

**General
Plan 2045**
Culver CITY

**GENERAL PLAN
OPEN HOUSE**

October 19, 2023

Tonight's Roadmap

1. Welcome and Opening Presentation (25 mins)
 - a) Review the Draft Density Bonus Update
 - b) Review the General Plan Update process and community engagement
 - c) Discuss the structure and organization of the General Plan and key policy ideas
 - d) Review General Plan direction in Fox Hills
2. Q&A (15 minutes)
3. Open House (80 mins)



Density Bonus Ordinance Update



Understanding Affordable Housing Needs

- Rent has increased 37% since 2000 in California
- Median income has only increased 8%
- Household income levels that may qualify for affordable housing include:
 - One-person households: \$82,500 or less
 - Two-person households: \$94,300 or less
 - Three-person households: \$106,050 or less
 - Four-person households: \$117,850 or less

What is an Affordable Housing Incentive?

- Policy that encourages private developers to set aside units for affordable housing
 - **Not** public housing, which is government funded housing
 - **Not** housing vouchers, which are publicly funded
- Known as a Density Bonus Ordinance
 - Density = number of dwelling units per acre of land
- Density Bonuses Ordinances may include:
 - Density bonuses for developments that provide affordable housing
 - Waivers of certain requirements (setbacks, etc.)
 - Expedited processing and approval

Culver City Additional Incentives

- Density bonuses for:
 - Workforce housing – 80% to 129% of LA County Median Income (AMI)
 - Studio micro-units – 350 to 499 square foot studios
 - Density increases for Transit-Oriented Development
- Culver City's density bonuses can be combined with State Density Bonuses



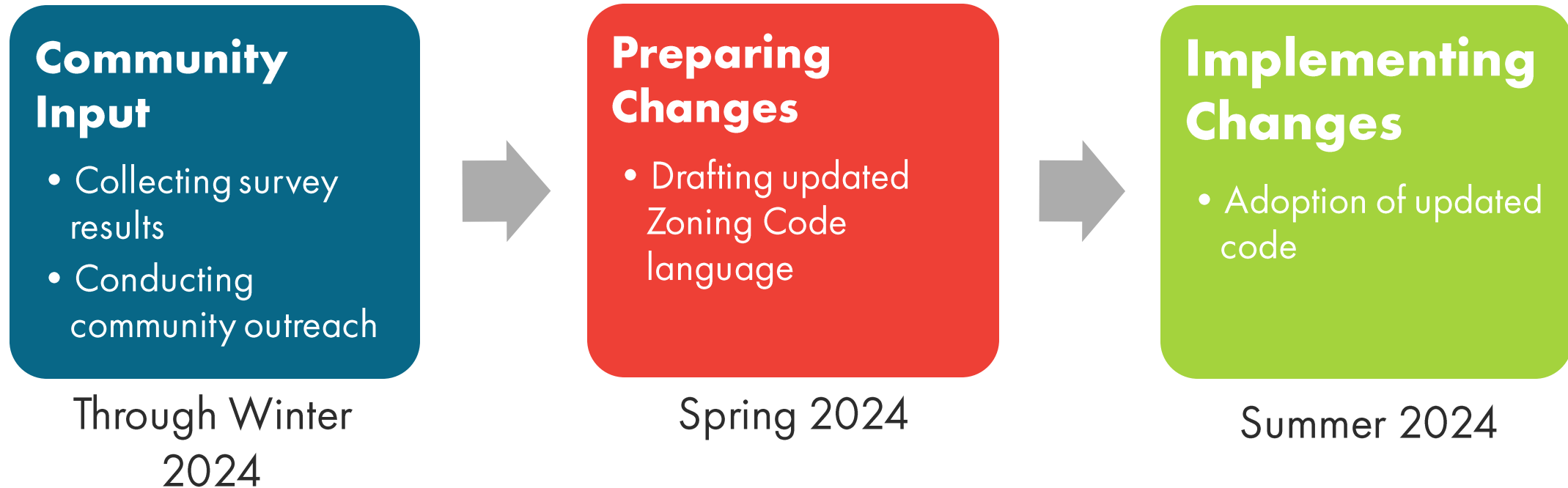
What Else Can Be Done?

Culver City wants to know:

- Your ideas to encourage construction of more affordable housing
- Tell us what you think of...
 - Expanding workforce housing
 - Increasing density bonuses to encourage affordable units
 - Reducing restrictions for affordable housing, like setbacks, height, etc.
 - Reduce or expedite processing time for developments that include affordable housing

Timing for Affordable Housing Incentives (Density Bonus Ordinance Update)

Anticipated Process



Please take the Housing Affordability Survey

- The survey can be found at pictureculvercity.com or by scanning the QR code
- Please take Survey by **Friday, November 3rd (11/3)**



General Plan Update



Plan Updates

General Plan Update

- Sets the 20-year vision for the city
- Addresses current and future challenges
- Provides policy direction for future decision-making
- Establishes pattern of future development in the city
- Out for public review from
September 29 – November 30

