



LAND USE ALTERNATIVES COMMUNITY WORKSHOPS

Summary Report

Workshop dates and times: April 29, 2021 from 4 PM to 6 PM and May 5, 2021, from 7 PM to 9 PM

Held virtually over Zoom



Summary Report

Introduction

On April 29 and May 5, 2021, the City of Culver City hosted the Land Use Alternatives Workshops. The workshop on April 29 (Workshop 1) was held from 4 to 6 PM and the workshop on May 5 (Workshop 2) was held from 7 to 9 PM. Both workshops included the same content and were held digitally over Zoom, with Spanish interpretation. The purpose of the workshops was the following:

- Provide an overview of the Culver City General Plan Update (GPU) and the process to date;
- Share findings from community engagement that have shaped development of alternatives;
- Review high-level future trends, opportunities, constraints, and regulations that informed the development of alternatives;
- Present land use alternatives;
- Get community feedback on land use alternatives; and
- Describe upcoming engagement events and ways to get involved.

About 57 community members attended Workshop 1 and 20 community members attended Workshop 2. Participants shared feedback during and after the workshop through the following methods:

- Throughout the workshop, participants were encouraged to use the Zoom chat and to respond to polling questions using Mentimeter, a voting platform that presents results live during a meeting.
- Participants were encouraged to respond to open-ended questions during small group discussions.
- Participants were encouraged to type responses to open-ended questions on a collaborative engagement platform, Padlet, during small group discussions. Whenever participants did not write their own answers into the Padlet, facilitators took notes on Padlet to ensure as much feedback as possible was recorded.
- After the workshop, participants were encouraged to share any additional thoughts about alternatives in a SurveyMonkey survey or by directly contacting City staff by phone or email.

This document summarizes the workshop results. Results from both workshops are combined. Mentimeter polling results are in Appendix A: Polling Results, Zoom chat comments are in Appendix B: Zoom Chat, and Padlet notes are in Appendix C: Padlet Comments. Slides and video recordings from the workshops are found on the project website here: www.pictureculvercity.com/alternatives.

Workshop Summary

Workshop Overview and Demographics

Culver City Mayor Alex Fisch welcomed participants to Workshop 1 and Ashley Hefner Hoang, Advance Planning Manager, welcomed participants to Workshop 2. Workshop participants were asked to provide demographic information using the Mentimeter platform. Combined key takeaways from both workshops are summarized in the bullets below; full results are found in Appendix A: Polling Results. Note that not all participants at the workshop responded to Mentimeter polling, so polling may not accurately reflect the demographics of workshop participants.

- The most represented age group was between the ages of **40 and 49 years (25% of 48 total respondents)** compared to Culver City residents' median age: 42.3 (*source: 2019 American Community Survey 5-year estimates*).
- **58% of 54 total respondents identified as female**, compared to 53.5% of Culver City's population (*source: 2019 American Community Survey 5-year estimates*).
- **74% of 58 total respondents identified as white** compared to 45% of Culver City's population (*source: US Census ACS 2013-2017*).
- **63% of 57 total respondents live in Culver City in a home they own**, compared to 52% of Culver City's population (*source: US Census ACS 2013-2017*).
- **83% of 57 total respondents indicated they live in Culver City**; 35% of 63 total respondents have lived in Culver City for more than 21 years.

GPU Process and Alternatives

Eric Yurkovich (Raimi + Associates, the GPU's lead consultant) presented the GPU process, engagement to date, and the Vision + Guiding Principles. Martin Leitner (Perkins + Will, the GPU's urban design subconsultant) recapped existing conditions that have shaped the alternatives. He then presented the approaches to land use alternatives, feedback to date in the development process for alternatives, trade-offs, and land use alternatives maps. The GPU team then presented a series of statements and questions related to the content presented during the land use alternatives presentation and asked participants to respond to questions or indicate their level of support using Mentimeter. The combined key takeaways from both workshops are summarized in the bullets below; full results are found in Appendix A: Polling Results. Note that not all participants responded to Mentimeter polling questions.

When planning for new buildings, scale is an important consideration (49 respondents).

- 65% participants supported or strongly supported this statement.
- 24% of participants opposed or strongly opposed this statement.
- 10% of participants were neutral.

Small developments across the city are preferable to very large developments in a few places (50 respondents).

- 54% participants supported or strongly supported this statement.
- 34% of participants opposed or strongly opposed this statement.
- 12% of participants were neutral.

Incremental infill is a good strategy to accommodate new housing in Culver City (53 respondents).

- 51% participants supported or strongly supported this statement.
- 38% of participants opposed or strongly opposed this statement.
- 11% of participants were neutral.

What potential benefits of incremental infill are of most interest to you? Select all that apply (47 respondents).

- "More affordable housing options" received 23% of responses.
- "Reduced greenhouse gas emissions from travel" received 17% of responses.
- "New homes bring new families and vibrancy to neighborhoods" received 17% of responses.
- "Increased variety in home styles and types" received 16% of responses.
- "Poorly maintained homes are replaced or updated" received 14% of responses.
- "More households means access to amenities for more people" received 13% of responses.

What potential aspects of incremental infill are of the most concern to you? Select all that apply (48 respondents).

- "Green spaces and tree canopy are being lost" received 24% of responses.
- "Houses are too close to each other" received 21% of responses.
- "New houses are bigger or taller than nearby homes" received 19% of responses.
- "Additional homes are reducing available on-street parking and increasing traffic" received 18% of responses.
- "New houses are bigger or taller than nearby homes" received 19% of responses.
- "Existing viable homes are being demolished" received 12% of responses.
- "New houses with modern designs do not fit the character of nearby homes" received 7% of responses.

Small Group Discussion

Following the presentation, members from the GPU team divided the participants into groups of eight to 12 and facilitated a discussion. Workshop 1 had six small groups and Workshop 2 had three. Participants were encouraged to use Padlet to respond to discussion questions. Facilitators also took notes on the discussion points in Padlet while participants were speaking. Following the small group discussions, participants and facilitators reconvened in the large group. Facilitators shared high level takeaways from their discussions with the full group.

Comments transcribed on Padlet during small group discussions are summarized by themes below. Comments included below are unique comments from the discussions and are not weighted based on how frequently they were heard. Full comments are available in Appendix C: Padlet Comments.

What is your vision for the city's residential neighborhoods?

People frequently supported or opposed densifying single-family neighborhoods. Reasons for/against, as noted in the Padlet notes in Appendix C: Padlet Comments, include the following:

- Support for increasing density in single-family neighborhoods:
 - Do this while maintaining character
 - Create affordable housing for ownership or rental
 - Build more homes to keep pace with job growth

- Opposition to densifying single-family neighborhoods:
 - Don't need to upzone to meet the Regional Housing Needs Allocation (RHNA) for Culver City
 - 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
 - Seems like a hasty decision
 - Keep the residential single-family (R1) zone intact
 - There are many other housing options elsewhere in Culver City
 - Densifying would make single-family neighborhoods too noisy
 - Homeowners in existing single-family neighborhoods moved there for single-family character
 - Would negatively impact character of single-family neighborhoods

Other comments related to residential neighborhoods are as follows:

- Neighborhoods are unique and should be treated differently
- Don't want McMansions
- Need a clear understanding of motives behind densification – is it driven by the community or State law?
- Not all Accessory Dwelling Units (ADUs) have been permitted; there should be rule enforcement
- Scale of housing relative to surroundings is important
- Maintain neighborhood character and feeling of knowing your neighbors
- Need more market rate housing
- Need to identify who and how many people would build ADUs
- Need opportunities to age in place
 - Splitting lots may be opportunity to do this
- Alternatives need more provisions for affordability
 - Need to ensure people have opportunities for homeownership
 - Need opportunities for homeownership for low income people of color
 - Need to make sure developers can feasibly develop affordable housing
 - Need to make sure incremental infill is not just developers coming in and that existing residents and homeowners have opportunity to live in new housing.

What is your vision for the city's commercial corridors?

- Use existing parking lots to accommodate growth
 - Parking can be underground
- Improve walkability on corridors
- How will densification impact transportation, crowding, and quality of life.
- Increase building height
- Encourage large corporations moving to Culver City to produce housing
- Support landbanking
- More density around transit
- Opportunity sites:
 - Honda, Toyota
 - Sepulveda corridor

- Paradise Hotel
- Target site
- Preferred land use plan can combine the various alternatives
- Support for mixed use along corridors
- Don't allow too much population along corridors – this could create congestion
- Use public land for housing
- Keep as is
- Increase density along corridors
- Corridors aren't built out because some developers own land but haven't developed it yet
- Some buildings should be housing only.

What is your vision for the city's industrial areas?

- 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

Anything else you would like to share or discuss about land use?

- It is challenging for a lay-person to understand alternatives
- It is challenging to understand the alternatives because they are general
- None of the alternatives are good choices
- Need safe, green, equitable community
- Need to consider alternatives relative to climate change
- Maintain small town feel
- Preserve open space
- Schools have closed down due to lack of children
- Schools can't accommodate more growth.
- Think about planning regionally
- Need to understand future need rather than focusing on current needs. COVID is an example of an unexpected event that has changed the future.
- Consider health impacts of building housing near freeways
- Need to be clear on who we are building for
- Need to consider how alternatives will impact infrastructure
- Oilfield is an opportunity site
- Need to know how alternatives pencil out financially and economically
- Need to see quantitative analysis of alternatives
- Survey and presentation don't clearly explain concepts

Next Steps

At the end of the workshops, Eric Yurkovich explained the next steps in the alternatives process. He explained the project schedule and future engagement activities, how the input from the workshops will be incorporated into the GPU, how to stay involved in the process, and provided the project team's contact information for any follow-up questions or comments. He encouraged workshop participants to take the online land use alternatives survey and share it with their networks.

The land use alternatives survey and information about land use and mobility alternatives, including slide decks and recordings from the land use alternatives workshops, are available at www.pictureculvercity.com/alternatives.

The GPU consultants presented mobility alternatives to the General Plan Advisory Committee (GPAC) on May 13, 2021 and hosted a community workshop focused on mobility alternatives on May 27, 2021. The slide deck and recording from the workshop are available at www.pictureculvercity.com/alternatives and materials from the GPAC meeting will be available at www.pictureculvercity.com/advisory-bodies.

Following the land use alternatives workshop, the GPU team prepared a draft preferred land use map. The GPU will present and discuss the proposed land use alternatives and the draft preferred land use map at the GPAC meeting on June 10, 2021. Once finalized, the materials from this GPAC meeting will be available at www.pictureculvercity.com/advisory-bodies.

The City Council and Planning Commission will provide direction on the preferred land use alternative at a joint session on June 23, 2021, at 7 PM.

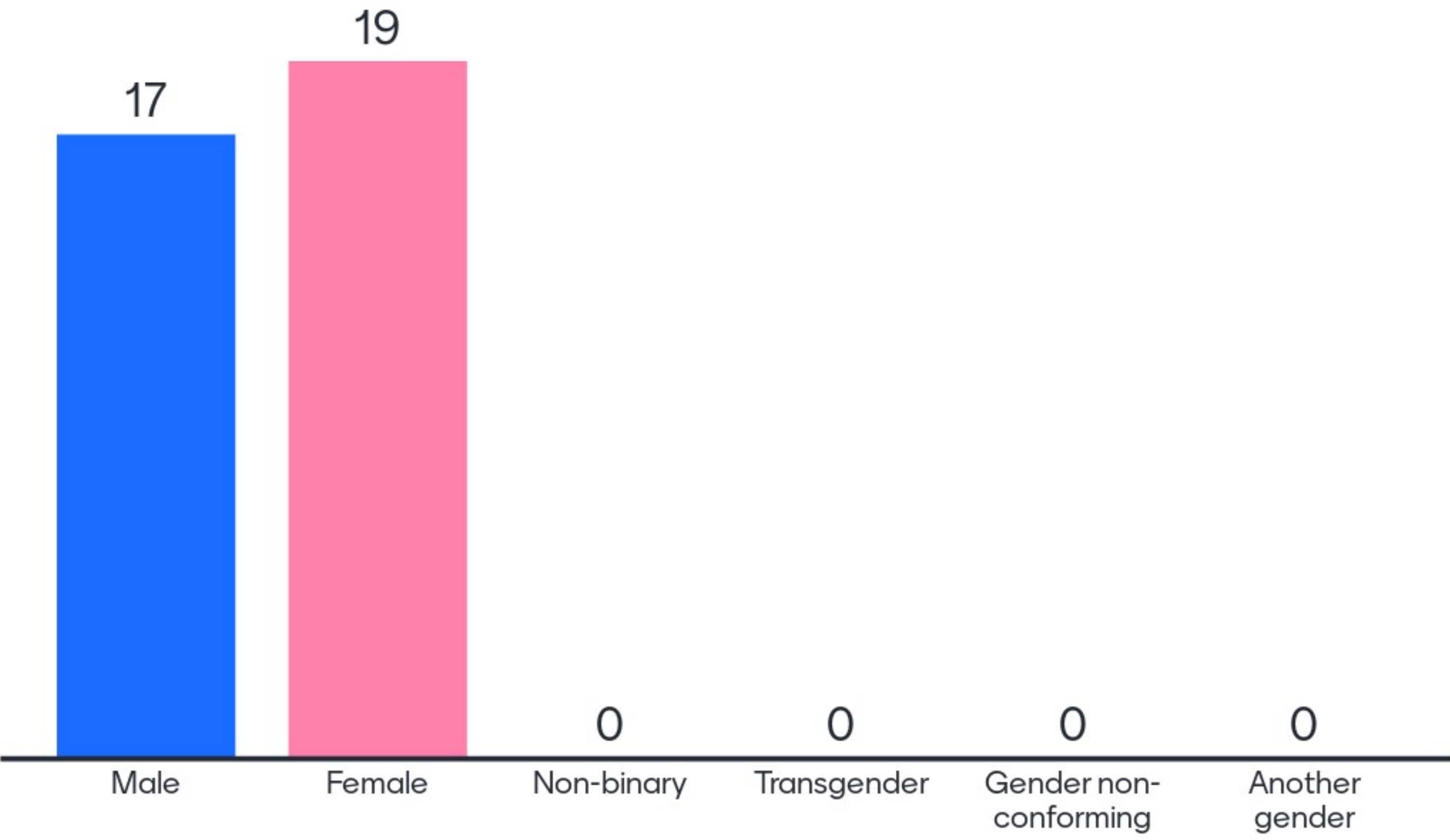
Sign up for project updates and future event notifications at www.culvercity.org/SubscribeGPU

Appendix A: Polling Results

This Appendix includes full Mentimeter polling results.

