

Areas of Change 2

10.08.20 General Plan Advisory Committee

DRAFT

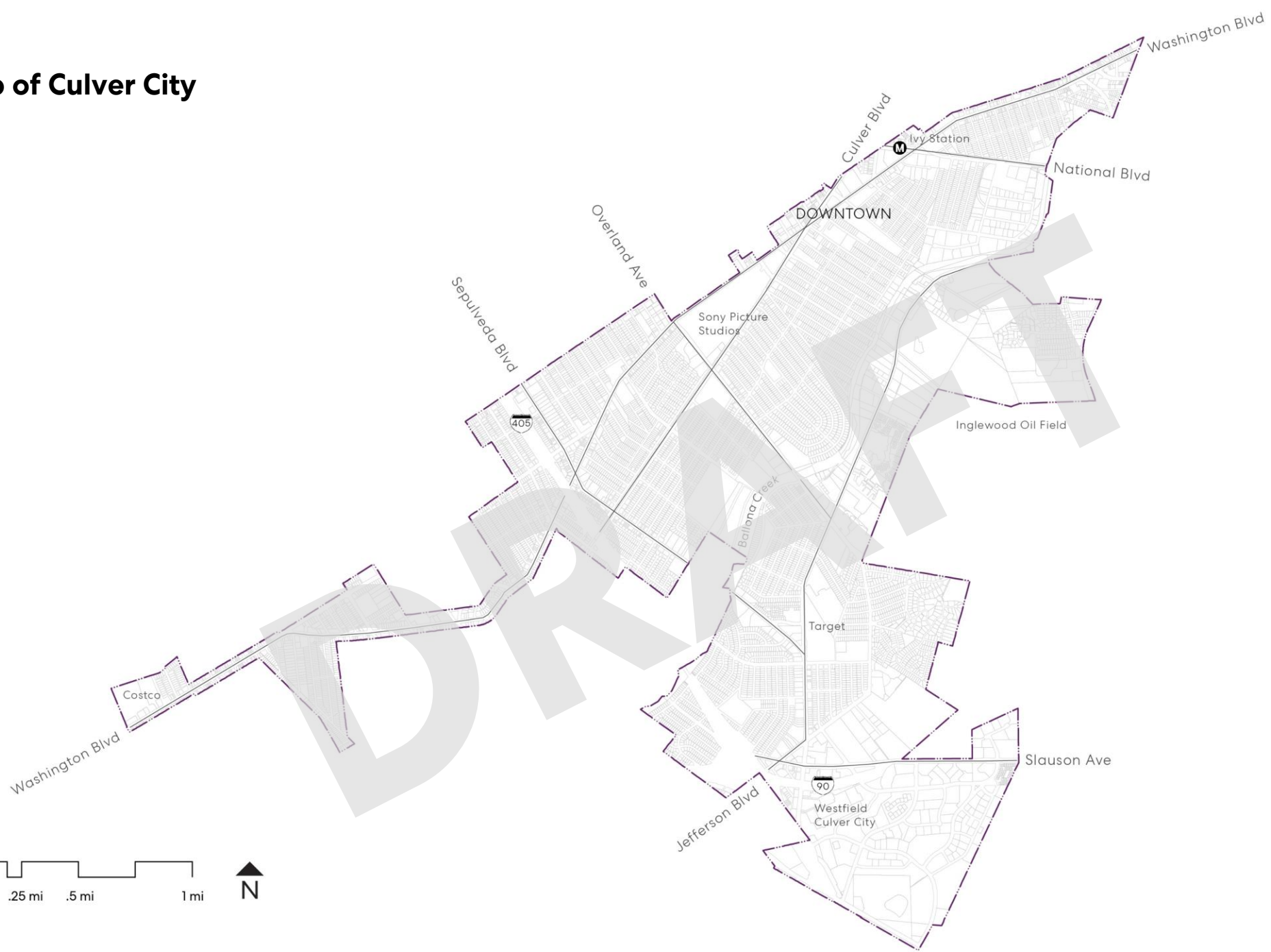
Agenda

- Land use intensity
- Recap: Place type strategies
- Models for change/
Areas of change
- Discussion