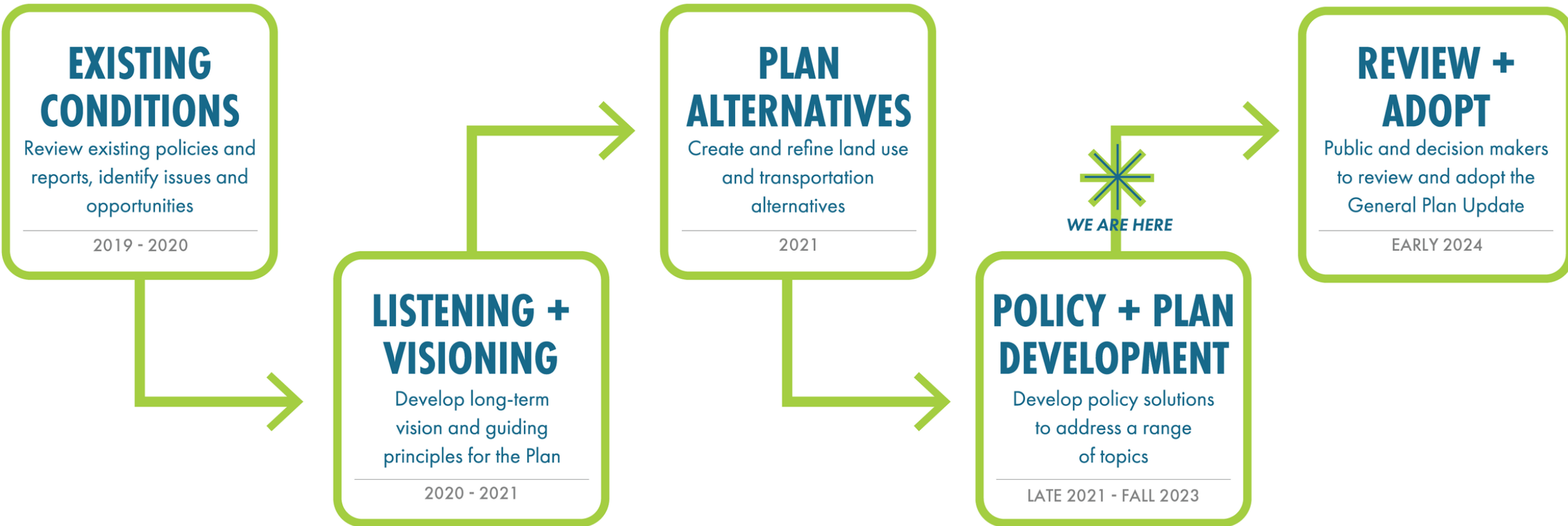
Zoning Code Update

- Establishes development standards and process
- Anticipated in Q1 2024

Environmental Impact Report

- Evaluates the potential impact of General Plan buildout
- Anticipated in Q1 2024

General Plan Process



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS

Community Engagement Activities

- Speaker Series events
- Community engagement plan
- 6 community workshops
- 5 pop-up events
- 19 General Plan Advisory Committee meetings
- 20 Technical Advisory Committee meetings
- Stakeholder meetings
- 7 City Council and Planning Commission meetings
- PictureCulverCity.com website
- Storybank
- 9 existing conditions videos and microsurveys
- Visioning survey
- 2 land use and mobility surveys
- 14 policy framework surveys
- Reimagining public safety survey

Community Engagement



Photos from October 5, 2023 Open House

General Plan 2045

Culver CITY



Plan Organization

- Released for Public Review on September 29, 2023
- Comment Period closes **November 30, 2023**

Public Draft
Released September 29, 2023

Picture
Culver CITY



Community Vision

Culver City in 2045 continues to be a vibrant, unique, and diverse community with a **strong social and economic fabric** stitched together by its arts and cultural assets, creative enterprises, high-quality services, and inclusiveness. It is a progressive and bold city **leading the region** to address complex challenges in housing, transportation, public health, public safety, and the environment.

Its residents, workers, businesses, and visitors enjoy smart and modern infrastructure and fiscal sustainability. The City is stewarded by **a commitment to equitable planning for the future generations** who will inherit Culver City as a home, as their neighbor, or as a cultural and economic destination.

Core Values

Throughout the General Plan process, community members identified many shared values and beliefs. These community values include:



General Plan Topics

Requirements

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

City of Culver City General Plan also addresses:



SUSTAINABILITY +
CLIMATE CHANGE



HEALTH + EQUITY



GOVERNANCE +
SMART CITIES



ART + CULTURE



PUBLIC REALM/
URBAN DESIGN



ECONOMIC
DEVELOPMENT



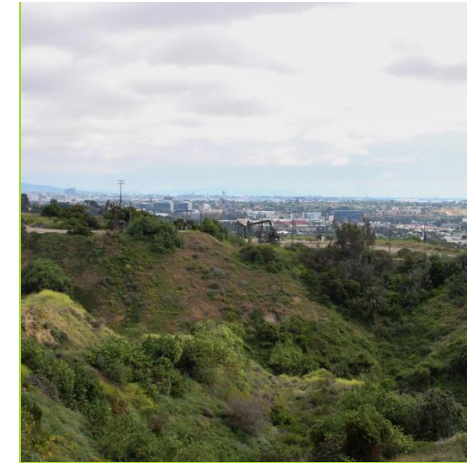
INFRASTRUCTURE



RECREATION

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

General Plan Organization



Picture Our People

the well-being, safety, and civic empowerment of the people of Culver City

Picture Our Community

topics that broadly impact the quality of life for people in Culver City

Picture How We Move

the movements of people, goods, and services throughout the community

Picture Our Environment

the city's natural environment and climate change

Implementation

all the General Plan implementation actions

Picture: Our People / Our Community



**Picture Our
People**

- **ELEMENT 1:** Community Health and Environmental Justice
- **ELEMENT 2:** Governance and Leadership
- **ELEMENT 3:** Arts, Culture, and the Creative Economy