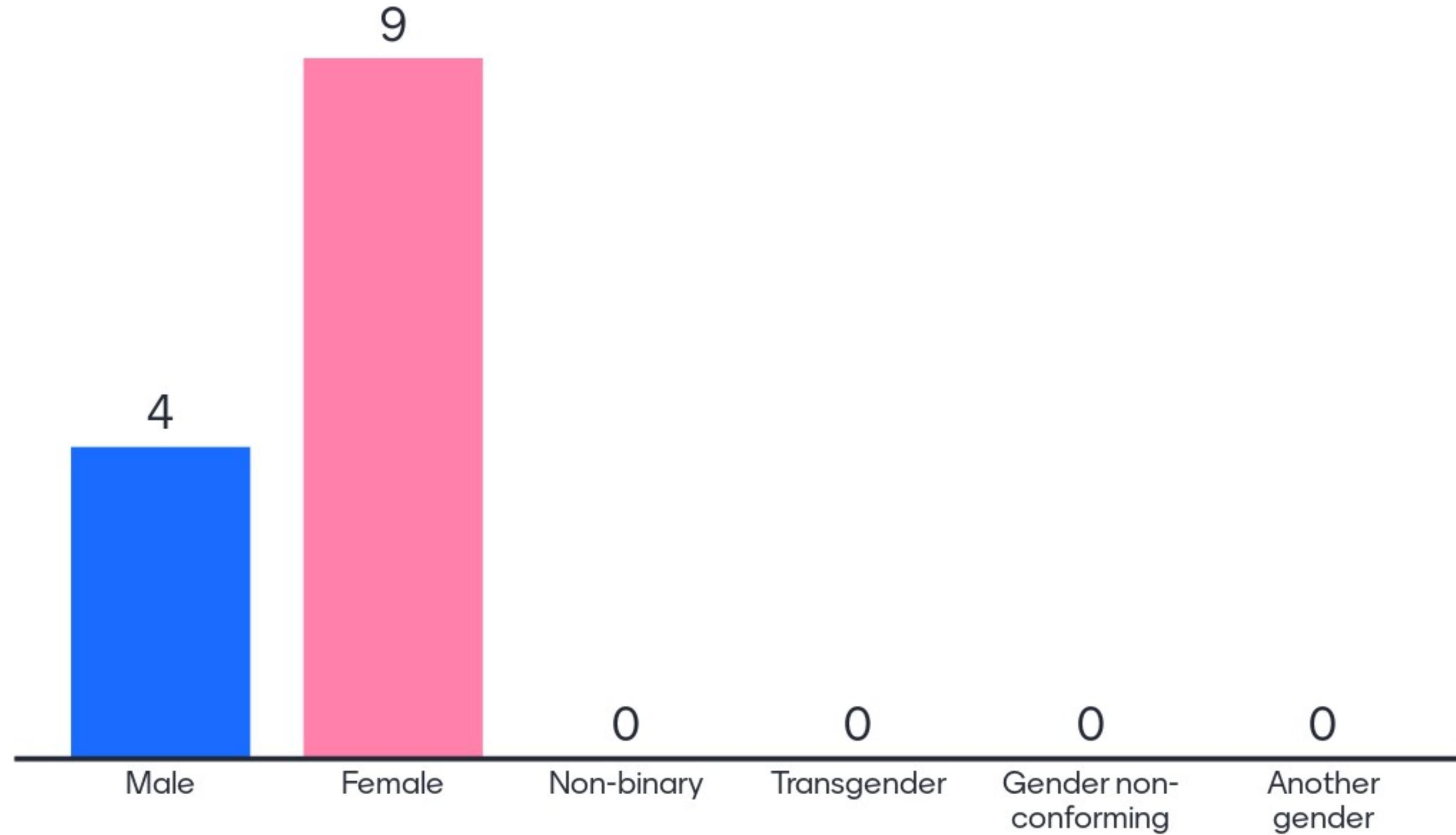
What gender do you identify with? Select all that apply.

4/29/2021 Workshop, 36 respondents



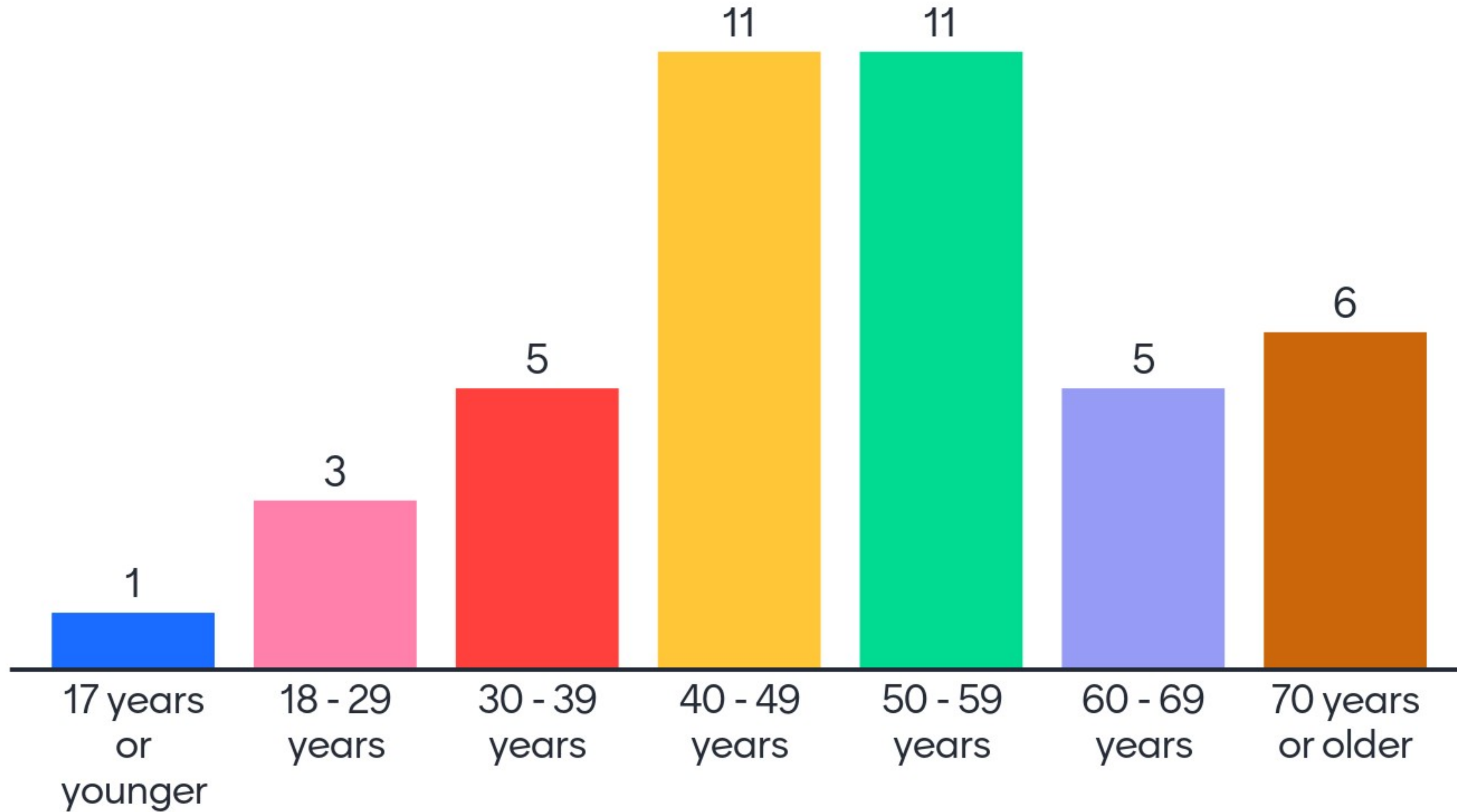
What gender do you identify with? Select all that apply.

5/5/2021 Workshop, 12 respondents



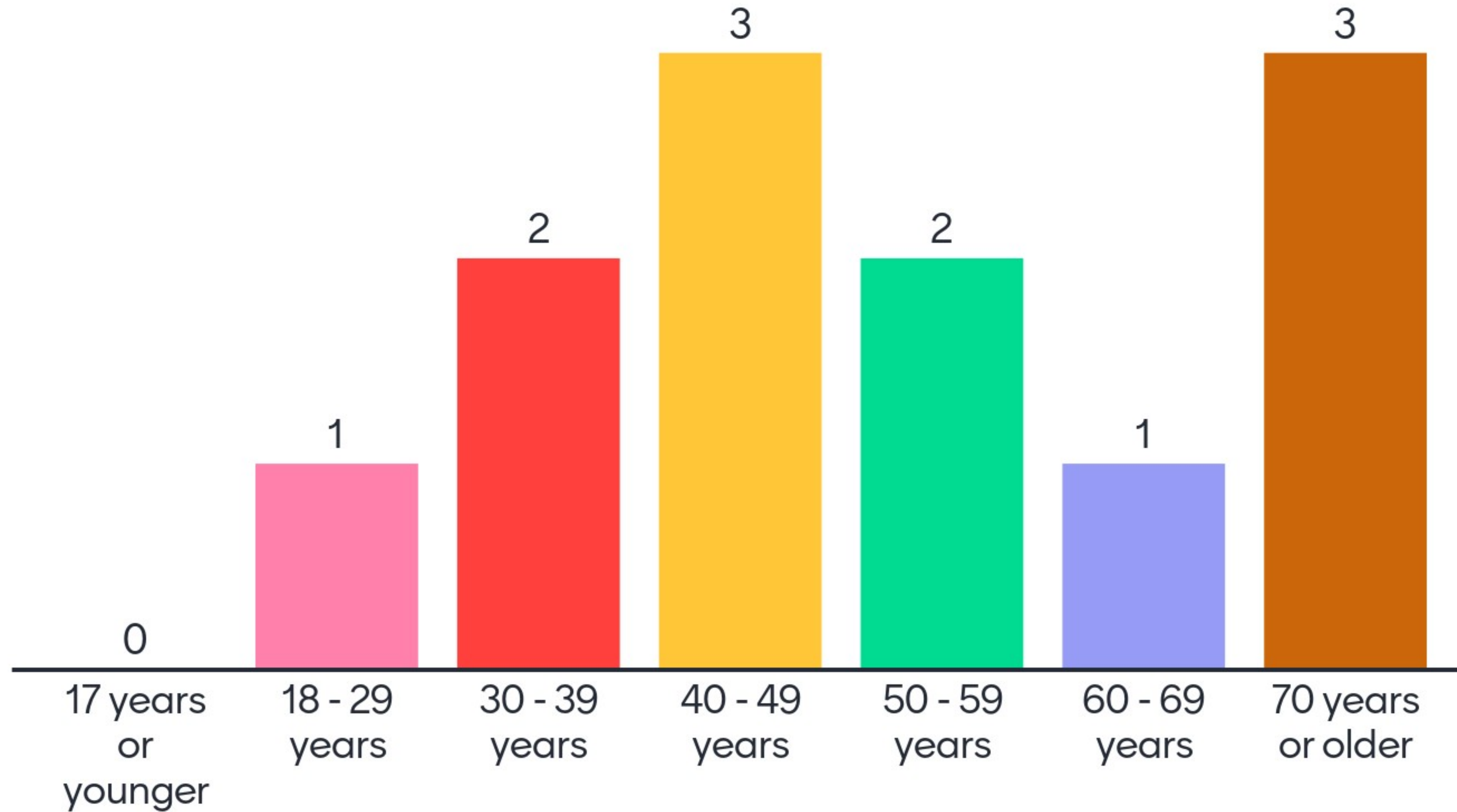
How old are you?

4/29/2021 Workshop, 42 respondents



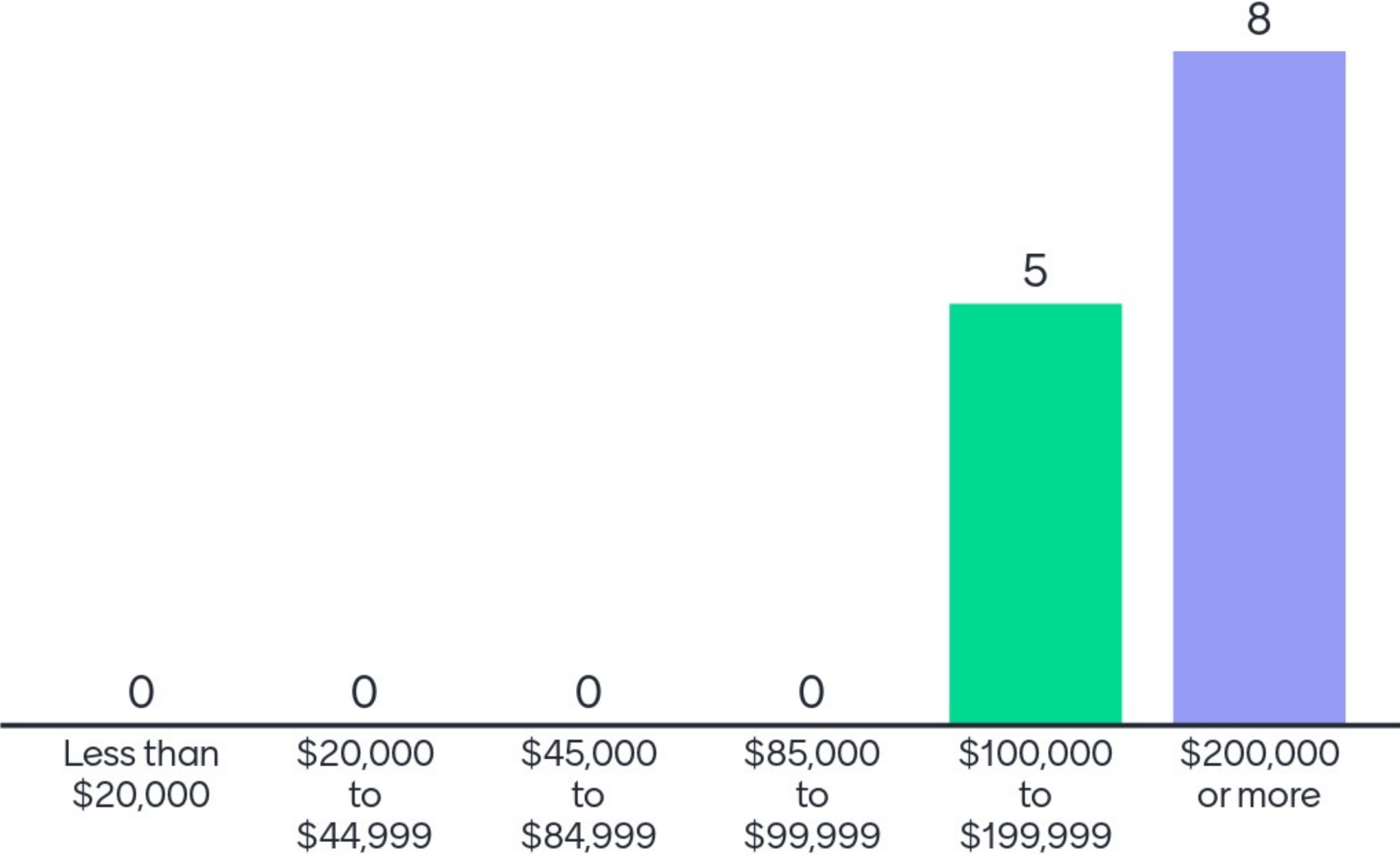
How old are you?

5/5/2021 Workshop, 12 respondents



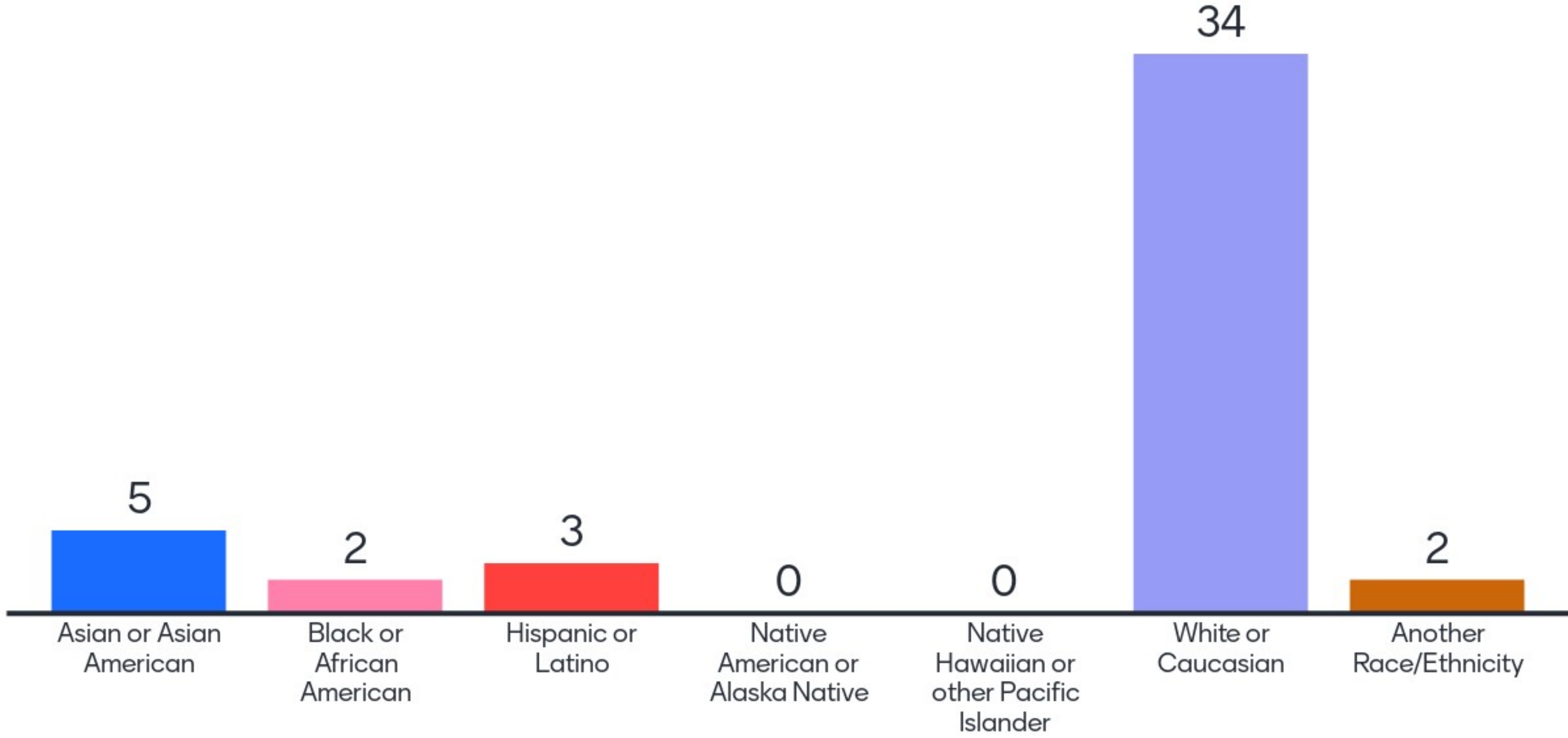
What best describes your household income level?