Aerial map of Culver City



Map of Culver City



Land use intensity scale

Single-unit
residential density



1-2 stories single-family and accessory dwelling units, limited footprint

Low multi-unit
residential density



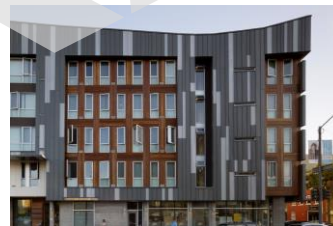
1-3 stories, smaller duplex, triplex, multi-unit, limited footprint

Low mixed-use/
commercial density



3-4 stories, multi-family/mixed-use
1-2 stories commercial

Medium mixed-use/
commercial density



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

High mixed-use density

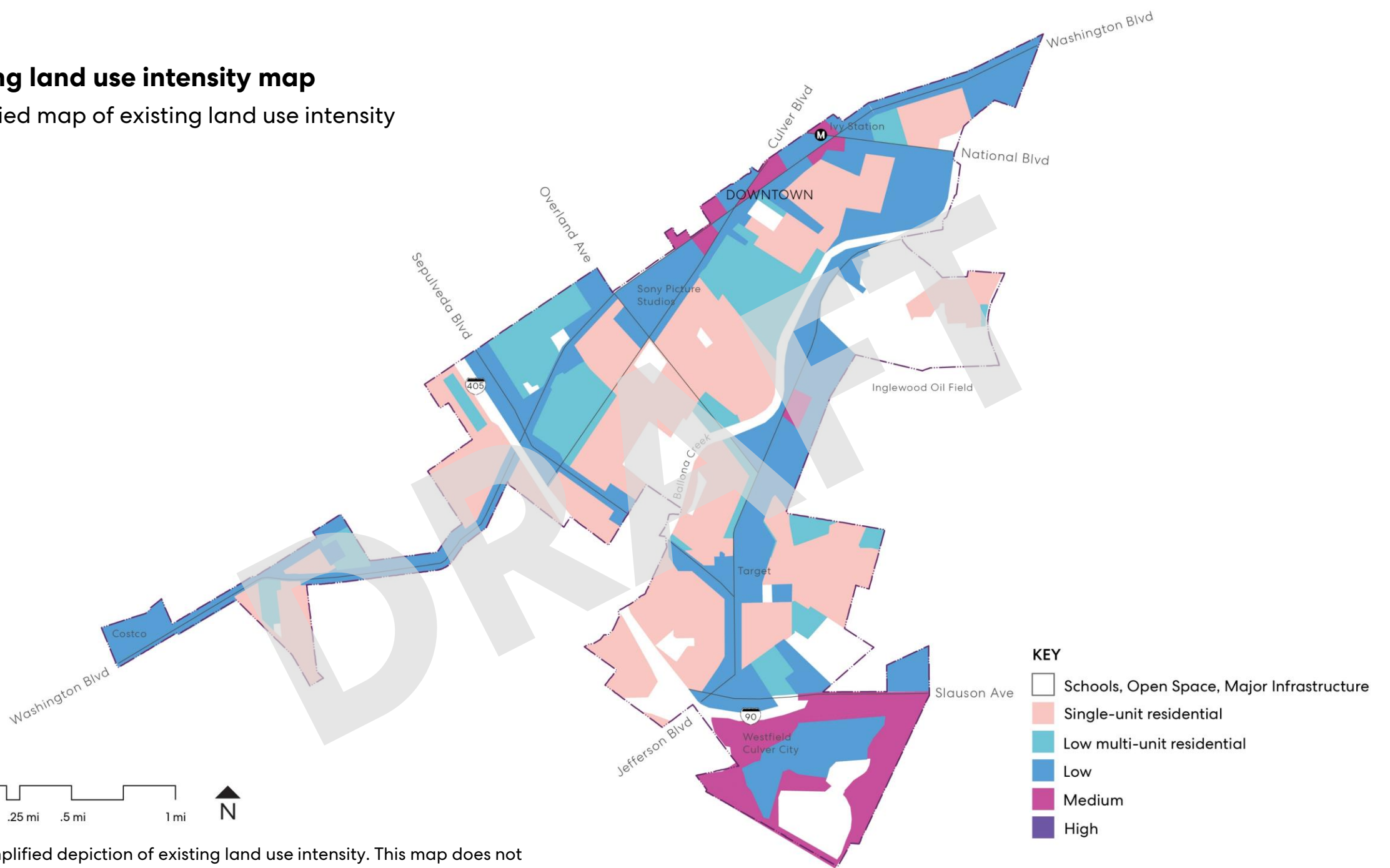


6+ stories multi-family/mixed-use

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

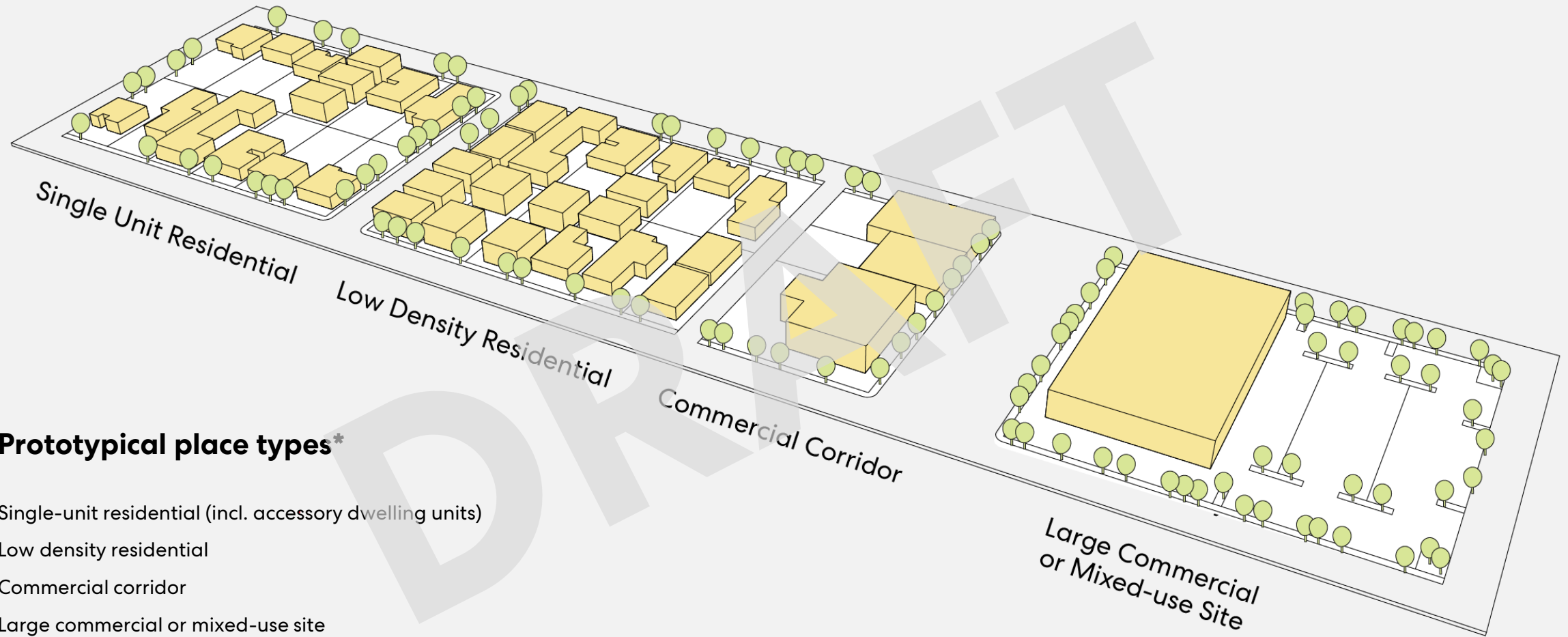
Existing land use intensity map

Simplified map of existing land use intensity



Note: simplified depiction of existing land use intensity. This map does not depict existing land use planning documents.