- **ELEMENT 4:** Land Use and Community Design
- **ELEMENT 5:** Parks, Recreation, and Public Facilities
- **ELEMENT 6:** Economic Development
- **ELEMENT 7:** Infrastructure



**Picture Our
Community**

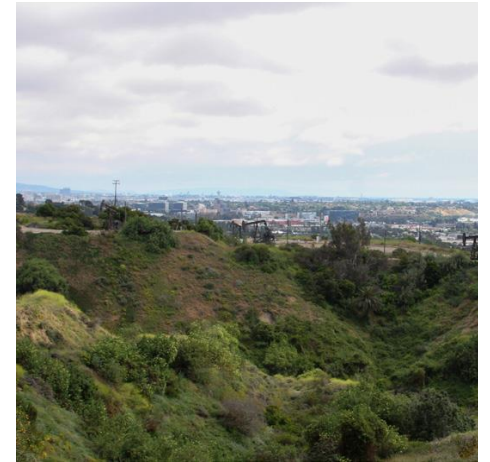
Picture: How We Move / Our Environment



**Picture How
We Move**

- **ELEMENT 8** Mobility

- **ELEMENT 9** Greenhouse Gas Reduction
- **ELEMENT 10** Conservation
- **ELEMENT 11** Safety
- **ELEMENT 12** Noise



**Picture Our
Environment**

Implementation and Other Resources




Implemen- tation

- Implementation
- Glossary
- Housing Element (Under a Separate Cover)

- **APPENDIX A:** Arts, Culture, and Creative Economy Element Appendix
- **APPENDIX B:** Mobility Element Supportive Documentation
- **APPENDIX C:** Evacuation Analysis

Example Element Organization



**ELEMENT 1
INFRASTRUCTURE**

This Element addresses the equitable distribution and resiliency of water and energy infrastructure, including potable water, wastewater, and stormwater, electricity, and natural gas.

**PICTURE
OUR COMMUNITY**

INTRODUCTION

Culver City's sustainable growth, as envisioned in the General Plan Update, relies on having reliable water infrastructure, including potable water, wastewater, and stormwater, as well as energy infrastructure, including electricity and natural gas. Due to Culver City's geographic location, the City will need to coordinate with new and existing regional and county partners to provide sustainable water and energy infrastructure. Doing so will create a city resilient to climate change and connect sustainability initiatives across parcels, districts, and region. Key to this effort is ensuring that public spaces and infrastructure are distributed equitably, and that the City focuses on SB 1000 Priority Neighborhoods and their surrounding areas when implementing infrastructure investments.

What We are Trying to Achieve

- Water users efficiently use potable water resources and additional future potable demand is met without increasing imported water supply.
- The City of Culver City applies holistic water management strategies to integrate stormwater management, water treatment, reuse, and conservation initiatives.
- Citywide low impact development (LID) and green infrastructure networks reduce the burden on existing storm drain infrastructure and promote improved water quality in receiving waterways.
- The City provides economically-justified and attainable pathways to new and expanded water conservation and reuse systems at multiple scales.
- Infrastructure has adequate capacity and is equitably distributed and maintained throughout Culver City, and the City prioritizes vulnerable, disadvantaged, low-income, and SB 1000 Priority Neighborhoods.



Culver Boulevard Realignment and Urban Runoff and Stormwater Project

KEY ISSUES AND OPPORTUNITIES

This section describes existing infrastructure in Culver City and opportunities for improvement to serve future residents. The policy framework was developed based on an understanding of the existing role and status of infrastructure systems in Culver City and builds upon the strategies and plans already in place to ensure a sustainable and resilient future.



Ballona Creek



Ballona Creek cleanup

Water

The Los Angeles Department of Water and Power (LADWP) and Golden State Water Company (GSWC) provide water service for Culver City. The two independently-operated systems are interconnected and provide the ability to share water between them if necessary. The majority of Culver City is served by GSWC and LADWP serves the western portion of the city. McLaughlin Avenue, west of I-405, demarcates the distinction in utility service. GSWC serves the connections east of McLaughlin Avenue, while LADWP serves the connections west of McLaughlin Avenue. Culver City imports nearly all its potable water supply from the Colorado River Aqueduct and the State Water Project, which is a major consideration for long-term resiliency planning

as water scarcity increases. Local groundwater is reserved for emergency conditions. Both agencies are exploring measures to diversify their water supplies, enhance storage capacities, and reduce losses.