5/5/2021 Workshop, 13 respondents



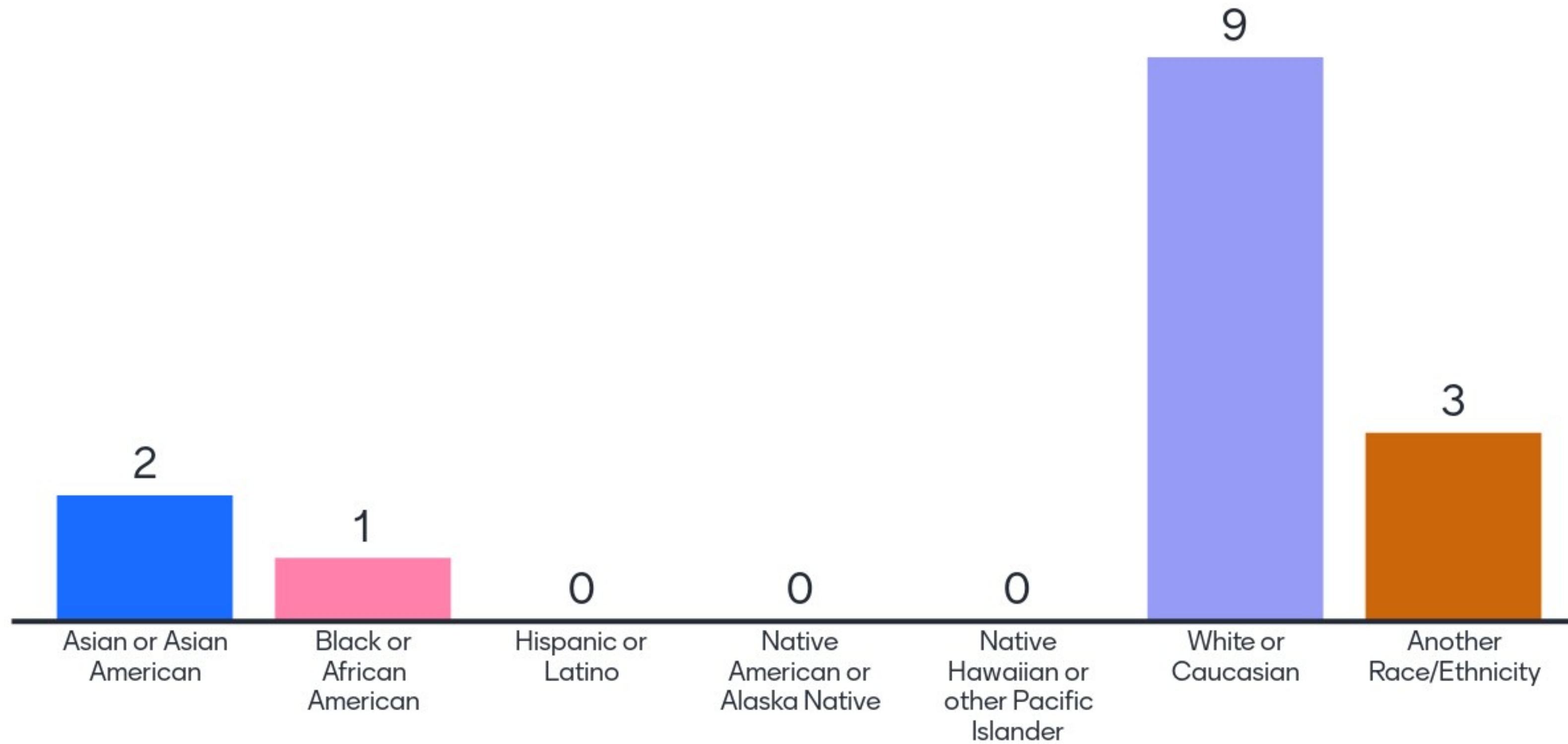
With which race or ethnic group(s) do you most identify? Select all that apply.

4/29/2021 Workshop, 43 respondents



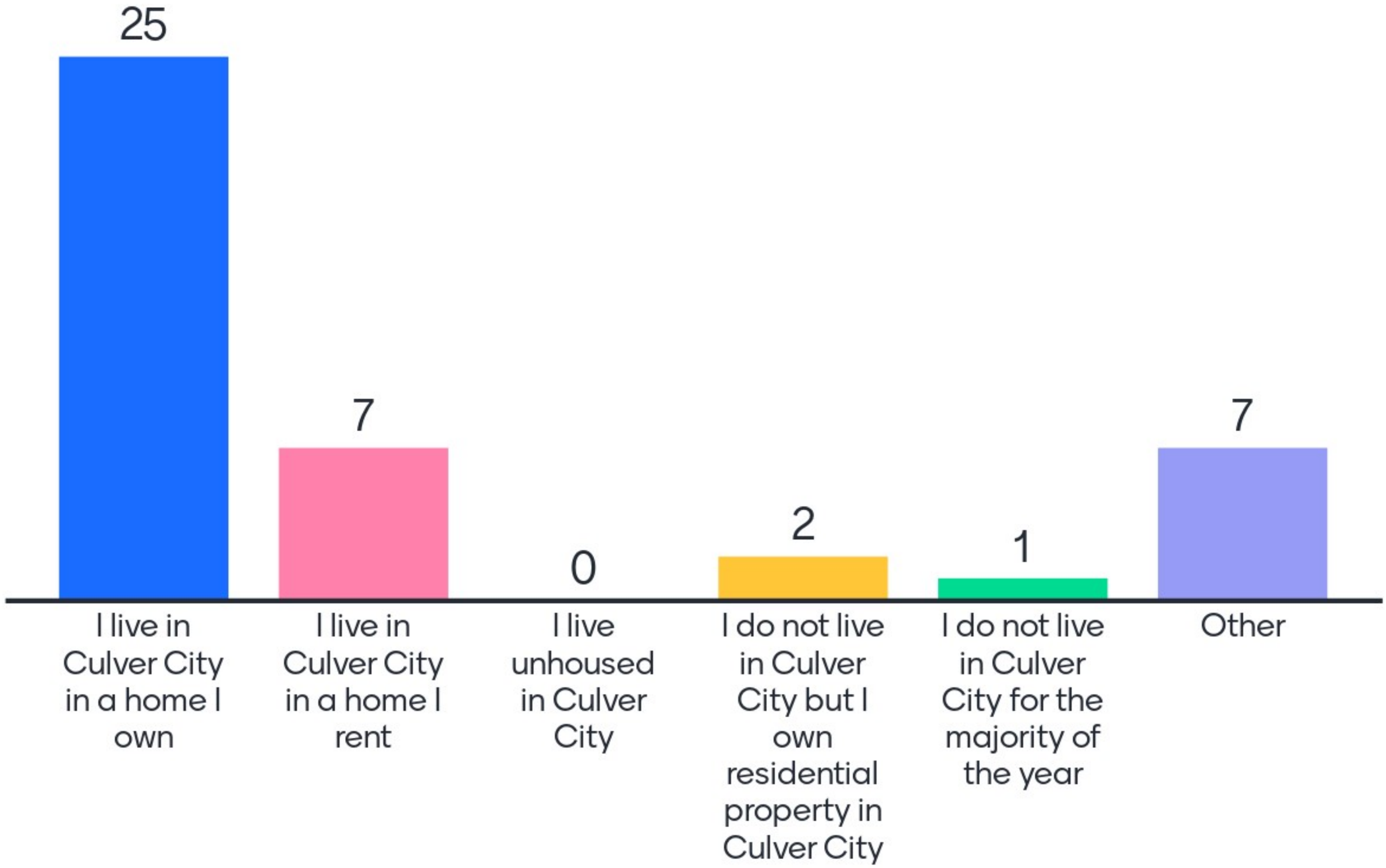
With which race or ethnic group(s) do you most identify? Select all that apply.

5/5/2021 Workshop, 15 respondents



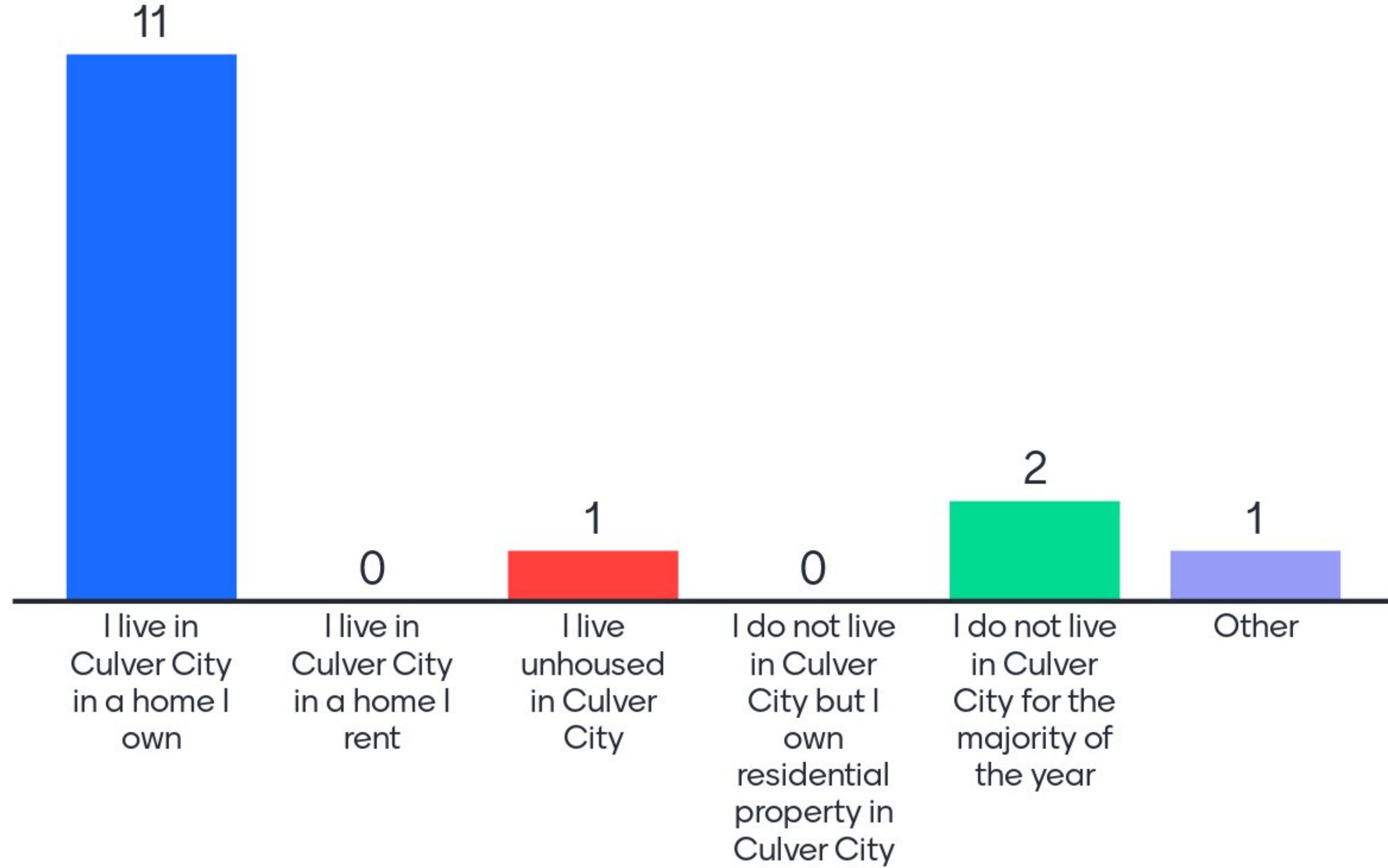
What best describes your living situation?

4/29/2021 Workshop, 42 respondents



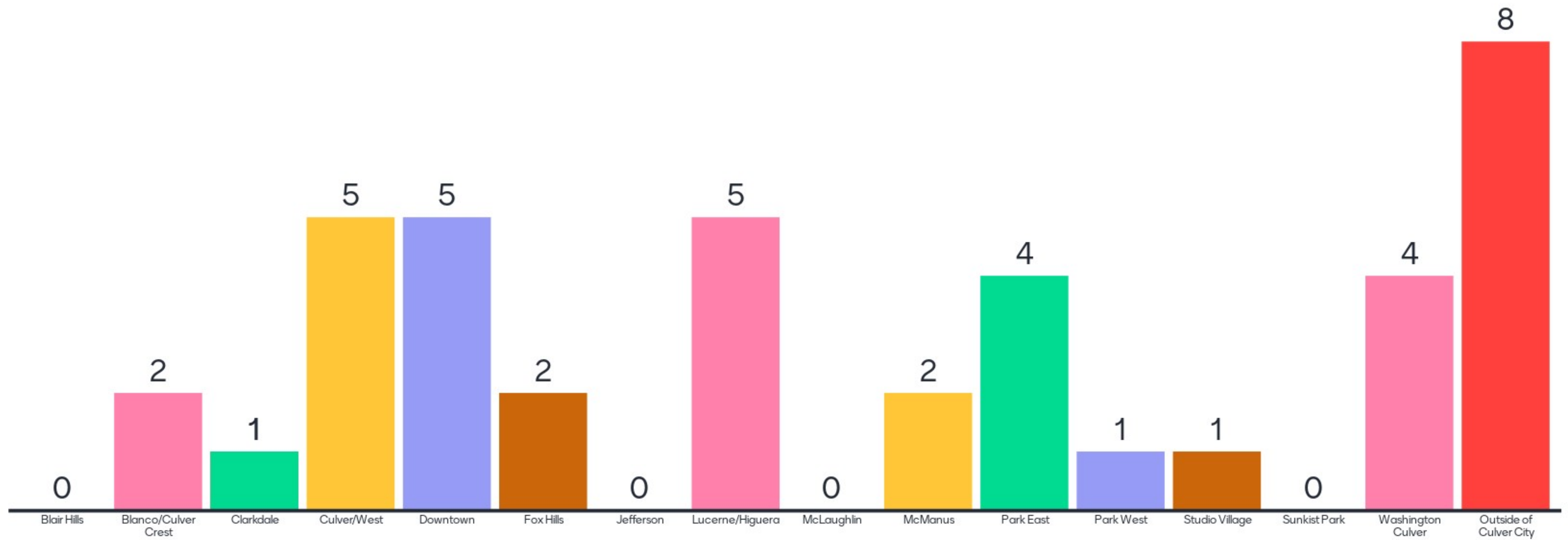
What best describes your living situation?