Recap: Existing place types



Prototypical place types*

- Single-unit residential (incl. accessory dwelling units)
- Low density residential
- Commercial corridor
- Large commercial or mixed-use site

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

Recap: Place type strategies

Single-unit residential

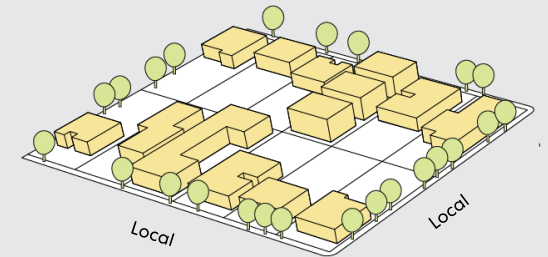
Single-family preservation



Overview

- Maintains single-family residential land use
- Residential growth limited to accessory dwelling units, which are allowed by state law

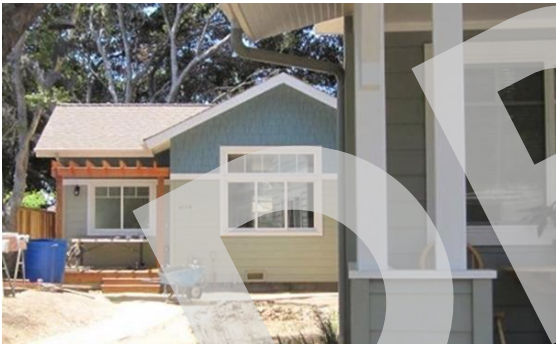
Land use intensity



Place type: Single-unit residential

Incremental growth

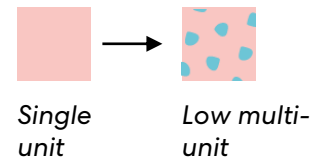
Missing middle housing



Overview

- Allows for incremental densification with infill of smaller building types, e.g. duplex, triplex
- Maintains general scale of 1-2 story neighborhoods
- Development standards limit bulk and massing of new buildings

Land use intensity



Corresponding general plan designations (existing general plan)

Low density single family

Typical existing characteristics

Narrow streets, consistent sidewalks

Ample street trees and plantings

Buildings oriented to street

Consistent building scale

Relatively little public space allocated to cars

Recap: Place type strategies

Low density residential

Low density preservation



Incremental growth

Missing middle housing



Densification

Transition to denser low multi-family typologies



Overview

- Maintains existing low-density multi-unit residential land use
- Typically no growth to be expected in these areas

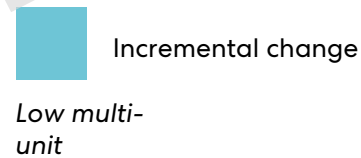
Land use intensity



Overview

- Allows for incremental densification with infill of smaller building types, e.g. triplex, garden apartments
- Maintains general scale of 1-3 story neighborhoods
- Development standards limit bulk and massing of new buildings

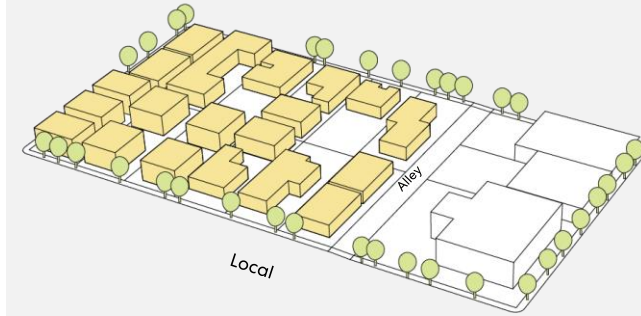
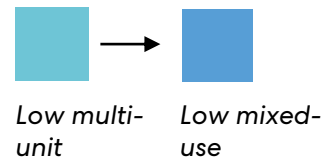
Land use intensity



Overview

- Allows transition to denser residential development types without changing parcelization
- Establishes general scale of 3-4 stories

Land use intensity



Place type: Low density residential

Corresponding general plan designations (existing general plan)

Low density two, three, and multiple family

Typical existing characteristics

Narrow streets, consistent sidewalks

Ample street trees and plantings

Buildings oriented to street or inward on lot

Varying building scales

Relatively little public space allocated to cars

Recap: Place type strategies

Commercial corridor

Mixed-use low



Overview

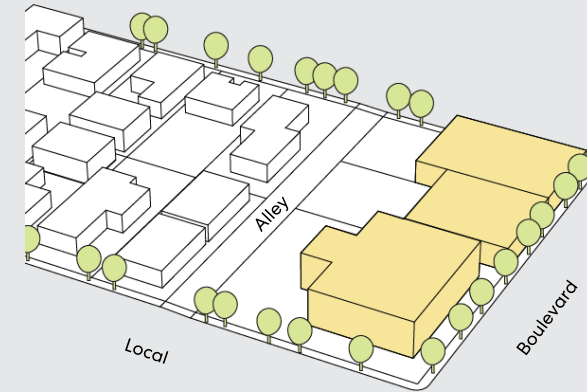
- Maintains smaller scale development of various uses
- New opportunities for 3-4 story residential and mixed-use developments