While no operating capacity issues currently exist, the current and future reliance on imported water results in potential cost and procurement implications for serving additional demands generated by new and existing densified development. Existing voluntary and mandated water conservation measures are in effect at local, regional, and State levels, including those outlined in the 2015 Culver City Water Conservation Plan. To account for new and uncertain demand factors based on projected

population growth and available supplies, Culver City is committed to establishing alternative and innovative policies and programs to meet water demand, conserve supplies, and increase reuse. Such policies include expanding the implementation of LID and other on-site retention and infiltration measures, as well as policies that enhance and expand water conservation measures and establish mandates and incentives to limit demand to ensure a future of water sustainability.

POLICY FRAMEWORK

Key: Goal attributes.

- Equity & Inclusion
- Sustainability
- Innovation & Creativity
- Compassion & Community

GOAL INF-1
Climate change. The City proactively responds to climate change considerations in energy and water provisioning and stormwater management.



INF-1.1: Resilient infrastructure. Prioritize resilient infrastructure as a key strategy for creating healthy communities that increases health, livability, mobility, opportunity, and resilience for all residents, particularly in SB 1000 Priority Neighborhoods.

INF-1.2: Community engagement and water goals. Expand resident and business involvement in shaping City and regional water goals.

INF-1.3: Circular economy and infrastructure. Promote a circular economy through resilient and strategic infrastructure advancements that focus on equity, multi-use benefits, and ecological integration.

GOAL INF-2
Water conservation. Water conservation strategies are implemented and expanded citywide to meet sustainability targets and ensure future resiliency.



INF-2.1: Water conservation. Expand and enhance existing water conservation measures, mandates, and strategies to optimize wise use of water.

INF-2.2: Water conservation rebate outreach. Increase citywide outreach and residential and commercial participation in LADWP, GSWC, West Basin Water District and other water conservation rebate and incentive programs (residential program rebates, high efficiency water conservation kits, multifamily and commercial/institutional programs, Water Savings Incentive Program, Large Landscape Survey Program, etc.).

INF-2.3: Water Conservation Plan. Continually revisit and revise the City's Water Conservation Plan and ensure municipal and resident enforcement of the plan.

INF-2.4: Dry weather runoff reduction. Reduce dry weather runoff, and track baseline runoff volumes at key facilities, including the reused Mesmer Station to monitor and capture dry weather flows and to divert them for treatment at the Hyperion Wastewater Treatment Reclamation Plant

INF-2.5: Drought-tolerant landscaping. Provide resources and guidance for conventional lawn conversion to drought tolerant landscaping.

INF-2.6: Water use on non-edible irrigated landscapes. Restrict and eliminate potable water use for primarily non-edible irrigated landscapes where alternative water sources are available, including captured rainwater, greywater, and recycled water.

INF-2.7: Information on irrigation and water treatment standards. Create and equitably share resources that provide information on appropriate irrigation methods and water treatment standards for both productive and non-productive landscapes.

INF-2.8: Dual plumbing. Provide dual plumbing for all new public parks and landscape projects in anticipation of future water recycling or on-site water capture, treatment and re-use infrastructure to be used for irrigation.

INF-2.9: Mulching and composting. Expand mulching and composting activities on City-owned sites to promote healthy soils and retain water in irrigated landscapes.

INF-2.10: Healthy water and soils strategies. Integrate healthy water and soils strategies to support expansion of urban agriculture practices.

GOAL INF-3
Water security and groundwater recharge. Culver City actively contributes to regional initiatives to improve security and diversify the water supply and groundwater recharge efforts.



INF-3.1: Water sources. Source water locally and statewide.

INF-3.2: One Water LA 2040 Plan. Align with Los Angeles' One Water LA 2040 plan to improve water supply resiliency.

INF-3.3: Potable water capture. Support California efforts to build new infrastructure that captures, stores, and increases the supply of potable water while protecting ecological and cultural systems.

INF-3.4: Groundwater. Maintain and increase City groundwater well levels for emergency use and diverse future water supply opportunities.

INF-3.5: Potable water quality. Monitor and continually improve potable water quality standards citywide, with specific emphasis placed on SB 1000 Priority Neighborhoods.

GOAL INF-4
Water reuse networks. Water reuse networks are expanded and optimized throughout the city at the district and parcel scales.



For related policies and implementation actions related to green buildings, see Greenhouse Gas Reduction Element Goals 2 and 3.

INF-4.1: Greywater infrastructure. Develop greywater infrastructure to support city, district, and parcel level treatment and reuse strategies.

INF-4.2: Repurposing of stormwater management infrastructure. Optimize the repurposing stormwater management infrastructure approaching the end of its service life to support city-wide stormwater management and water reuse programs in alignment with water conservation programs.

INF-4.3: Availability of recycled water supply. Explore opportunities to increase the availability of recycled water supply (i.e., install purple-pipe infrastructure).

INF-4.4: Water provisioning. Incorporate recycled and reuse water strategies in water provisioning.

INF-4.5: Incentivize water recycling. Encourage and incentivize water recycling techniques such as rainwater capture barrels and cisterns for outdoor watering purposes.

GOAL INF-5
Stormwater collection and reuse systems. Stormwater collection and reuse systems are enhanced at the parcel, district, and city scale to improve water quality and reduce runoff.



For related policies and implementation actions related to flood hazards, see Safety Element Goal 6.

INF-5.1: Stormwater quality projects. Implement stormwater quality projects in alignment with the prioritization set forth in the Stormwater Quality Master Plan (SWQMP), ensuring implementation in SB 1000 Priority Neighborhoods as prioritized in the SWQMP.