5/5/2021 Workshop, 15 respondents



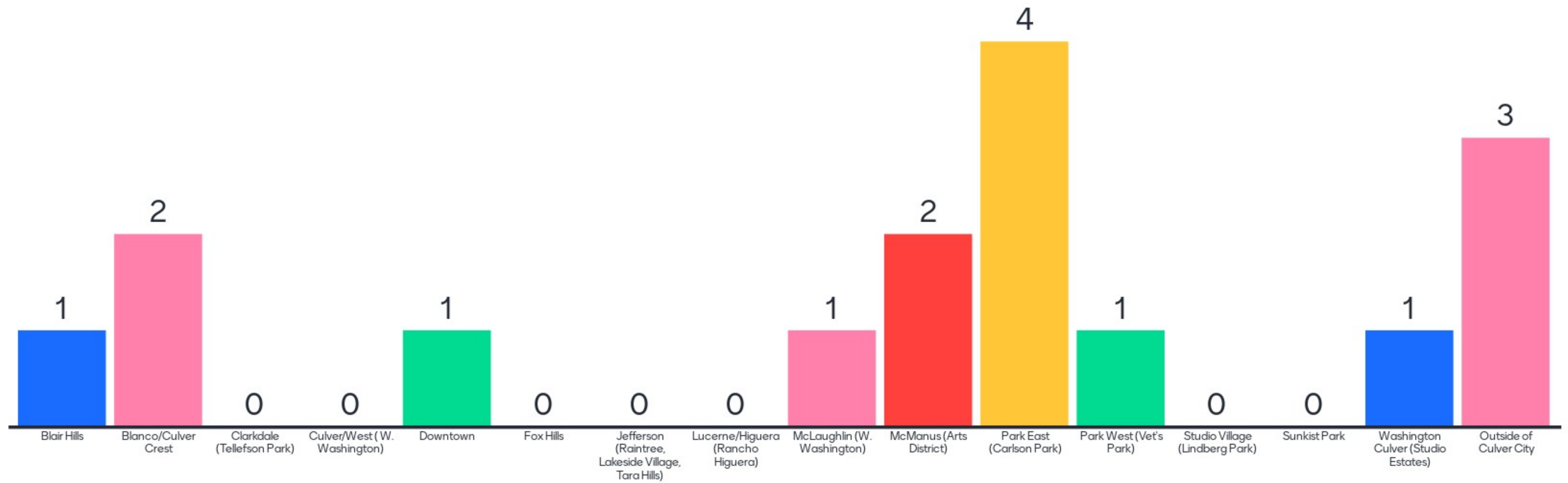
Where do you live?

4/29/2021 Workshop, 41 respondents



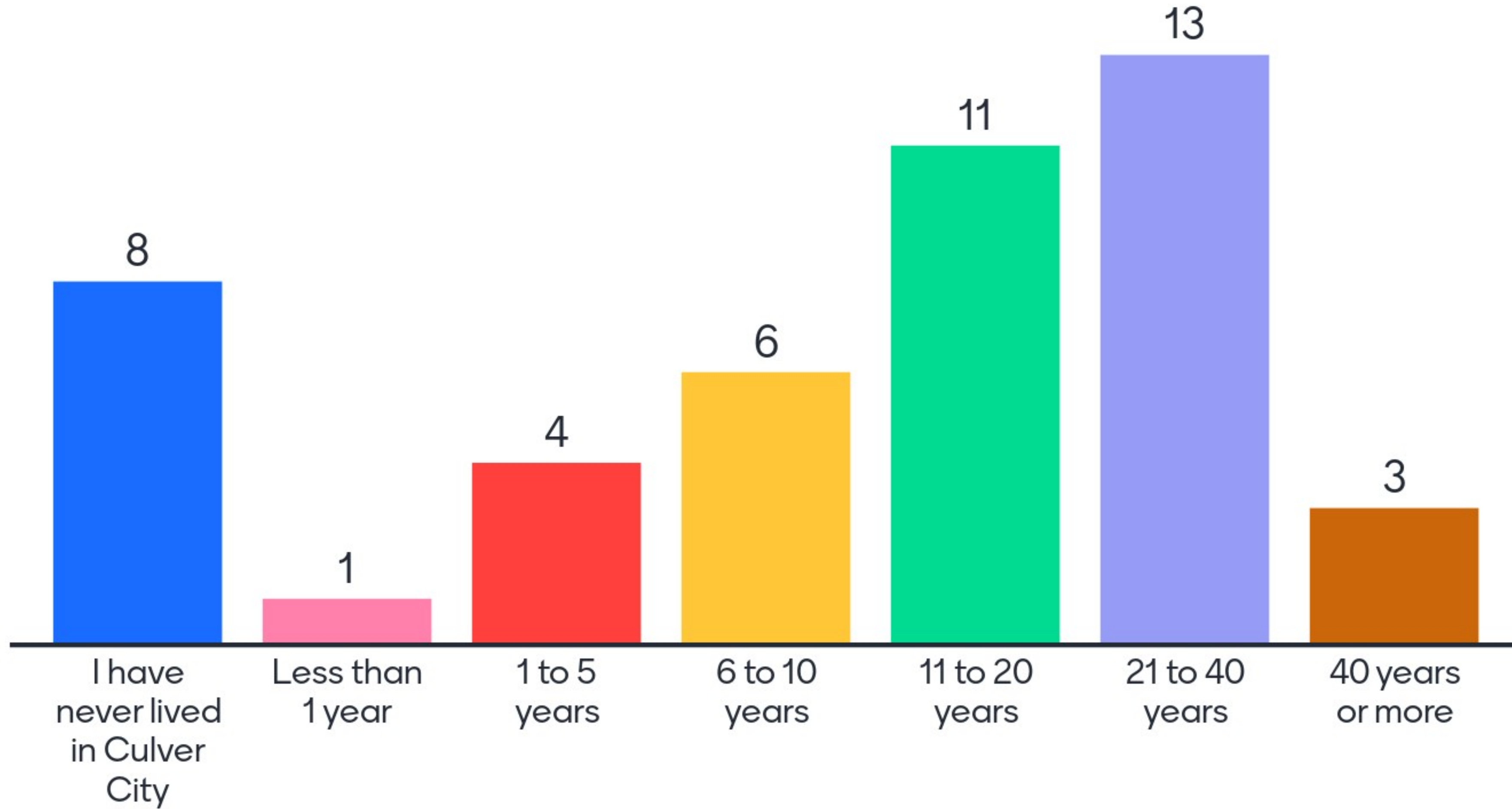
Where do you live?

5/5/2021 Workshop, 16 respondents



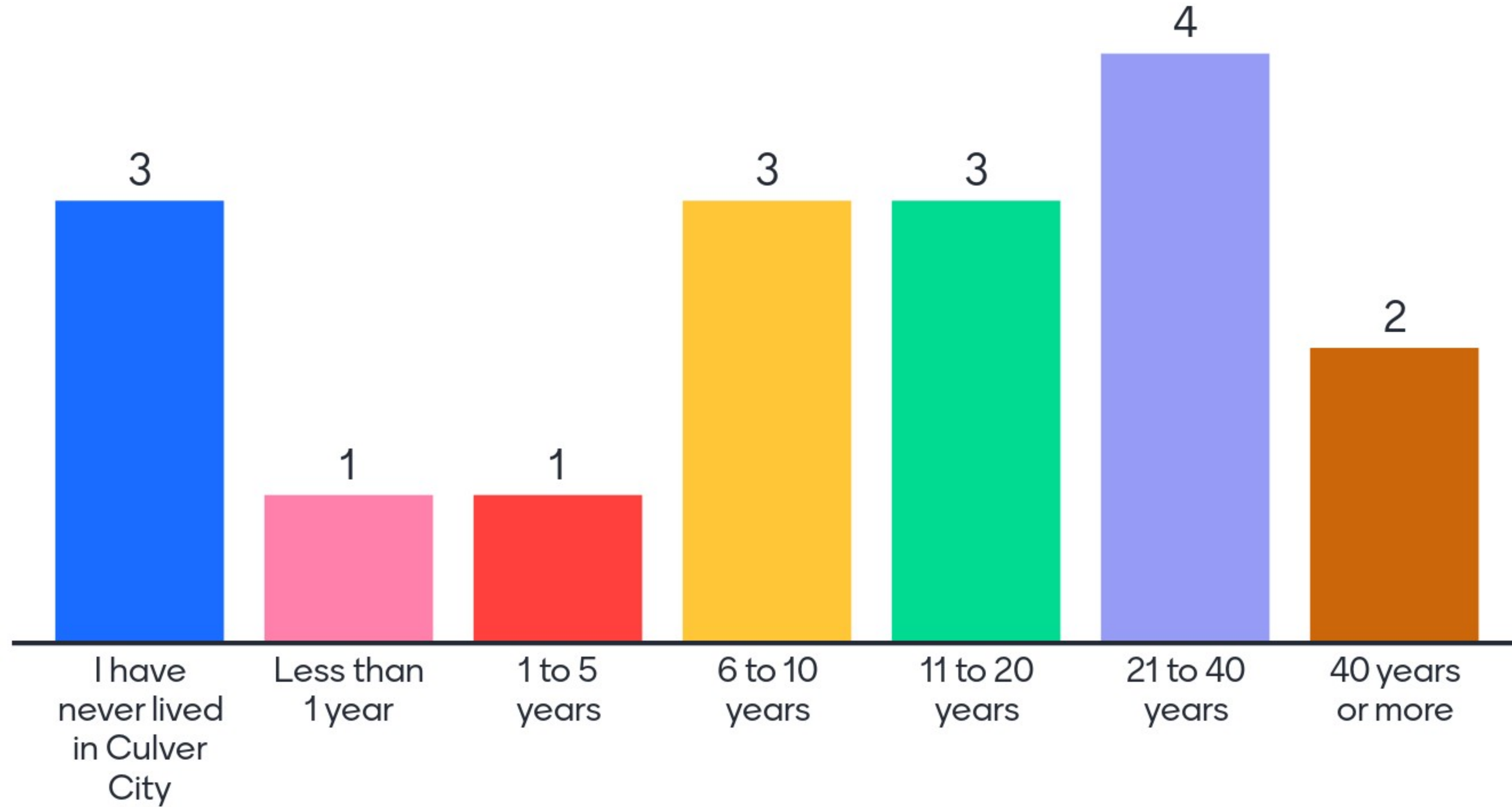
How many years have you lived in Culver City?

4/29/2021 Workshop, 46 respondents



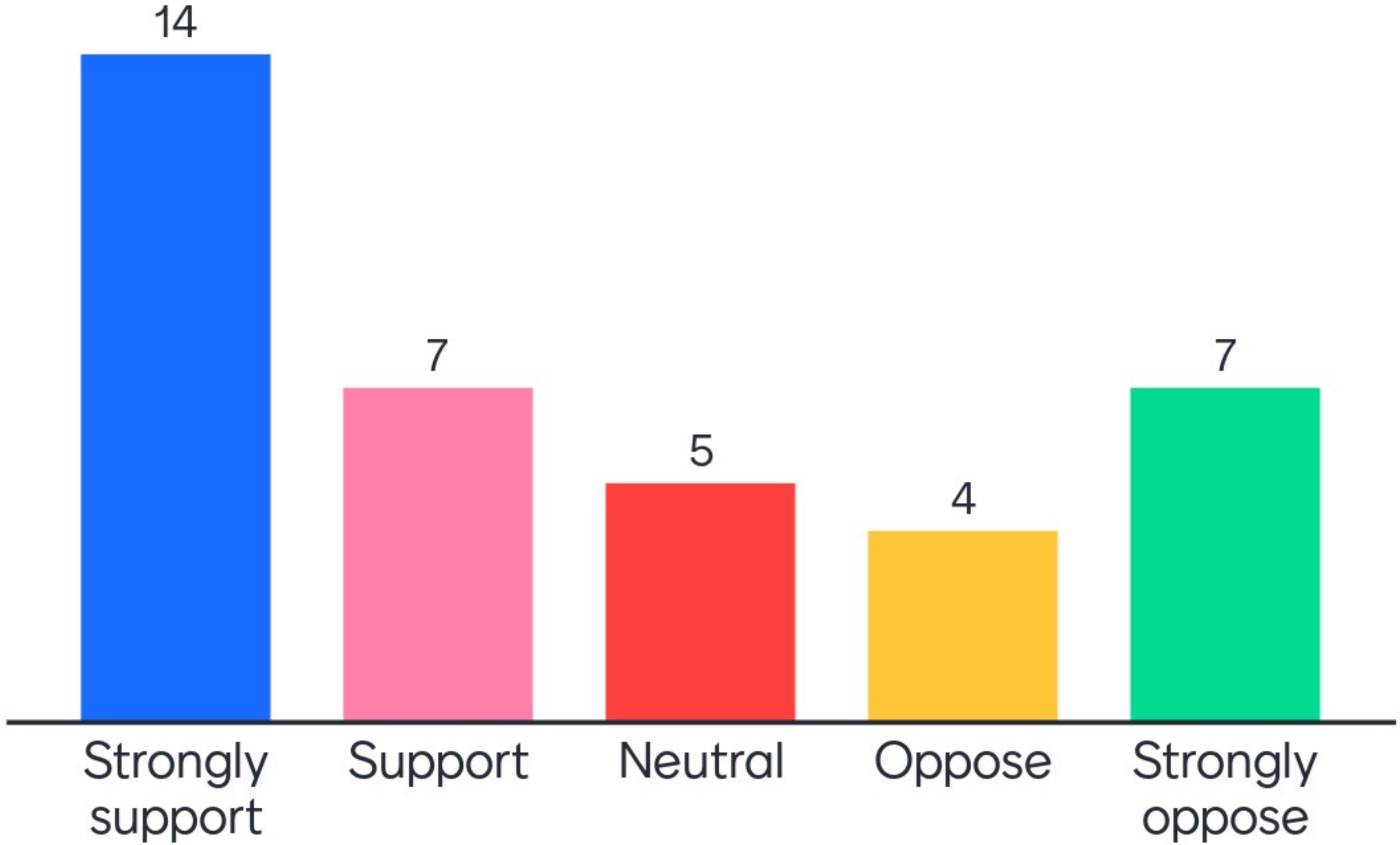
How many years have you lived in Culver City?

