Dispersed Growth A



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



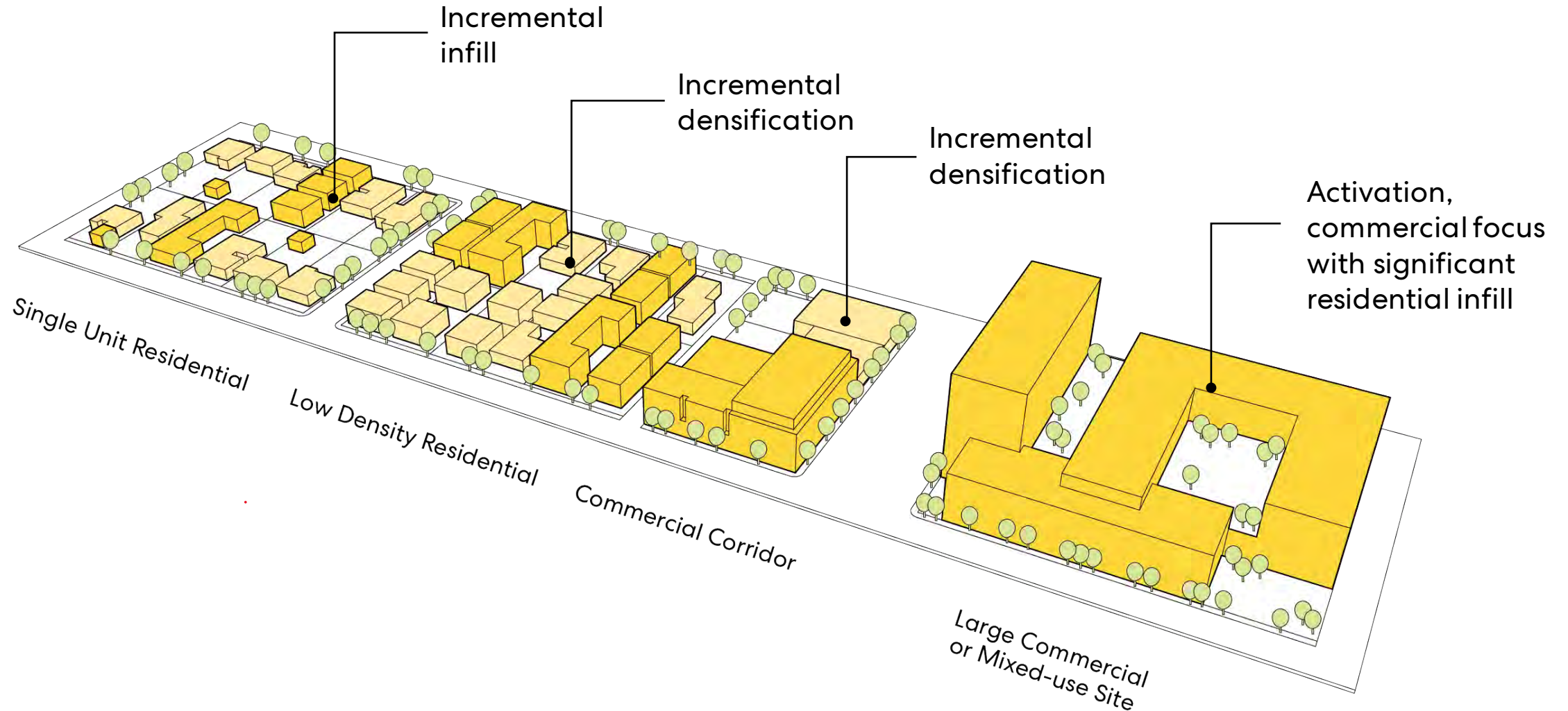
Incremental
densification



Activation,
significant
residential
growth












Alternative 2: Dispersed Growth A

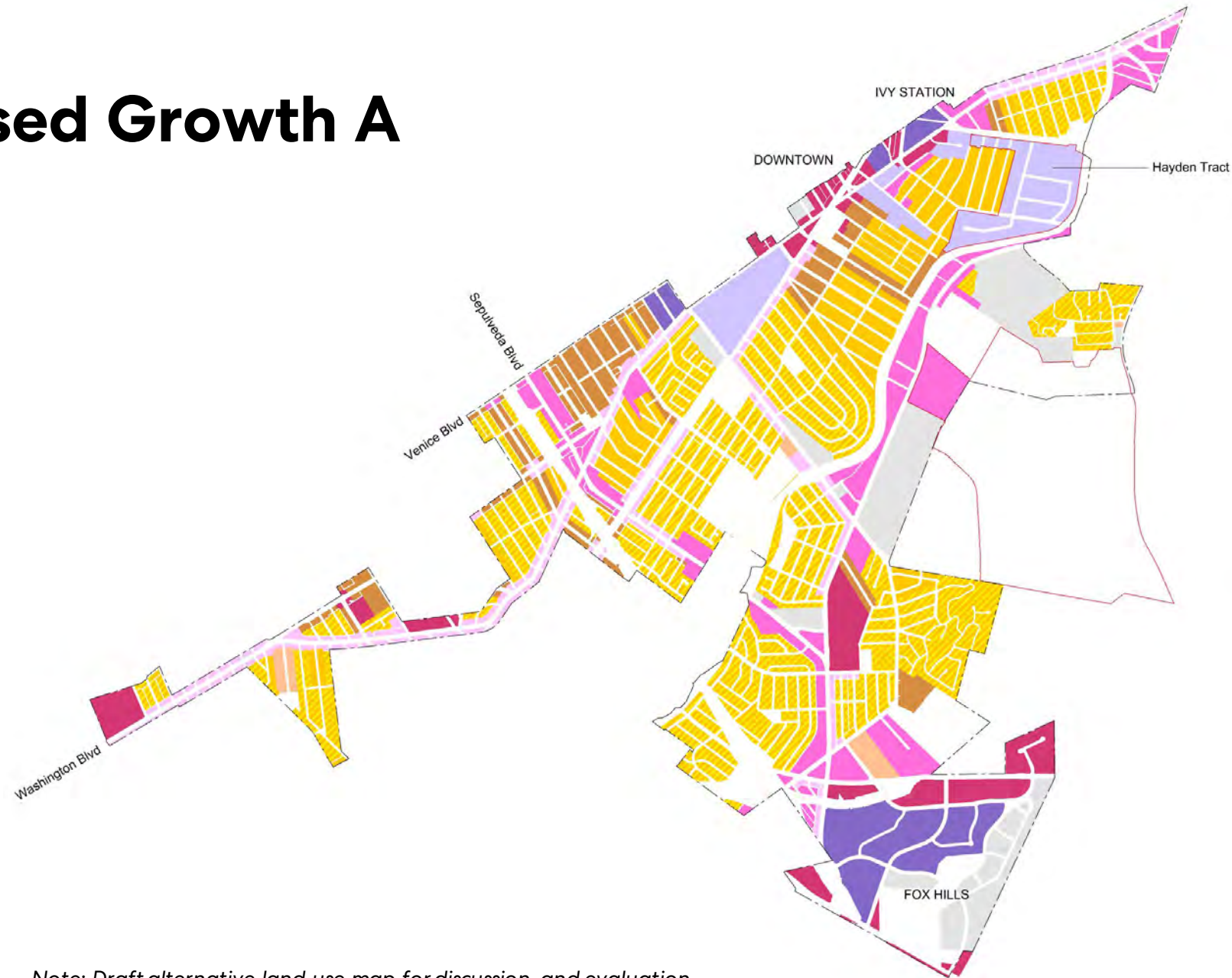


Land Use Alternative Maps

Alternative 2: Dispersed Growth A

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



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

Land Use Alternative Maps

Alternative 3: Dispersed Growth B

**3D visualization for Alternative 3 being finalized and will be shared at the 4/20 HTAC meeting. This alternative was created after the 4/8 GPAC meeting, which is a quick turnaround, so thank you in advance for your patience.*