INF-5.2: Water quality coordination. Coordinate with surrounding local jurisdictions to improve water quality and minimize flooding.

- Coordinate with the jurisdictions that comprise the Ballona Creek Watershed Management Group, including Beverly Hills, Inglewood, Los Angeles,

Santa Monica, West Hollywood, Los Angeles County, the Los Angeles County Flood Control District, and the U.S. Army Corps of Engineers.

- Coordinate with the City and County of Los Angeles, the Los Angeles County Flood Control District, and the U.S. Army Corps of Engineers to develop methods to improve water quality within the Marina del Rey watershed.

IMPLEMENTATION ACTIONS

Key: Types of actions may include partnership, program, study, plan, physical improvements, and more.

Key: Timeframe icons for implementation actions table.

●
Short-term
1-5 Years

● ●
Medium-term
5-10 Years

● ● ●
Long-term
10+ Years

▶▶▶▶
Ongoing

Implementation Action	Associated Goal(s)	Timeframe	Type of Action	Primary Responsibility	Secondary Responsibility
IA.INF-1: Water supply and Multi-Jurisdictional Hazard Mitigation Plan. Identify feasible local actions for increasing water supply security and explore opportunities for alternative water supply in alignment with the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).	INF-1	● ●	Study	Public Works	—
IA.INF-2: Infrastructure and climate risk assessment. Conduct a risk assessment to determine the risks associated with increased storm intensity and what changes to the storm drain system may be needed to prevent flooding or other property damage.	INF-1	● ● ●	Assessment	Public Works	—
IA.INF-3: Drought response. Consider implementing policies like Executive Directive 5 (ED5) and LA's Sustainable City pLAn (pLAn) drought response and water conservation measures, in addition to those from GSWC and LADWP.	INF-2	● ● ●	Program	Public Works	—
IA.INF-4: Development standards for groundwater. Regularly update development standards to: <ul style="list-style-type: none"> Incentivize and mandate property owners infiltrate stormwater where feasible Mandate permeability of new and redeveloped hardscaping where feasible. 	INF-3	● ● ●	Program	Public Works	—
IA.INF-5: Aquifer recharge. Establish and participate in regional coordination targeting aquifer recharge and sustainable groundwater supply.	INF-3	● ● ●	Program	Public Works	—

Implementation Action	Associated Goal(s)	Timeframe	Type of Action	Primary Responsibility	Secondary Responsibility
IA.INF-6: Greywater infrastructure outreach. Enhance outreach, incentivization, and permit streamlining for greywater to irrigation systems. Establish public resources to implement greywater recycling systems in existing residential buildings.	INF-4	● ● ●	Program	Public Works	—
IA.INF-7: Greywater-ready new development. Consider establishing regulations to require new development to be greywater ready or include greywater treatment and reuse systems.	INF-4	● ● ●	Program	Planning and Development	—
IA.INF-8: Rainwater capture system requirements. Regularly update development standards and requirements to: <ul style="list-style-type: none"> Require rainwater capture systems for large-scale parcels and large-scale public stormwater management projects. Require implementation and on-going monitoring of tracking systems to measure outflow of collected water used for irrigation. Require sufficient filtration of collected rainwater / ensure collected rainwater is applied to landscape through subsurface drip irrigation. 	INF-5	▶▶▶▶	Program	Parks, Recreation, and Community Services	Public Works
IA.INF-9: Clean Power Alliance. Maintain City membership in Clean Power Alliance (CPA) and continue to work to maintain a high level of private property owner, business, and residential customer participation in CPA. Encourage investment in carbon positive technologies.	INF-7	▶▶▶▶	Program	Public Works	—

City Structure

- Pedestrian-oriented places with creative businesses, offices, retail, housing development and gathering spaces
- Examples: Downtown, Fox Hills, Hayden Tract, the E-Line Station Area, Culver/Washington, Sepulveda/ Jefferson