5/5/2021 Workshop, 17 respondents



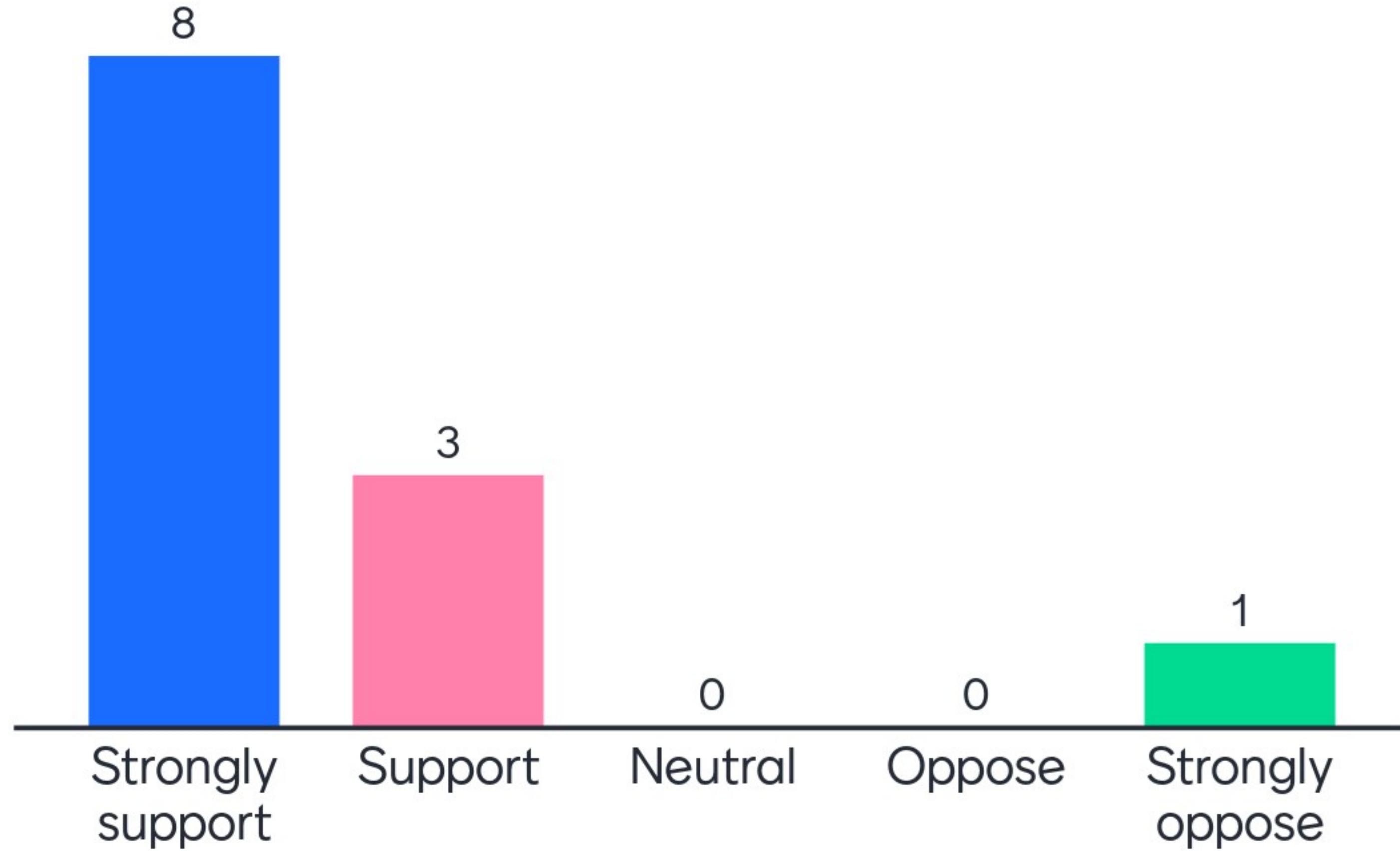
When planning for new buildings, scale is an important consideration.

4/29/2021 Workshop, 37 respondents



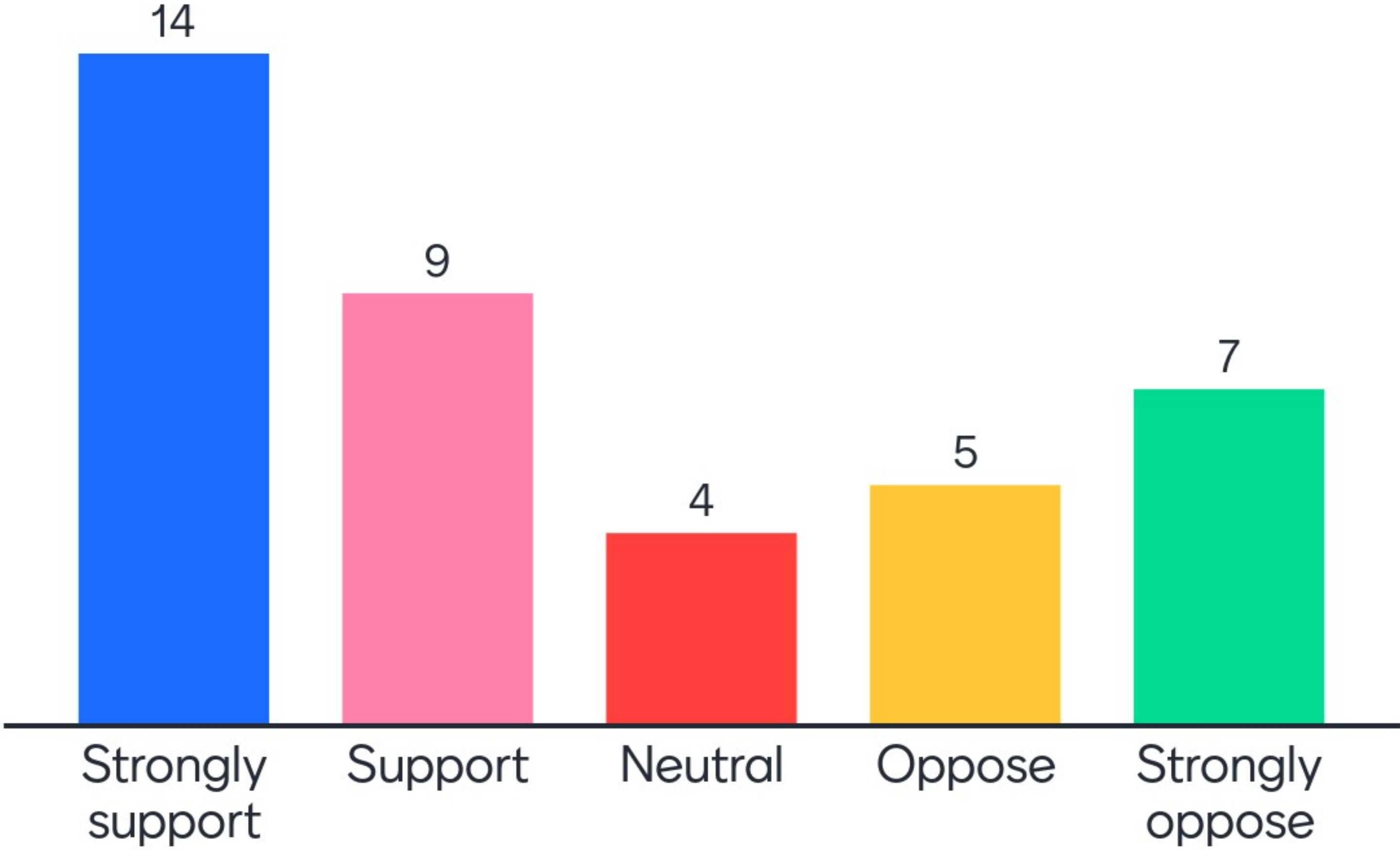
When planning for new buildings, scale is an important consideration.

5/5/2021 Workshop, 12 respondents



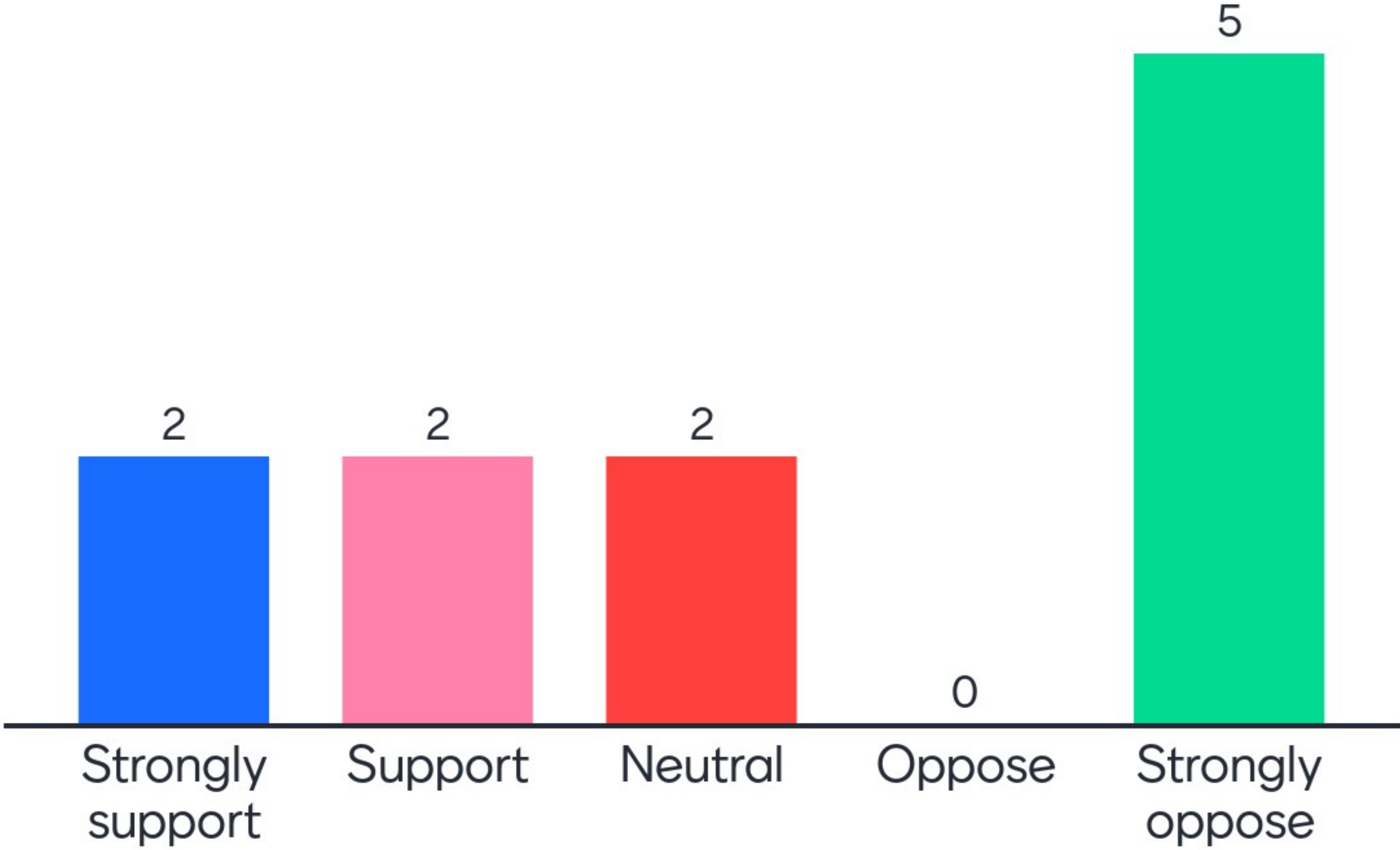
Small developments across the city are preferable to very large developments in a few places.

4/29/2021 Workshop, 39 respondents



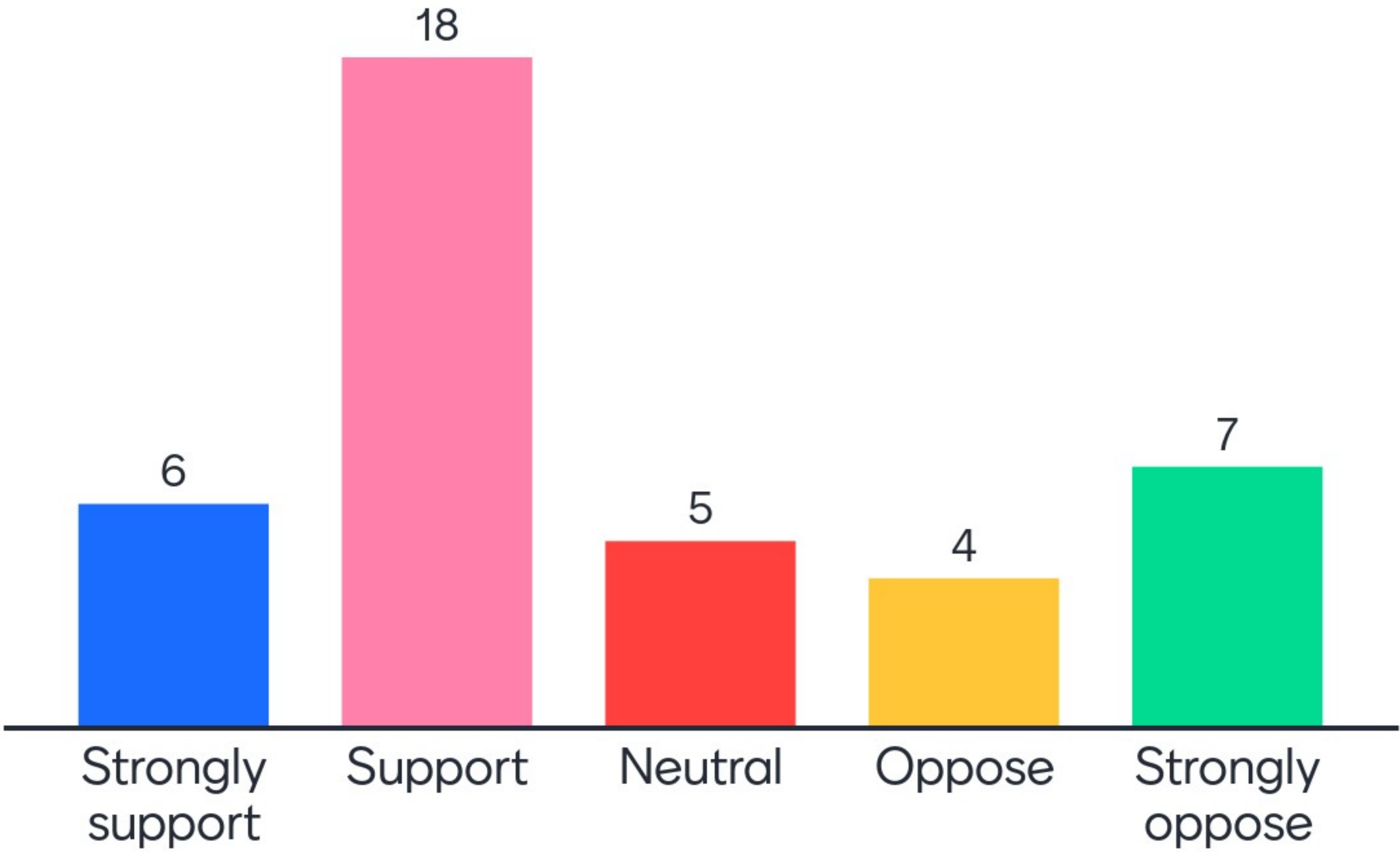
Small developments across the city are preferable to very large developments in a few places.