Land use intensity



Low mixed-use

Increased multi-unit



Mixed-use medium

Transit corridors



Overview

- Allows for increased development intensity
- 3-4 stories for residential and mixed-use development
- Up to 4 stories of commercial development

Land use intensity



Low multi-unit



Low mixed-use

Place type: Commercial corridor

Corresponding general plan designations (existing general plan)

Neighborhood serving corridor, general corridor, and downtown

Typical existing characteristics

Wide streets, narrow sidewalks

Inconsistent street trees and plantings

Buildings oriented to street or parking lot

Variety of building scales

Majority of public space allocated to cars

Recap: Place type strategies

Large commercial or mixed-use site

Mixed-use medium

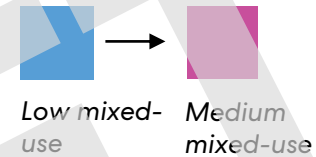
Mixed-use suburban retrofit



Overview

- Generally maintains existing scale of larger site development
- Provides additional flexibility for mixed-use and residential development
- 4-6 stories multi-family/mixed-use
- Up to 4 stories commercial

Land use intensity



Mixed-use high

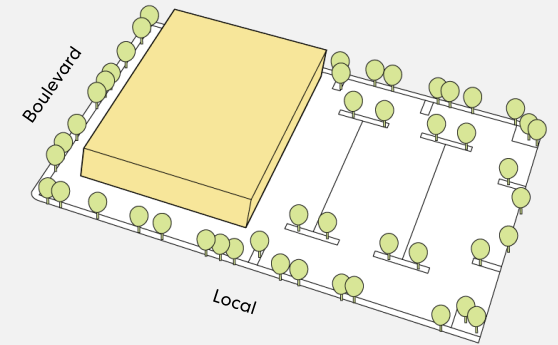
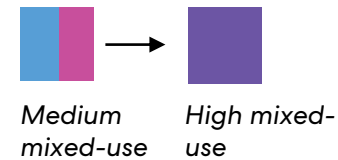
Opportunity site/transit-oriented development



Overview

- Allows for increased development intensity in particular for mixed-use and residential development
- Increased use ranges
- 5-6+ stories

Land use intensity



Place type: Large commercial or mixed-use site

Corresponding general plan designations (existing general plan)

Varies

Typical existing characteristics

Wide streets, narrow sidewalks

Inconsistent street trees and plantings

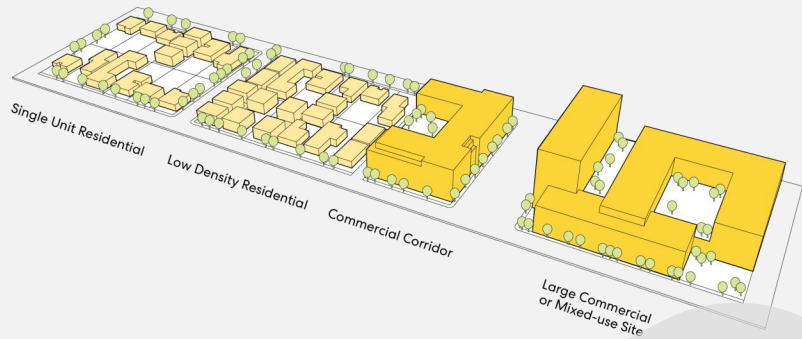
Buildings oriented toward surface parking