Fox Hills

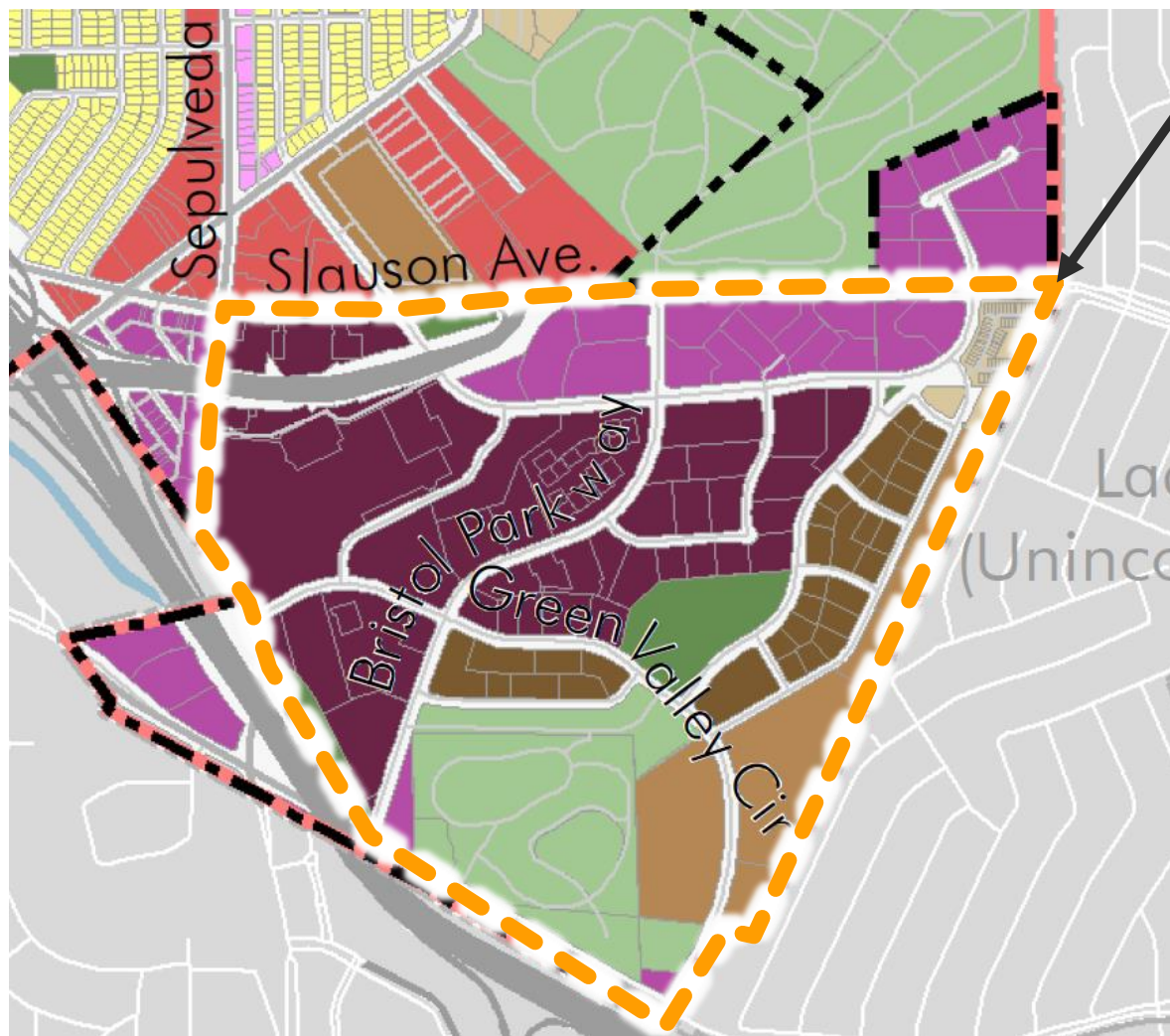
Key Ideas For the Future

- Creation of vibrant mixed use neighborhood
 - Parks and open spaces
 - Urban design improvements
 - Complete streets improvements and enhancements to walking and biking conditions
 - Redevelopment of surface parking
- + Citywide policies