5/5/2021 Workshop, 11 respondents



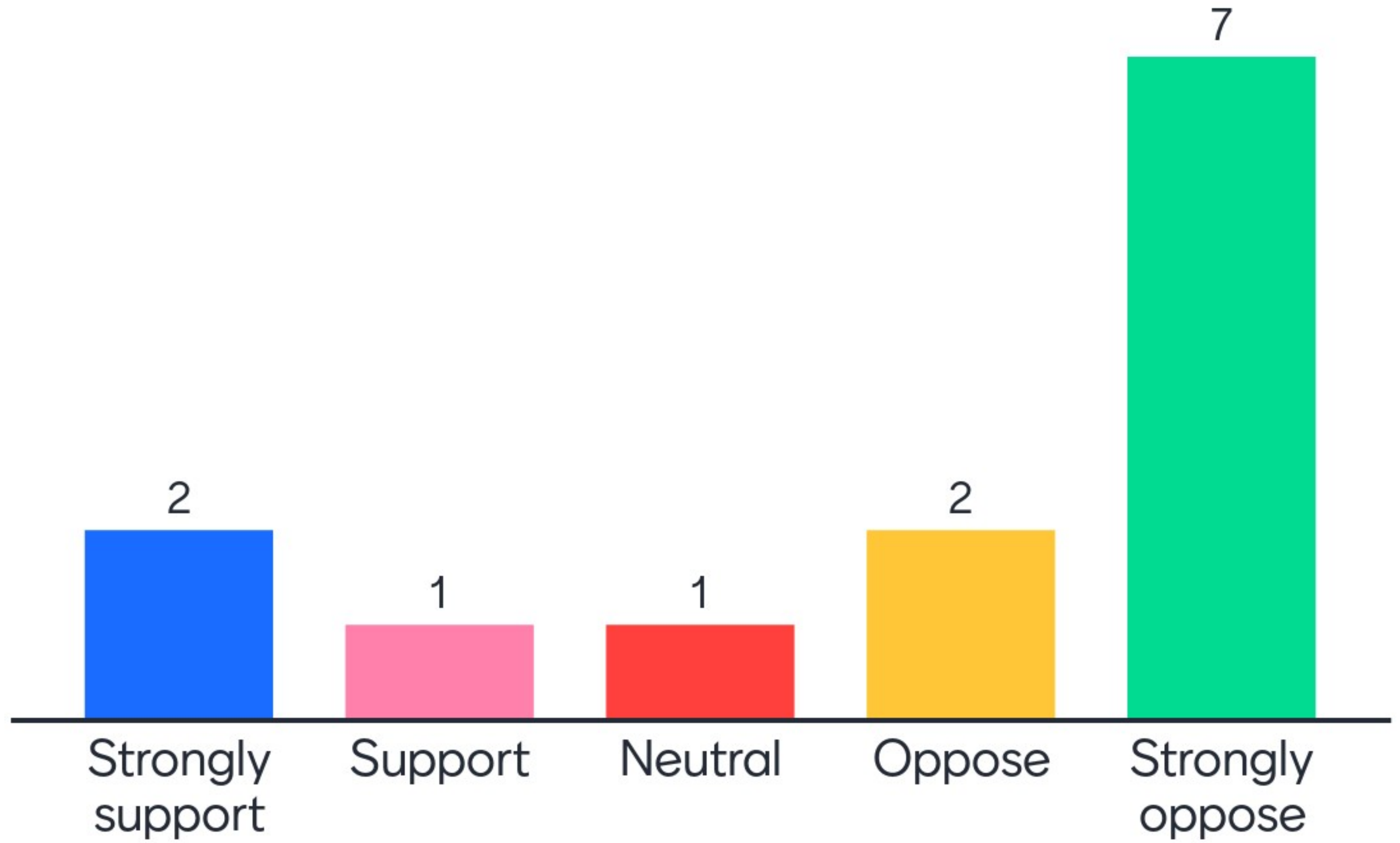
Incremental infill is a good strategy to accommodate new housing in Culver City.

4/29/2021 Workshop, 40 respondents



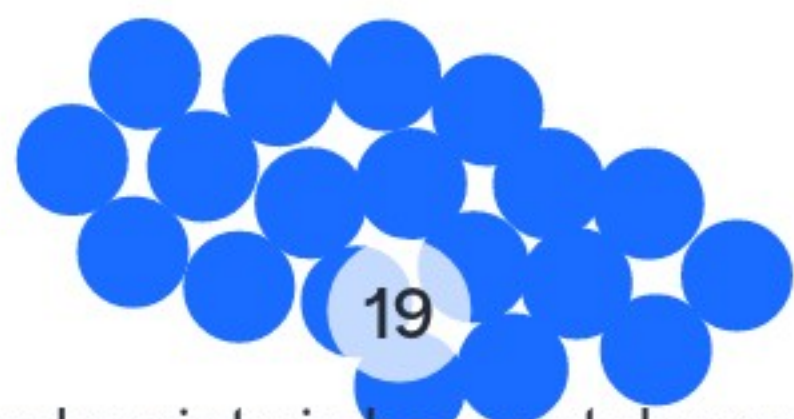
Incremental infill is a good strategy to accommodate new housing in Culver City.

5/5/2021 Workshop, 13 respondents



What potential benefits of incremental infill are of most interest to you? Select all that apply.

4/29/2021 Workshop, 38 respondents



Increased variety in home styles and types



More affordable housing options



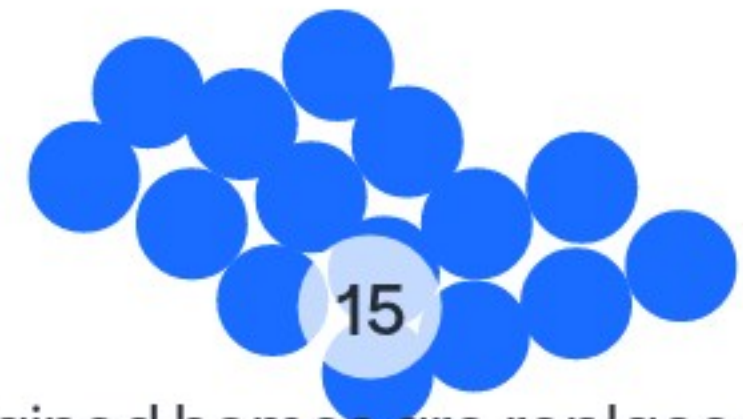
Reduced greenhouse gas emissions from travel



New homes bring new families and vibrancy to neighborhoods



More households means access to amenities for more people



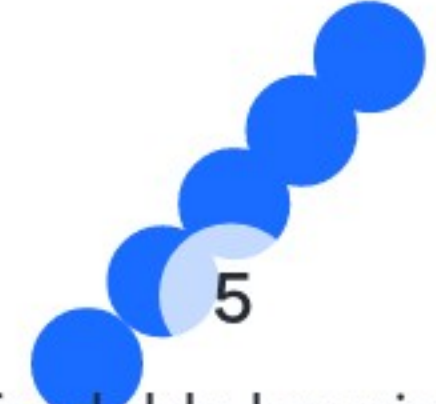
Poorly maintained homes are replaced or updated

What potential benefits of incremental infill are of most interest to you? Select all that apply.

5/5/2021 Workshop, 9 respondents



Increased variety in home styles and types



More affordable housing options



Reduced greenhouse gas emissions from travel



New homes bring new families and vibrancy to neighborhoods



More households means access to amenities for more people



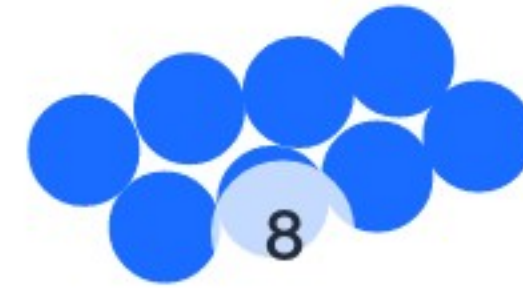
Poorly maintained homes are replaced or updated

What potential aspects of incremental infill are of the most concern to you? Select all that apply.

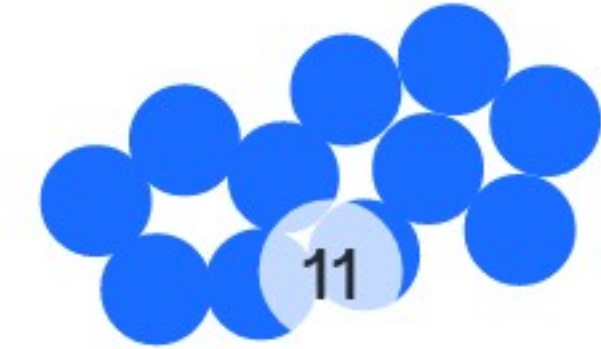
4/29/2021 Workshop, 35 respondents



New houses are bigger or taller than nearby houses



New houses with modern designs do not fit the character of nearby houses



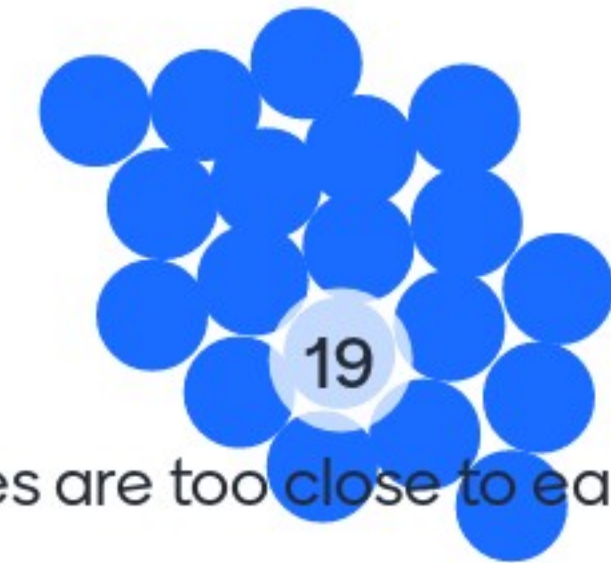
Existing viable homes are being demolished



Additional homes are reducing available on-street parking and increasing traffic



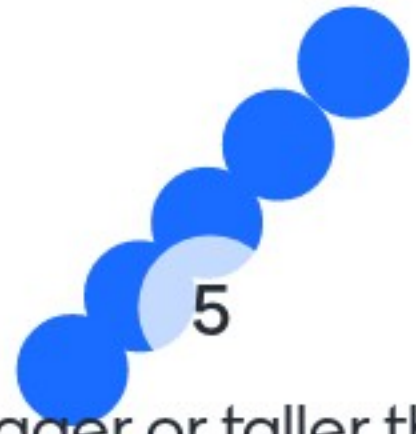
Green spaces and tree canopy are being lost



Houses are too close to each other

What potential aspects of incremental infill are of the most concern to you? Select all that apply.

5/5/2021 Workshop, 13 respondents



New houses are bigger or taller than nearby houses



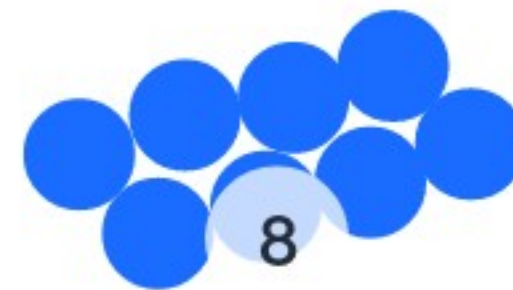
New houses with modern designs do not fit the character of nearby houses



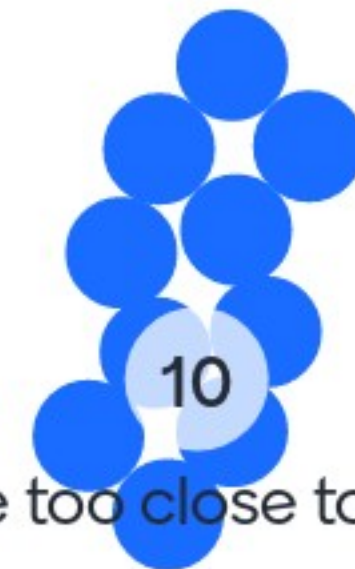
Existing viable homes are being demolished



Additional homes are reducing available on-street parking and increasing traffic



Green spaces and tree canopy are being lost



Houses are too close to each other

Appendix B: Zoom Chat

Throughout the workshops, participants were encouraged to ask questions and engage in conversation with fellow community members in the Zoom chat. This Appendix organizes and summarizes the comments by the general workshop topic.

Some text has been minimally edited for clarity. Direct responses to comments and comment threads are shown in sub-bullets underneath the original comment. Responses to comments from GPU team are denoted and shown as sub-bullets.

Neighborhood Map

- Missing Carlson park
- Carlson Park is "Park East" and I do not know a single person who uses the term "park east."
- Carlson park is park east or west
- Vet's Park considered Park West?
- What is Veteran's Park considered?
- Is Vets park Culver Park?
 - Response from GPU team: Throughout the presentation, we'll refer to neighborhood designations shown in this map: www.culvercity.org/CulverCityNeighborhoodMap
- Never heard of Park East in my 22 years here
- I've never heard anyone call it that either, but I've seen Park east on Maps.
- I have never heard tell of Cypress Grove?

Housing

- 3,341 homes [per RHNA allocation are needed] by when?
 - Response from GPU team: This housing cycle is for 2021 - 2029: scag.ca.gov/housing
- Any Accessory Dwelling Units or Junior ADUs. Oh, by the way (OBTW) the garden cottages were the "ADUs for 1920-30s"
- None of this actually addresses the need for truly affordable housing ... it gives us much more market rate but not the types of units we need. Hope we can consider other options than just this market rate upzone?
- what's the breakdown of the different housing types that you are currently presenting?
- Out of the 501 units approved, 487 of those are market rate - only 13 at "affordable levels" ... the trickle down developer incentive approach of upzoning doesn't work for what we say we want the results to be.
- what does limited footprint mean in these context?
- please clarify difference between ADU and "full"
- What are the economic realities with the incredibly high building costs of how much affordable or below market rate can be built with a developer getting a "reasonable" return on investment?
- Enough that we aren't left with lots of new apartments that are empty
- The map is NOT accurate. Where are the condos like Raintree and Tara Hill?
 - I also noticed that Fox Hills is not designated as multifamily. We have about 2,000+ units here.

- I agree
 - It would have been good to include them anyway for accuracy.
 - Accuracy is very important. The maps make it look like Culver City has only single family homes.
 - A "planned development" could be single family or multi-family. Does this designation throw off the percentages that we see about % of our city that is currently single vs. multifamily square footage/parcels?
 - And some apartments
 - Please put a legend on the website so that people know what Park East and Park west are, for example
- Land banking and community trust can give us both permanently affordable public owned housing and allow us to create our own home ownership program for lower income / people of color as part of that restorative housing justice.
- With single family residents, we have already developed the land with ADUs. Therefore, you could say that we have already allowed growth in this area and we can move on to address the other areas.

Alternatives

- Lots of floor area if you go underground...not for parking but for operations
- Add Community uses within "Mixed Use" Commercial - get rid of parking??
- Not dealing with central issue -curb and driveway parking, garage parking, and transit....1920s no cars, buses, and trolleys.
- Commercial and ground surface parking...need Transit Dependent mobility.
- More height vs. more depth? Double basement parking++
- How is infill limited? Only allow so much in each area so it is a first build environment?
- Of the 3 major alternatives, do all of them achieve legal requirements of RHNA, or are some more effective than others at avoiding sanctions?
 - The 3 alternatives help Culver City go beyond the RHNA targets
- What you just said that small development oppose leans toward alternative number one is an issue I have with these questions. What you said is not apparent
- Why isn't the option being presented of including more densification on existing multifamily in the concentrated growth option? Two-thirds of the RHNA could be met by adding just five units on existing multifamily housing. The concentrated option just puts density on the corridors in jumbo buildings.
- why is the oil field included since it can't be cleaned up enough for homes?
- If there is the opportunity, I would like to present an option where we can meet our RNHA goals without upzoning anything?
- Reuse: numerous offices had lease signs before the pandemic
- Yes more green!
- This conversation reminds me of the research I've done as to why my ancestors left Germany. No land that anyone could afford. Oldest inherited, rest were left nothing. Continually dividing land was also not possible after a certain point. History might teach us something about what works and what doesn't.

- Our street infrastructure is very limited. Without adequate parking and parking permitting growth will lead to a lot of congestion. If it can be paid by the development or city it may work.
- Why can't we maintain single and low and just do incremental and limited to the corridors and commercial?
- If you do incremental to the single family you turn it into a low density so it would no longer be single family it would be Residential Two Family (R2)/Residential Three Family (R3).
- Sepulveda/Jefferson/Slauson/Washington/and Culver Boulevards would not be able to handle the traffic with Alternative #3.
- Can we do an Alternative 4: 1. Single = Maintain; 2. Low Density = Incremental; 3. Commercial Corridor = Incremental; 4. Large Commercial = Limited Activation. Conditions would be that any commercial and mixed use if abutting single family or low density they would get free parking permitting and parking enforcement paid by community benefits or better a budget dedicated to it so residents don't need to pay or be burdened.