Large footprint buildings with surface parking lots

Majority of public space allocated to cars

Models for change summary

1. Commercial districts concentrated growth



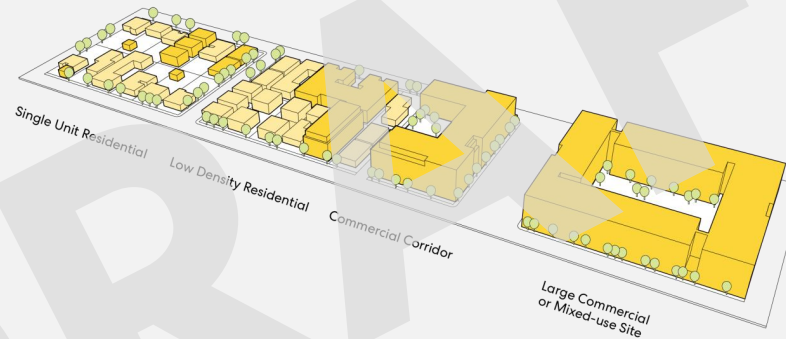
Single-family preservation

Low-density preservation

Mixed-use medium, transit corridors

Mixed-use high, opportunity site / TOD

2. Incremental dispersed growth



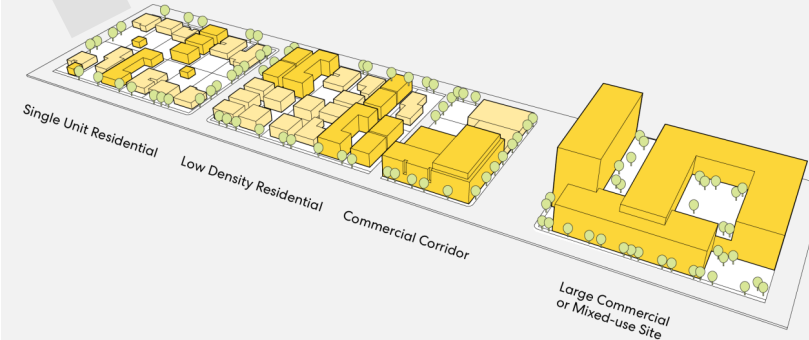
Missing middle housing incremental

Low-multi family densification

Mixed-use medium, transit corridors

Mixed-use medium, suburban retrofit

3. Targeted high incremental dispersed growth



Missing middle housing incremental

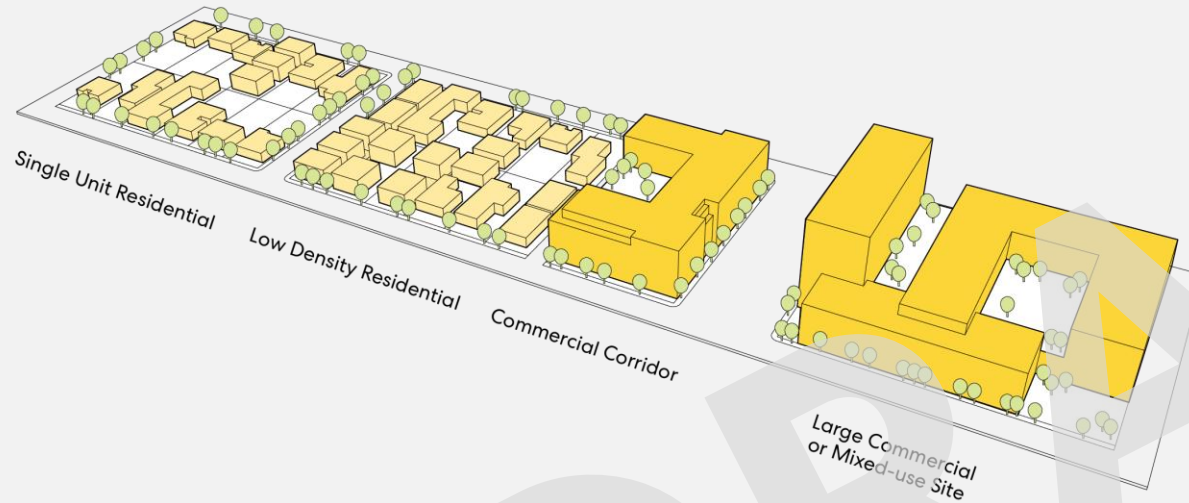
Low-multi family densification

Multi-family increase

Mixed-use high, opportunity site / TOD