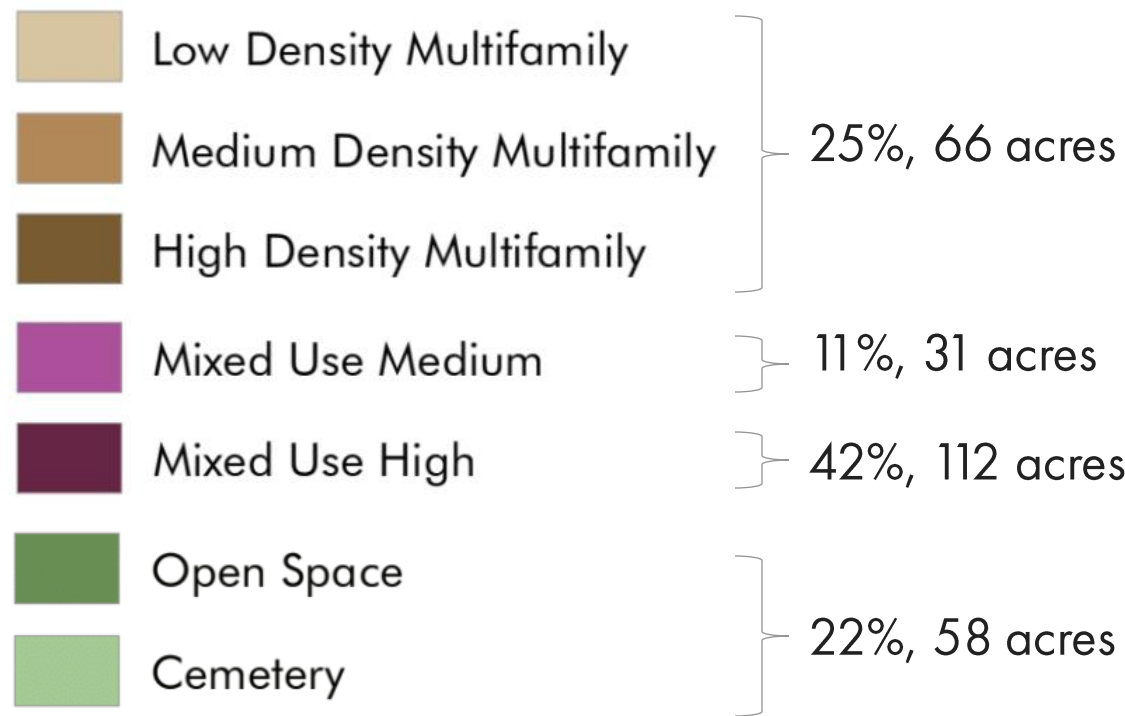


Fox Hills Land Use Framework

General Plan Land Use





Special Study Area Boundary




*Percentages exclude areas devoted to streets and rights-of-way

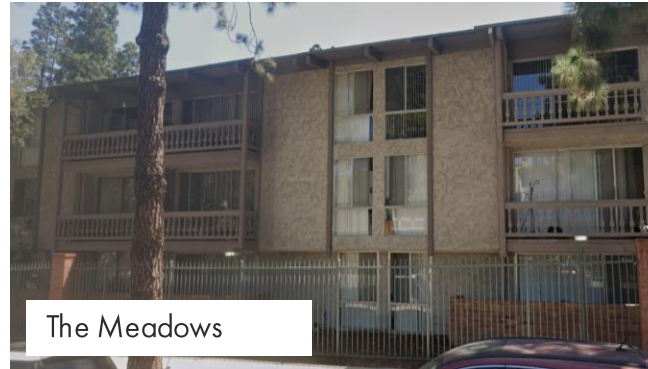
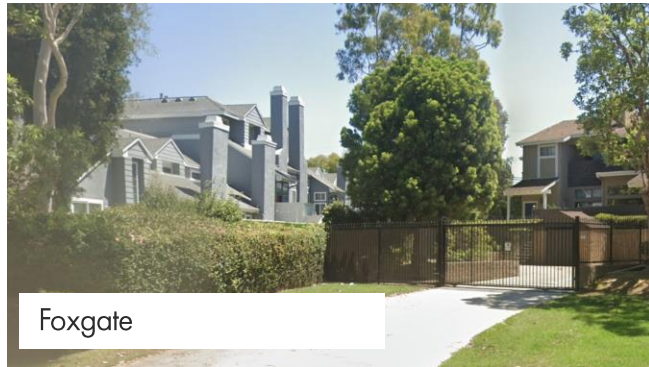
Fox Hills Density Illustration