Community Engagement and GPU Process

- I'm concerned about the format of surveys and break out groups and control questions ... could we not just put all the alternative ideas on the table instead so we can see what all our options are?
- Are these [Menti] polls anonymous?
 - Response from GPU team: The polls are anonymous
- Huh, no question about what your economic status is ... seems like we have an abundance of white home owners participating in the process but not so many low income POC ... that will give slanted results to this process and that should be noted and properly accounted for when making conclusions.
- slides indicate only input from a small opinion has been heard
 - I agree that slides feature a small section of spectrum of input.
- Will there be an EIR/CEQA prepared for the GPU?? Especially the goals and objectives to review the alternatives...
 - Response from GPU team: An EIR will be prepared for the GPU.
- I'll note that the question about "scale" [in the Menti survey] did not specifically say that the scales should be close to existing buildings. I answered before that was clarified
- Will today's PowerPoint (PPT) be posted on the General Plan 2045 website?
 - Response from GPU team: All the meeting materials will be on www.pictureculvercity.com after the meeting
- Can a copy of land use map be made available? This is difficult to read. Thanks.
 - Response from GPU Team: We will post the slides on the project website following the meeting at www.pictureculvercity.com/alternatives
- Sorry for being the Grinch, but these types of multiple choice questions [on Menti survey] based only on the options being offered does not give us an accurate understanding of what all the options may be.
- How do we express clarification requests on the survey?
 - Response from GPU team: Hi Jeannine, the last question in the survey is a "General Comments" question that asks: What other information would you need to provide informed input regarding the land use alternatives?

- Thank you, but people have the potential to answer questions incorrectly to their point of view because they did not understand the questions being asked. The more information area will not rectify this.
- I agree about problems with the survey. The definitions and actual impacts are not clearly laid out so the survey taker doesn't know what they are answering questions on. Also, there is no option to choose "alternative 1" only 2 or 3. Does that affect the usefulness of the survey?
- The alternative one question regarding opposing or approving "small developments" is unclear. If I oppose incremental development, does that mean that I want development all in one fell swoop? Or does it mean that I want development over time? A moderator said that if we chose a certain answer in that question point it meant that we wanted choice #2. This is unclear in my honest opinion (imho). It is crucial that the questions are crystal clear.
 - Agree, I found the survey assuming that we attended GPAC and read the materials. Not great for a general survey, but that depends on the intended audience
- I am sorry. This is painful. I have served on 7 mission statements for the city. I cannot sit through this again. I do not want different housing types for different incomes. The existing land use was from a previous general plan which was intelligent and deliberate. and the consensus of the community. I do not care what these out-of-towners think about the city. How much are these people charging the city for this "work?" I am against any change in the zoning of the city.
- Thanks all for the dialogue...
- It might be good to allow each of the various neighborhoods vote rather than these surveys of just a few.
 - agreed! doubt many have participated as this is time consuming. residents should be sent surveys
 - Response from GPU Team: Thank you for your feedback. Our land use alternatives survey is online: www.pictureculvercity.com/events-activities/landuse-alts-survey. We sent this to neighborhood groups and other community groups and will send out information about the survey again after this meeting. Please help us share this with your neighbors!
- obvious not a wide spectrum of residents are included based on these slides
- Something like a general plan needs to be voted on by the residents it's too important to just do a survey. It's bigger than adding a tax.
 - Agreed, we should vote on this.
 - Quite right...
 - If all we have at this point are the 3 alternatives you presented for our general plan land use then I would have to vote none of the above.
- Small/large dev question was worded in a confusing way. Bet your results show that it could be interpreted in polar opposite directions, skewing results.

Appendix C: Padlet Comments

This Appendix contains full notes from Padlet. Participants were encouraged to type responses to open-ended questions on the Padlet platform during small group discussions. Facilitators also took notes on Padlet during the discussion to note comments.

CCGPU Land Use Alternatives Workshop - Group 1

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

Parking lots should be better used

What is your vision for the City's residential neighborhoods?

ANONYMOUS

R-1 lots not efficient for growth

What is your vision for the City's industrial areas?

Anything else you would like to share or discuss about land use?

What is your vision for the City's commercial corridors?

ANONYMOUS

Use the oilfields as an opportunity

CCGPU Land Use Alternatives Workshop - Group 2

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

no mention of affordable housing, who owns the new buildings

ANONYMOUS

where can people buy? not just renters, how are we allowing for people to break into homeownership

ANONYMOUS

those 3 options aren't good; they don't preserve the R2 neighborhoods

ANONYMOUS

increasing density on our older multi-family neighborhoods

ANONYMOUS

developers are killing the neighborhood

Why in the Concentrate Growth option isn't there consideration of significantly increasing high limits on aging existing multifamily housing? That's an option that doesn't appear to be even considered 2/3rds of the RHNA goal could be met by adding just 5 units to existing multifamily. There would be so much more acceptance of that. — ANONYMOUS

What is your vision for the City's residential neighborhoods?

ANONYMOUS

Concerns about what it means to be an actual "affordable unit"

ANONYMOUS

likes densification but is concerned about proximity

ANONYMOUS

If we are going to rethinking R1 neighborhoods we need to really understand and know what that looks like?

ANONYMOUS

doesn't want to see density in the smaller neighborhoods

ANONYMOUS

how many apartments are vacant currently?

ANONYMOUS

what are the particular impacts? what kind of neighborhood are we creating? quality

ANONYMOUS

concerned about affordable housing in their neighborhood and surrounding area

ANONYMOUS

Concerns about access to daylight, views; what is implemented versus what was discussed

ANONYMOUS

i prefer them to be small scale with the allowable two story ads and jr adu

The answer for affordable housing isn't in the R-1 areas. Doesn't pencil out for rental housing. – ANONYMOUS

ANONYMOUS

Preserve R-1, though really they are now R-3. Densification along corridors and R-4 ok

What is your vision for the City's commercial corridors?

ANONYMOUS

i would prefer that density stay on corridors not to block light or take up more green space in R

ANONYMOUS

We need diverse commercial entities, that's what keeps us desirable

What is your vision for the City's industrial areas?

ANONYMOUS

nothing is off limits in regards to housing; would love to see this area developed

ANONYMOUS

I think two great opportunity zones are the buildings along the creek on Jefferson between Overland and Rodeo Rd. , so much space there. I also think there is a lot of excessive parking space that could be converted in the industrial area around Bristol Pky

OK to put housing there as long as job opportunities aren't lost. The region will always need manufacturing. – ANONYMOUS

ANONYMOUS

Good to have a diversity of use in our city

Anything else you would like to share or discuss about land use?

ANONYMOUS

there is too much paving, there is the opportunity to recover land from the immense amounts of asphalt

ANONYMOUS

multi use if it's safe

existing multifamily buildings give out too much space to parking. given increased height limits builders put more parking underground. better use of limited land. – ANONYMOUS

ANONYMOUS

doesn't think we should be taking away R1

ANONYMOUS

what has been presented thus far "isn't terrible"

ANONYMOUS

Concerned about access to daylight/blocking of sunlight

Why in the Concentrate Growth option isn't there consideration of significantly increasing high limits on aging existing multifamily housing? That's an option that doesn't appear to be even considered 2/3rds of the RHNA goal could be met by adding just 5 units to existing multifamily. – ANONYMOUS

CCGPU Land Use Alternatives Workshop - Group 4

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

I agree with the poster who said the alternative are too rigid. Each neighborhood is unique and should be treated uniquely

ANONYMOUS

Seems like all the alternatives were covered, but none specifically gave solutions to how we are going to fulfill our increase in housing requirements. None addressed how they would impact our infrastructure--specifically traffic.

ANONYMOUS

I think that to the lay person it's difficult to understand/imagine the alternatives - I think there are grey areas between all of them and it may end up being a combination of approaches rather than one vs the other

ANONYMOUS

seems like there could be more than the few offered. but I get the point of simplicity

ANONYMOUS

I think they are too rigid... there is much more nuance to these answers.

ANONYMOUS

The alternatives all look good, except for the first one (jam all the new housing into a couple giant towers and leave R1 sacrosanct). That alternative looks terrible.

What is your vision for the City's residential neighborhoods?

ANONYMOUS

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

ANONYMOUS

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

ANONYMOUS

I'd like to see more diversity and incremental infill of SFD's... and I say that as a single family homeowner... as long as the general character of the neighborhoods are maintained, I see no reason not to allow densification within reason

ANONYMOUS

love to keep the look and feel the same. really like the idea of mixed use and really utilizing the Industrial and corridors for mixed use... seems to meet a lot of our cities goals

ANONYMOUS

We simply need more density. We especially need more missing middle housing, and mid-sized residential buildings, which will allow more affordable unit IZ construction than is currently available.

ANONYMOUS

Walkable.

Sidewalks everywhere.

Parks maximized to their full potential.

What is your vision for the City's commercial corridors?

ANONYMOUS

Underground parking will help with land use tremendously.

ANONYMOUS

More density. More height

Height limit needs to be overturned.

ANONYMOUS

BIGGER AND MORE MIXED USE... we have underutilized corridors... its a travesty

ANONYMOUS

Think we can really use the commercial corridors. These are exciting for use and see what can be done mixed use walkable with added underground parking etc.

ANONYMOUS

They'd look much like they currently do, though with more housing on upper floors.

ANONYMOUS

Public transpo

Open outdoor space

Walkable

What is your vision for the City's industrial areas?

ANONYMOUS

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

ANONYMOUS

many industrial areas seem very spaced apart, esp. on Jefferson. The land is not well-used. I'd like to see those areas rezoned for multi-use.

ANONYMOUS

"industrial" is really now not the term... our industrial areas are creative campus areas - they include industrial, and production, and office, and media, and R&D... its all interersting and works together... and frankly we should permit more live-work opportunities in the industrial areas

ANONYMOUS

Basically the same as their current areas.

ANONYMOUS

Add housing elements

Densify

ANONYMOUS

mixed use everywhere

especially Hayden Tract

really like heavy use of industrial areas... I like what was done in Playa Del Rey and we could do something very similar

— ANONYMOUS

Anything else you would like to share or discuss about land use?

ANONYMOUS

I would like concrete examples of how CC will meet the land use requirements, while maintaining our small-town feel. And how is this all going to affect crowding, congestion, pollution, and quality of life?

ANONYMOUS

We simply have to build more housing to keep pace with job creation in Culver City. We've added 10,000 new jobs in the past 6 years, and only 200 homes constructed in that same time. That's unsustainable! It's an economic, social and ecological disaster.

ANONYMOUS

No presentation on how to better use public lands for housing opportunities

Need to bring single family zoning laws to the same "level" as state mandated ADU code.

ANONYMOUS

mobility solutions now!!!

CCGPU Land Use Alternatives Workshop - Group 5

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

More in favor of corridors based approach

What is your vision for the City's residential neighborhoods?

ANONYMOUS

Preference to low income people of color for homeownership opportunities

ANONYMOUS

only 13 units during current RHNA cycle are affordable. To meet RHNA goals we don't need to upzone.

Look at R1 - work with existing homeowners to build affordable units. Upzoning doesn't help existing homeowners, low-income homeowners.

ANONYMOUS

830 vacant housing units in CC at any time

ANONYMOUS

How can we ensure residential units are not empty?

ANONYMOUS

There are huge units going up in R2 neighborhoods

ANONYMOUS

There is no R1 anymore due to state law

ANONYMOUS

Incentivize ADUs

ANONYMOUS

Change all R1 to R2

ANONYMOUS

What are we doing to encourage people who live on an R2 lot to build a second unit

ANONYMOUS

Concentrated in corridors

I would support more concentrated corridors

ANONYMOUS

Affordability - how can a developer feasibly produce affordable housing?

ANONYMOUS

Need to collect data to see how many people would build ADUs

ANONYMOUS

Prefer concentrated growth on corridors, evolution of industrial and commercial areas

ANONYMOUS

Affordable housing

Concern about developers coming in and filling it with expensive housing

ANONYMOUS

For whom are we building units for?

When we build more, we are not taking care of housing insecure, most vulnerable.

What is your vision for the City's commercial corridors?

ANONYMOUS

Incentivize property owners to build housing on parking lots (Target site)

ANONYMOUS

Allow some buildings to be strictly housing (not require commercial/retail uses), allow to contain more affordable housing.

ANONYMOUS

City approved a hotel at Jefferson/Slauson. This sends a message to corporations to keep moving to Culver City and not having the housing for all of these people, not being held accountable.

Jefferson/Slauson – ANONYMOUS

What is your vision for the City's industrial areas?

ANONYMOUS

Hayden Tract

Multi use, especially housing, should be encouraged so the influx of new workers can live in our city

Anything else you would like to share or discuss about land use?

ANONYMOUS

Need a forward-thinking plan, not reactionary

ANONYMOUS

Workforce housing

How can we encourage large employers (Amazon) to create workforce housing within the city?

ANONYMOUS

Landbanking

ANONYMOUS

Car dealerships

Rezone CC Honda & Toyota to allow them to build first-floor showrooms, underground parking, and multiple floors of transit-oriented housing

ANONYMOUS

Think about housing near freeways - health impacts.

CCGPU Land Use Alternatives Workshop - Group 6

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

would be good to quantify number of housing units increased per option/alternate.

ANONYMOUS

There is opportunity for any direction we choose. No single option covers everything, so there will be a mix that will develop over time.

ANONYMOUS

The status quo is actually change. The city will become unaffordable to most if we change nothing.

ANONYMOUS

more market rate housing needed

I would be in favor of alternative III, distributed densification. Alternative I does nothing to allow for more housing in the largest portion of our land.

ANONYMOUS

The alternatives are clear-ish. But also vague as described, meaning they are not described

What is your vision for the City's residential neighborhoods?

ANONYMOUS

diversity, walkability is pro, also in favor of alt 3, if CC increase housing better than pushing affordable

ANONYMOUS

idea to split parcel is way more within reach, no options now. largest swath is reserved for R1 now. In favor of Alt 3

ANONYMOUS

disruptive to have res lots converted to accommodate new units, agree with allowing for more diversity

ANONYMOUS

provides option to split/age in place, sell one lot

ANONYMOUS

diff in price b/w tear down lower price similar, lot of developer SFRs

ANONYMOUS

benefit split: diversity of people who can move in

mc mansions now, certain buyer, if lot split 3 families and same scale

ANONYMOUS

adding 4 you're taking away neighborhood character, downside alt 2 city looking same everywhere

takes away some choice

ANONYMOUS

adu has size limitations which regulate use

ANONYMOUS

downside-developer driven instead of resident

ANONYMOUS

ownership not issue, could be owner or renter

ANONYMOUS

alt 2 intrese housing, down get rid of r1. clearly benefit but downside.

ANONYMOUS

in line with what Martin was presenting: diverse, environmentally sensitive, trees, walkable, local.

ANONYMOUS

safe, green, equitable

a place open to everyone to live work and play here with ample housing and ability to walk, bike, scoot, and take transit easily.

ANONYMOUS

I would like to see a mix of all residential styles. I believe the diversity ranging from R1 to larger developments is necessary for a nealthy community and growth.

ANONYMOUS

Safe for EVERYONE to walk, bike, scoot, skateboard, roll, drive.

ANONYMOUS

People choose neighborhoods on personal choice. Some people move to higher density because they want that type of scenario. Others choose lower-density because they want that type of scenario. I believe that our residential neighborhoods should look like residential neighborhoods, and not the mess that is many parts of Santa Monica. We are so packed here in landlocked Culver City. We need to breathe.

ANONYMOUS

more

More people, more families, more kids, more types of buildings, more connection

ANONYMOUS

Greater density! Affordable housing is very important to me, and if we make our residential neighborhoods more dense, this would be an important step towards equity and diversity.

15 minute city: able to meet most needs without driving. Grocery, dining, enteratinmanet – ANONYMOUS

What is your vision for the City's commercial corridors?

ANONYMOUS

would love to say no comm corridors, all mixed use

people in SFD have to drive now.

ANONYMOUS

more around metro, higher

more dense and a lot of residential MU for workforce

ANONYMOUS

opp for bigger bldgs/density

retain diversity housing/pop
m/u

ANONYMOUS

seniors accessibility, not all are wealthy, more housing gives access with less access.

ANONYMOUS

there shouldn't be exclusively commercial corridors

housing should not be banned near offices or commercial spaces. we should be building housing on top of existing commercial buildings especially downtown

ANONYMOUS

dispersed is good. having neighborhood/local hangouts without having to get in your car

ANONYMOUS

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

ANONYMOUS

Commercial corridors need to be incorporated into the whole city better. Everyone deserves to have restaurants and places to walk and bike to by clean, safe pathways.