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



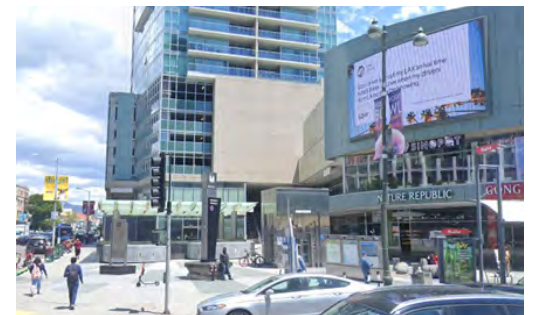
Moderate densification



Incremental densification



Activation, commercial focus with significant residential infill



Land Use Alternative Maps








Alternative 3: Dispersed Growth B

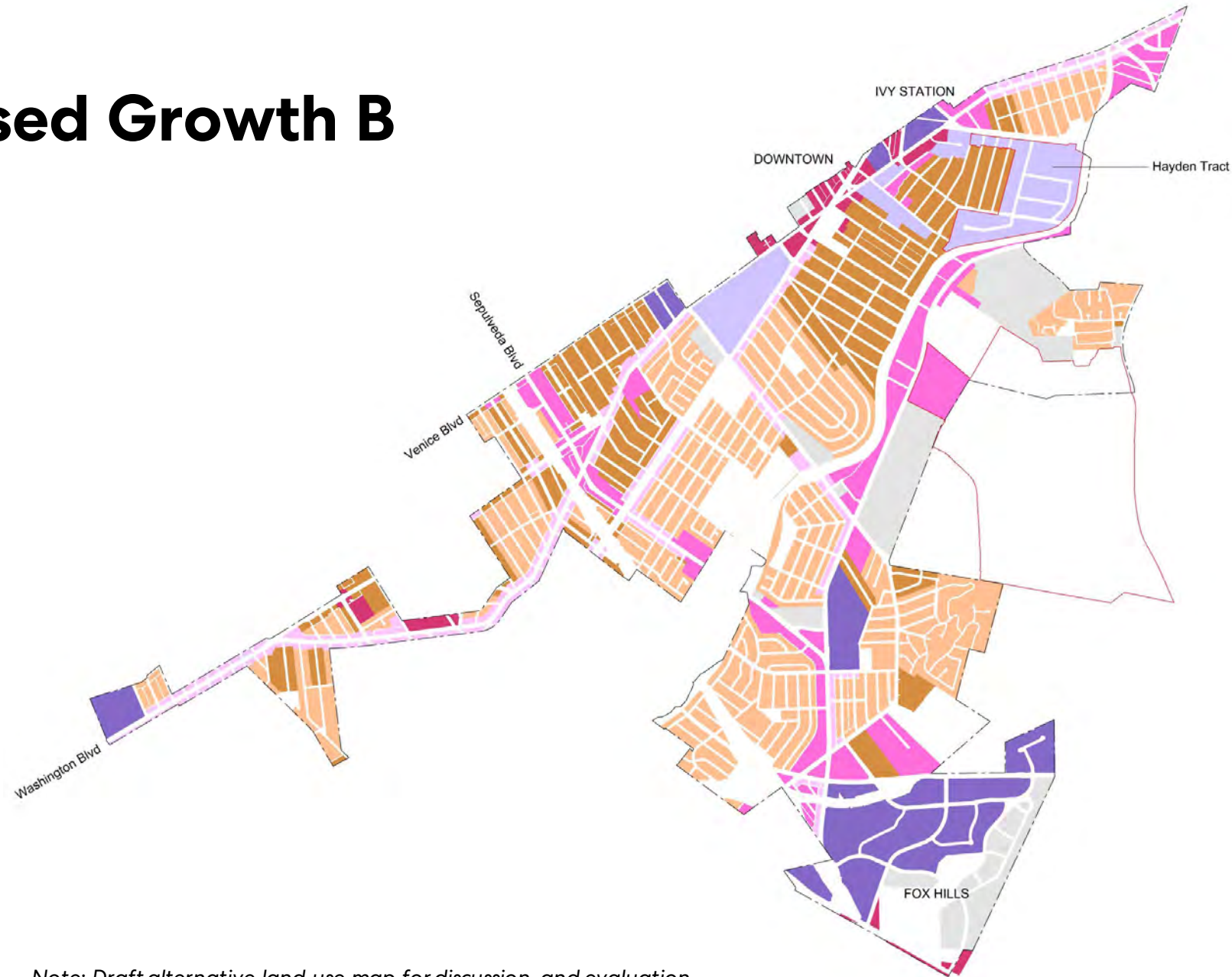
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Land Use Alternative Maps

Alternative 3: Dispersed Growth B

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

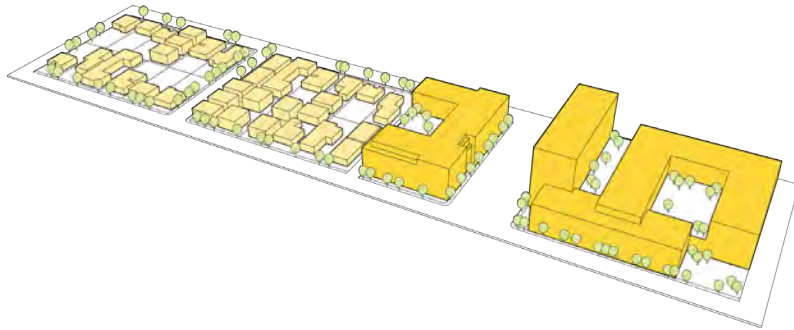


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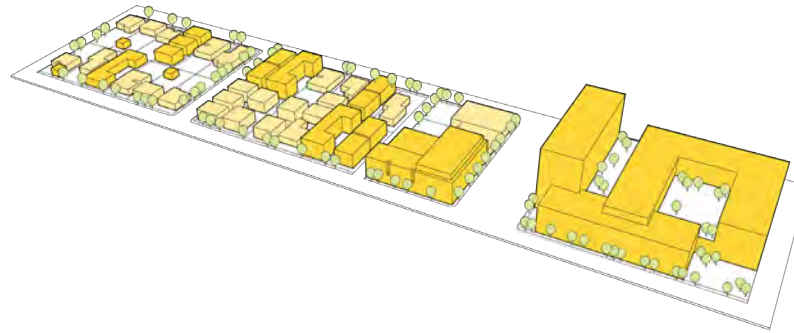
Land Use Alternative Maps

Land Use Alternatives Summary

Alternative 1: Concentrated Growth



Alternative 2: Dispersed Growth A



Alternative 3: Dispersed Growth B

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Maintain single family

Maintain low density

Moderate densification

Activation, commercial focus with significant residential infill

Incremental densification

Incremental densification

Incremental densification

Activation, significant residential growth

Incremental densification

Moderate densification

Incremental densification

Activation, commercial focus with significant residential infill



Discussion