Models for change

1. Commercial districts concentrated growth



Concentrate growth in non-residential areas and around transit

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

Commercial corridors maximize mixed-use development potential

Opportunity sites accommodate significant density

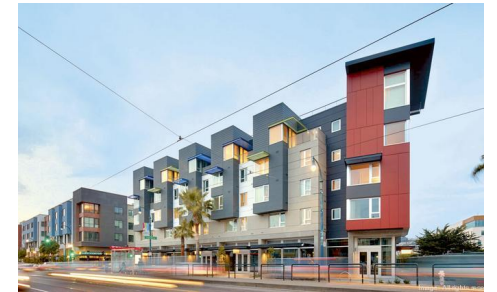
Single-family preservation



Low-density preservation



Mixed-use medium
Transit corridors strategy



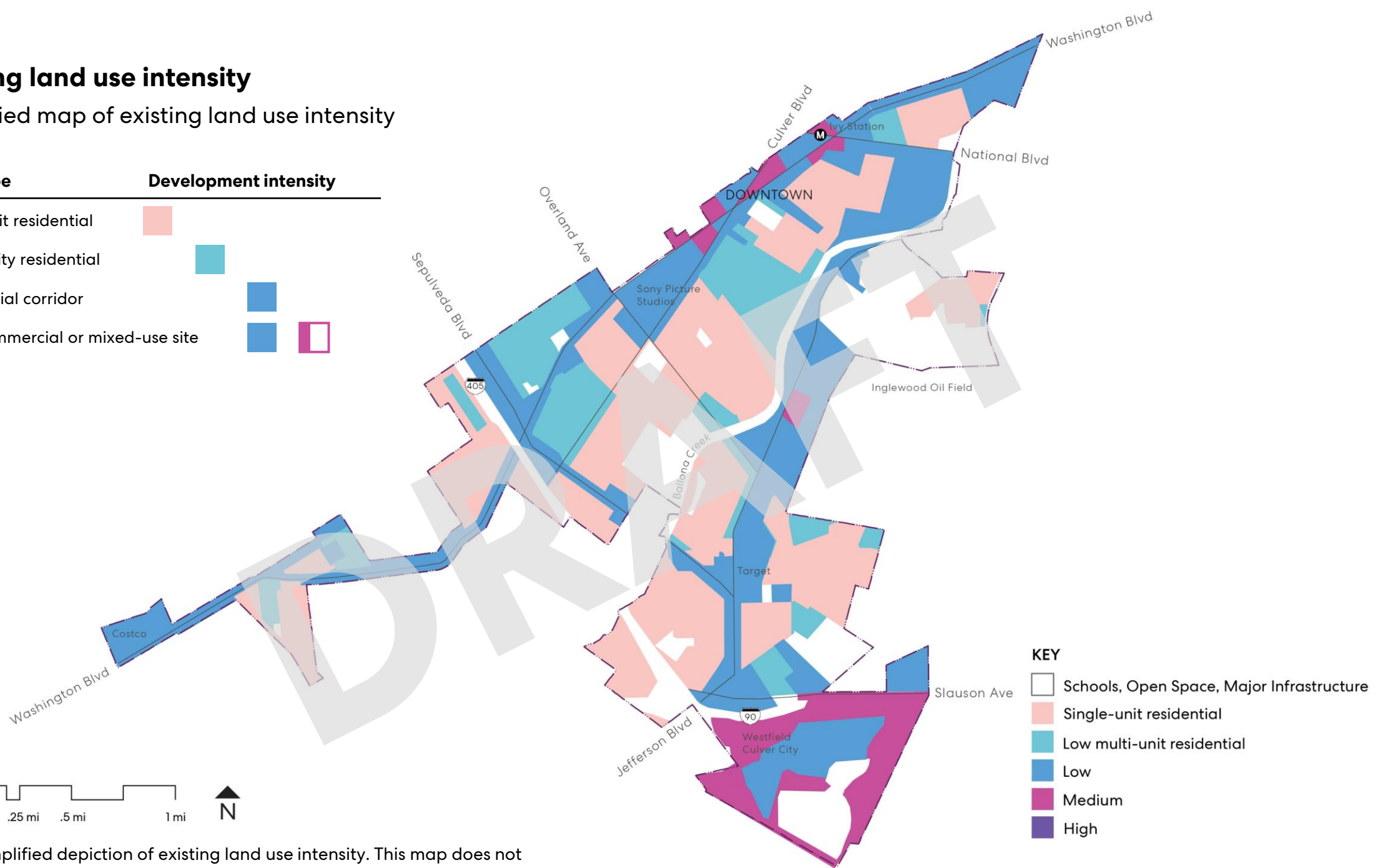
Mixed-use high
*Opportunity site/
TOD*



Existing land use intensity

Simplified map of existing land use intensity

Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed-use site	



KEY

	Schools, Open Space, Major Infrastructure
	Single-unit residential
	Low multi-unit residential
	Low
	Medium
	High