ANONYMOUS

A good location for the larger developments and mixed use.

ANONYMOUS

mixed use

live, work, dine options

ANONYMOUS

It would be wrong to stick all the new housing in the city's most polluted places. Instead, commercial corridors should support transit and should be supported by more residents on all streets up to a quarter mile away

What is your vision for the City's industrial areas?

ANONYMOUS

turn into mix of comm/res

ANONYMOUS

Change some industrial to residential. Chicago has GREAT examples of this.

ANONYMOUS

mixed use developments make sense

ANONYMOUS

International Building Exhibition !!!

ANONYMOUS

do we have industrial areas?!

ANONYMOUS

Industrial?

they all seem to be creative of office space now. would like to see more residential options and dining near light industrial

ANONYMOUS

No specific vision.

Anything else you would like to share or discuss about land use?

ANONYMOUS

incremental densification

it's good

ANONYMOUS

land use and transportation are intrinsically linked

densification must come with improvements in transit and cycling infrastructure or else traffic will become untenable

CCGPU Land Use Alternatives Workshop - Group 7

This Padlet was used for feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on April 29, 2021.

What are your general impressions of the alternatives?

ANONYMOUS

I think we need to allow changes so i feel most for 3. I miss a diversions within the different zones.

We need to help residents understand the reasons the state requires the RHNA goals, and our benefits to compliance – ANONYMOUS

What is your vision for the City's residential neighborhoods?

ANONYMOUS

Nowhere to live in CC. Moved to CC to create walkable, transit friendly city. Can't afford to buy a house, would like to raise a family, meet new neighbors, hard to hear that long-term homeowners oppose renters

ANONYMOUS

Incremental densification

Against allowing 6 plexes

challenge is that ADUs and JADUs are legally allowed by state mandate. Change doesn't need to be bad, the net change is what's important to focus on – ANONYMOUS

ANONYMOUS

Green denser neighborhood, less private garden space has to go together with park-streets

ANONYMOUS

I would love to see a Culver City where there doesn't need to be such a bright line between residential and non-residential.

ANONYMOUS

Diversity in housing types to allow for diversity in income level of residents so that our schools do not become homogenous (has already begun and had a major impact on federal funding).

Communities are people not structures – ANONYMOUS

What is your vision for the City's commercial corridors?

ANONYMOUS

Current commercial corridors is spoiled space

ANONYMOUS

I would love to have commercial corridors be safer for me to walk around and to bike to. Not having to worry about parking or being hit by a car would make walking to shops and restaurants both more appealing and something I would do more often.

What is your vision for the City's industrial areas?

ANONYMOUS

Housing in Hayden tract. Having more housing in industrial areas can help with traffic safety

ANONYMOUS

These provide a great opportunity to add housing. Particularly would like the Balonna creekside to have communities of people living rather than only business

ANONYMOUS

HOW ABOUT BUYING OUT THEIR FOR SALE PROPERTIES AND CREATE LAND TRUSTS FOR TRULY AFFORDABLE & RENT TO OWN

ALSO DO SO FOR COMMERCIAL – ANONYMOUS

Anything else you would like to share or discuss about land use?

ANONYMOUS

with the unique pressure of a huge demand jump for housing that is going to have exponential impact, how can long term residents age in place and participate in the cities growth

ANONYMOUS

I new all my neighbors living on the 4th floor in a small street. I think together talking about what changes you can imagine or finding groups with whom you would like to develop

ANONYMOUS

Neighborhood character

What does neighborhood character mean for Culver City?

Neighborhood feel is when know neighbors, help each other out
– ANONYMOUS

Fear that renters will not have the same commitment of caring for the neighborhoods. wants CC to stay the way it is – ANONYMOUS

ANONYMOUS

Concerned about densifying at the expense of climate sustainability goals. Wants to study mental health impacts of densifying

ANONYMOUS

Start with housing numbers first and setting corresponding alternatives

CCGPU Land Use Alternatives Workshop #2 - Group 1

Use this Padlet to share your feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on May 5, 2021.

RAIMI + ASSOCIATES MAY 05, 2021 05:31PM

What are your general impressions of the alternatives?

What is your vision for the City's residential neighborhoods?

ANONYMOUS MAY 06, 2021 03:38AM

Anthony Sunkist Park, school shut down and there weren't enough kids to run it. natural process, things died down, people started buying up the properties. Ebb and flow.

ANONYMOUS MAY 06, 2021 03:25AM

Already have developemnt that can happen along corridors, but owners opting not to in some cases.so no need to change zoning. need to be patient. infrastructure has limitations, streets, go back and see what's reasonable flow with current flow. see what it would be like at full buildout

ANONYMOUS MAY 06, 2021 03:23AM

Concern: We have tremendous density on borders

ANONYMOUS MAY 06, 2021 03:22AM

sepulveda corridor is opp for housing, more to be done w/ lots. some large lots on S sepulveda, still empty houses in res neighborhoods

ANONYMOUS MAY 06, 2021 03:21AM

some don't like mcmansions that cover entire footprint of lots, more reg now, but still seeing it. if we're going to look at what's being built, can we look at regs. incentivize things so developers don't do as they please.

ANONYMOUS MAY 06, 2021 03:19AM

Low density designated areas, may not have used lot as efficiently, but avg person won't know how. state has pushed all low density into sale b/c state has required so many reqs. no longer affordable.

ANONYMOUS MAY 06, 2021 03:17AM

units will always be more than the law permits as not everyone will get permits, so we'll already see more density

ANONYMOUS MAY 06, 2021 03:14AM

Guidelines/enforcement of rules needs to be detailed

People who want SFR should be kept for people who want that lifestyle – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:10AM

sfr infill started doing it already w/ ADUs

Getting used to ADUs was comfortable to get used to. Was done well b/c it didn't end the feel of SFR. Already done infill with ADUs. – ANONYMOUS

May be possible if "full" units had same feel as ADUs – ANONYMOUS

Mansionization came before that – ANONYMOUS

Uncomfortable with more people, more dense, with less parking – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:08AM

green space let's keep it in infill - it's key

What is your vision for the City's commercial corridors?

ANONYMOUS MAY 06, 2021 03:32AM

Studio Village, Jefferson and Sepulveda. The property with Target.Public Domain.Well, a school. The Culver City Schools are small and unable to absorb a large influx of students without being affected negatively. A new elementary school may need to be built.

arent the MS and HS also crowded? — ANONYMOUS

We have lived in Culver City for 40 years. We have seen the transition to where there are children in nearly 80% of the houses around us. Culver City is vibrant and thriving, with wonderful families. — ANONYMOUS

All of the schools are inside and very private, people don't even know there are these residential neighborhoods. — ANONYMOUS

A lot of congestion to all of the elementary schools. — ANONYMOUS

ANONYMOUS MAY 06, 2021 03:31AM

Intentional to have open land of suburbia in open areas, it was designed to slow your life down. limitations to add to opp sites due to infrastructure. ok with densifying to limitation. infrastructure like parking and congestion, parking enforcement and permits.

mobility would help? no because of geography of CC, traffic is LA, all around us. makes it safer but you won't stop all traffic.

What is your vision for the City's industrial areas?

ANONYMOUS MAY 06, 2021 03:44AM

Feel back for owners who own industrial and don't have other options, in favor of other uses.

Turn warehouses into indoor soccer, private uses, MUs, yes.

Anything else you would like to share or discuss about land use?

ANONYMOUS MAY 06, 2021 03:35AM

Nice to have different options of low to high, mixed use but good for people to be able to choose

Dev is already happening with bit techs coming in — ANONYMOUS

CCGPU Land Use Alternatives Workshop #2 - Group 2

Use this Padlet to share your feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on May 5, 2021.

RAIMI + ASSOCIATES MAY 05, 2021 05:35PM

What are your general impressions of the alternatives?

ANONYMOUS MAY 06, 2021 03:12AM

The devil is in the details. How will "growth" lots be determined in SFR neighborhoods?

How do the alternatives actually pencil out economically. What can a developer actually afford to build on an R4 and would it be anywhere close to affordable or work force housing? – ANONYMOUS

Calculated how long it would take for an ADU to payoff and the finances don't pencil out – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:10AM

The alternatives are very general and I don't know how to make sense of it because the neighborhoods are so different across the city

I feel like we are being force fed alternatives. This is like being given a choice of A, B, C and none of them are good choices. – ANONYMOUS

Neighborhoods show diverse residential units 4-plexes, large homes in Culver Crest. Unclear how to make plans when each place is so different – ANONYMOUS

Each neighborhood should understand what's going on. Lives in SF residential and still sees diversity. Wants to make sure GPU addresses parking issues, concerns about too much traffic might destroy neighborhoods – ANONYMOUS

Wants to plan more regionally – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:50AM

Need to be careful about making decisions for the future we don't want if we think it's the future we need and instead, we unintentionally create that future for ourselves

COVID is an example of an event that's created a lot of uncertainty. It changed our way of life, yet things are reverting slowly back to how they were before. Don't want to make the wrong decision now when so much is in flux – ANONYMOUS

What is your vision for the City's residential neighborhoods?

ANONYMOUS MAY 06, 2021 03:41AM

Need to understand relationship between high prices and constrained supply. Constraints will increase as more employees move to city. Prices will rise unless we increase supply. Need to look at supply if concerned about affordability

ANONYMOUS MAY 06, 2021 03:39AM

Concerned that employers won't stick around for the long-run and we'll increase density, that won't increase affordable housing, and we'll have a different jobs/housing imbalance

ANONYMOUS MAY 06, 2021 03:32AM

Concerned as an Architect, resident of Culver City allowing 3-story, 6-unit condominium buildings in SFR (e.g., neighbors looking into your home). Curious about the motives behind densification (state or community-driven?). How does low-income housing fit into Culver City's future? Worried we're planning too much/moving to fast

ANONYMOUS MAY 06, 2021 03:14AM

There might be more of a hierarchy in street designations where low and medium density mixed use might be zoned. This would reduce the use of automobiles for daily needs, reducing the dreaded congestion and ensuring that densification in general and parking reduction specifically doesn't engender such immediate hostility.

However, 60,000 people drive into or through CC every day. It's not all residents! – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:12AM

the variety of housing, including single family and smaller duplexes and small apartments are so much in the character of Culver City. I worry that especially the old 4 plexes in Downtown will be torn down and replaced by expensive units, making them no longer affordable.

We should be of no obligation to choose how to change what we moved here for in the first place. — ANONYMOUS

What is your vision for the City's commercial corridors?

ANONYMOUS MAY 06, 2021 03:44AM

We're an island, but we're not alone. Need to ensure that if increasing density along corridors, need to have mixed use

ANONYMOUS MAY 06, 2021 03:43AM

Would like to see larger scale mixed use in commercial corridors compared to mixed use scale in residential neighborhoods. Consider height of mixed use proportionate to density

ANONYMOUS MAY 06, 2021 03:09AM

mixed use

commercial below and residential above ensures that the corridors don't shut down when the working day ends

All cities need a balance of residential and commercial activities. We have that balance now and should leave it alone. — ANONYMOUS

What is your vision for the City's industrial areas?

ANONYMOUS MAY 06, 2021 03:17AM

We should look at all of our residential and commercial and industrial areas as appropriate. Industry is not really appropriate for mixed use in city areas. Industry in the inner city areas need to be phased out naturally. Commercial and residential are an integral part of city life.

Anything else you would like to share or discuss about land use?

ANONYMOUS MAY 06, 2021 03:34AM

concern about infrastructure not being adequate to support growth we're planning for

Also concerned about accommodating schools for the kind of people we're trying to attract. Would support affordable housing if we understood what effects it has on other aspects of the community — ANONYMOUS

ANONYMOUS MAY 06, 2021 03:22AM

densification

As city becomes denser, autodependence will likely decrease. With less traffic, can improve safety for residents. Would like to see nuance in alternatives so there's a hierarchy in neighborhoods. Allow commercial uses in neighborhoods will increase vibrancy. In the Arts District neighborhood, Washington Blvd is major commercial corridor with little mixed use. In Helms, many properties zoned RMD. Would like to see mixed use permitted in Helms. That way, those living in the Arts District can walk to Helms, accommodate neighborhood market, small gyms

ANONYMOUS MAY 06, 2021 03:19AM

Survey and presentation design

Concern that the survey and presentation don't explain things well (e.g., impacts on neighborhoods, repercussions)

ANONYMOUS MAY 06, 2021 03:11AM

Cities we enjoy

It would be useful if we all could envision cities that we enjoy and then to ask what kinds of density patterns and development patterns they all share. My guess is that higher density cities with reduced auto-centricity will tend to be the ones we all enjoy. The question is then which tools we should use to get closer to that model.

CCGPU Land Use Alternatives Workshop #2 - Group 4

Use this Padlet to share your feedback, questions, and comments during the breakout group discussions for the Culver City General Plan Update (CCGPU) Land Use Alternatives Workshop on May 5, 2021.

RAIMI + ASSOCIATES MAY 05, 2021 05:36PM

What are your general impressions of the alternatives?

ANONYMOUS MAY 06, 2021 03:16AM

will it really provide lo income housing?

ANONYMOUS MAY 06, 2021 03:14AM

and many of neighbors want to maintain the single family areas of culver city. While smart development of the commercial corridors and industrial areas makes sense, we do not want to lose the community feel and family driven nature of culver city. we worry about too much too fast

ANONYMOUS MAY 06, 2021 03:14AM

R1 single family zoning needs to be maintained. Only alternative that I could potentially support is Alternative #1.

Very concerned about push for high density population and the resultant burden on infrastructure, environment, health, safety.

I and many of neighbors want to maintain the single family areas of culver city. While smart development of the commercial corridors and industrial areas makes sense, we do not want to lose the community feel and family driven nature of culver city. we worry about too much too fast – ANONYMOUS

ANONYMOUS MAY 06, 2021 03:12AM

lacking alternatives, need a forth that keeps R1 intact and allows more "infill" in other zoning areas

What is your vision for the City's residential neighborhoods?

ANONYMOUS MAY 06, 2021 03:18AM

preservation of R1

ANONYMOUS MAY 06, 2021 03:15AM

keep single family

ANONYMOUS MAY 06, 2021 03:15AM

R1 single family zoning needs to be maintained. Maintain safety, serenity, open space

ANONYMOUS MAY 06, 2021 03:13AM

maintain R1 as this is what most people want, living in less density

I feel the city already has lots of other options, multi housing, condos, etc. – ANONYMOUS

I live in the Culver West area, I'm being surrounded by big developments. We need to keep R1. The noise levels are high and it is congested. – ANONYMOUS

What is your vision for the City's commercial corridors?

ANONYMOUS MAY 06, 2021 03:44AM

City should buy the Paradise hotel area

ANONYMOUS MAY 06, 2021 03:20AM

find other options first, before changing R1

ANONYMOUS MAY 06, 2021 03:16AM

Very concerned about beefing up populations in corridors and their effect on road congestion and ability to traverse city.

ANONYMOUS MAY 06, 2021 03:15AM

mixed use similar to ivy station, platform and culver steps

ANONYMOUS MAY 06, 2021 03:13AM

mixed use though I don't really care

I think certain commercial areas should be rezoned to mixed use.

— ANONYMOUS

What is your vision for the City's industrial areas?

ANONYMOUS MAY 06, 2021 03:16AM

More possibilities here for discrete population density increase.

ANONYMOUS MAY 06, 2021 03:16AM

i could see using these areas to do mixed use--especially the industrial areas along ballona creek. but i don't want to overdevelop

ANONYMOUS MAY 06, 2021 03:14AM

this is a small city BTW - mixed use

Anything else you would like to share or discuss about land use?

ANONYMOUS MAY 06, 2021 03:14AM

why there is not an option that maintains R1 but allows for other types in other zones