 Low Density Multifamily
Up to 35 du/ac


 Medium Density Multifamily
Up to 50 du/ac

 High Density Multifamily
Up to 70 du/ac

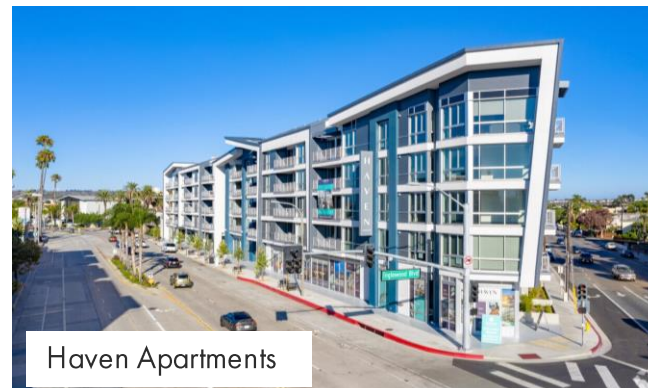
Residential designations



 Mixed Use Medium
Up to 65 du/ac

 Mixed Use High
Up to 100 du/ac

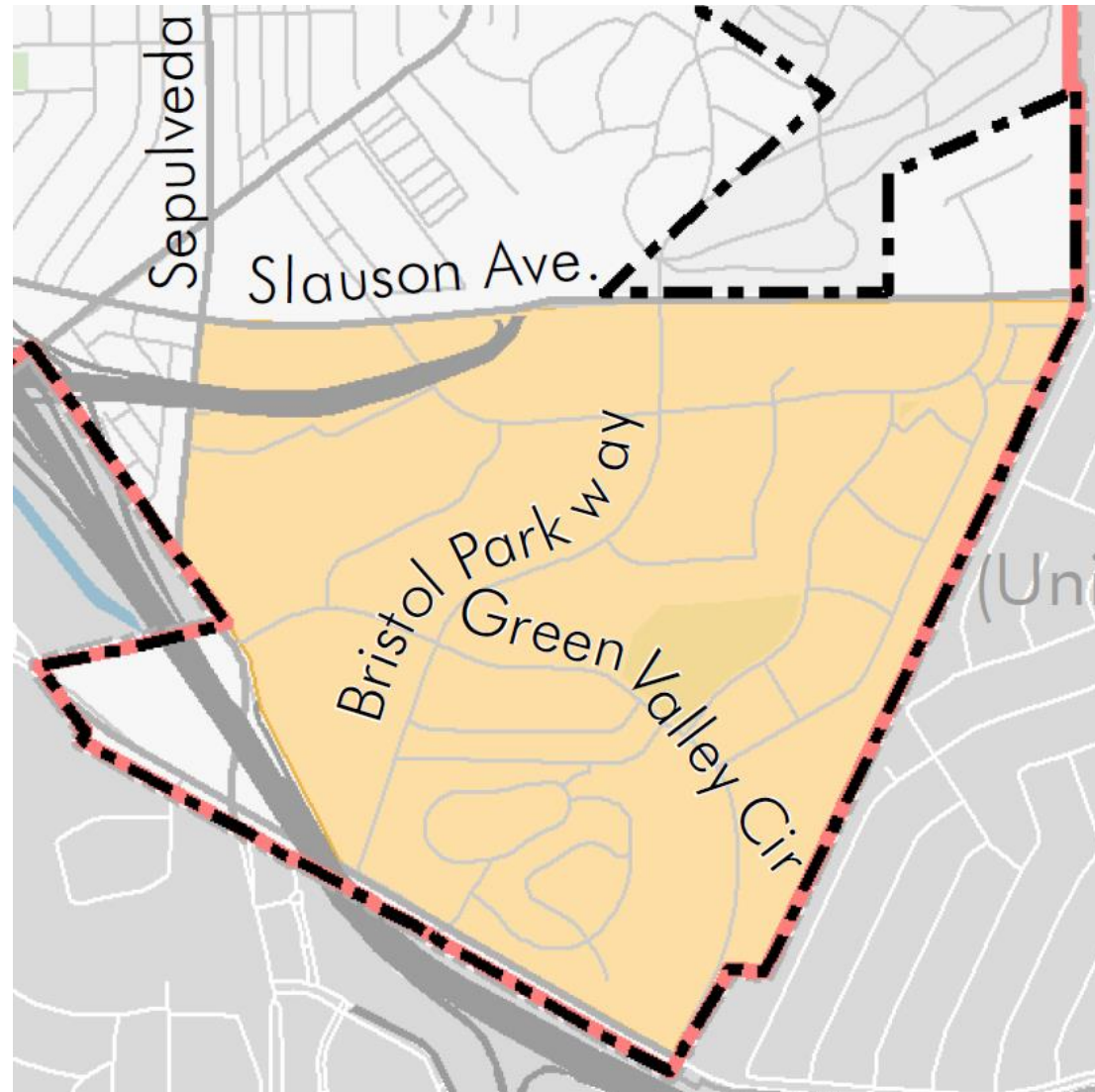
Mixed use designations



Fox Hills Specific Plan

- Fox Hills is identified as a Special Study Area in the General Plan
- \$1.3 million in funding has been allocated to the development of a **Fox Hills Specific Plan** through Culver City Council (\$800,000) and SCAG (\$500,000)
- Specific Plan will kickoff following adoption of the General Plan

Fox Hills Special Study Area



General Plan 2045

Culver CITY



Next Steps and Open House

Public Draft
Released September 29, 2023

Picture
Culver CITY



Public Draft Events

- **October 5: Open House** City Hall, 6-8pm
- **Tonight!** El Rincon Elementary, 7-9pm

- **November 6: Open House** Hybrid Meeting, in person at Veterans / Senior Center, 6-8pm
- **November 15: Open House** Virtual Meeting, 6-8pm

Visit pictureculvercity.com for more information

Comments on the Public Review Draft General Plan

← → ↻ pictureculvercity.com/#home-section

HOME GENERAL PLAN ZONING CODE **Picture Culver CITY** DENSITY BONUS PARTICIPATE CONTACT

Picture Culver City: **INCLUSIVE**

PICTURE CULVER CITY

ABOUT

Welcome to the Picture Culver City website! This website provides information about three related planning efforts in Culver City: the General Plan Update, the Zoning Code Update, and the Draft Density Bonus Ordinance Update.

These exciting initiatives will result in new long-range planning documents and regulations that work together to maintain the uniqueness of Culver City and create opportunities for improvements in how we manage every aspect of our city—including economic growth, transportation, housing, climate change, and more.

Check back soon for the release of the Draft General Plan!

Provide Comments by
November 30, 2023

Visit **pictureculvercity.com** for
more information and a full
copy of the plan

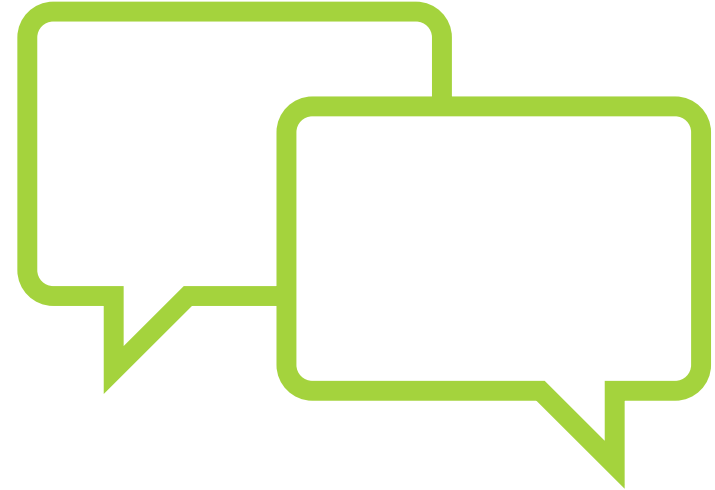
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Rules of Engagement

- Be a good listener
- Welcome all viewpoints and value diversity
- Show common courtesy and respect
- Share the air
- Avoid editorials
- Honor time



General Plan 2045

Culver CITY

Thanks!



Public Draft
Released September 29, 2023

Picture
Culver CITY