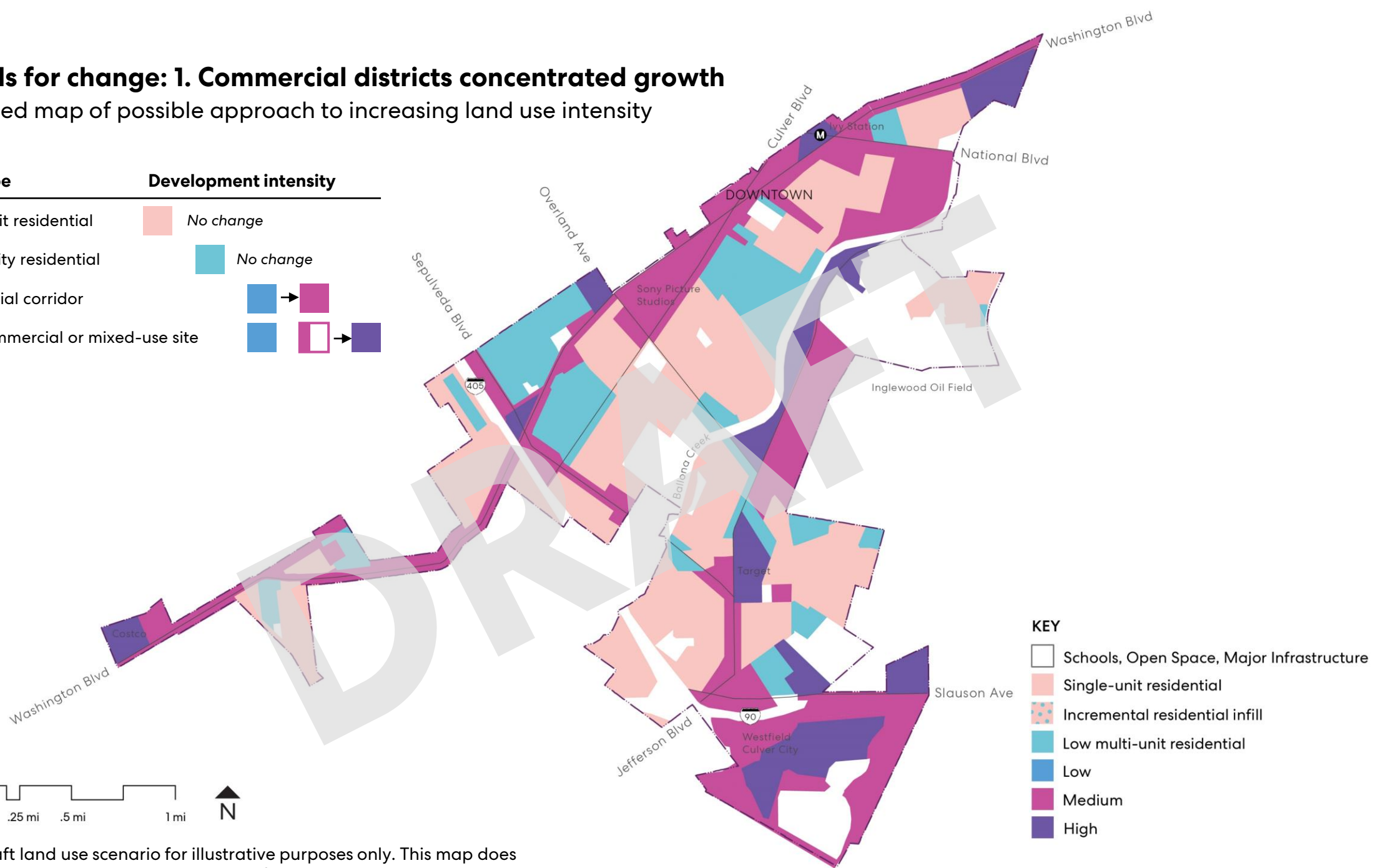


Note: simplified depiction of existing land use intensity. This map does not depict existing land use planning documents.

Models for change: 1. Commercial districts concentrated growth

simplified map of possible approach to increasing land use intensity

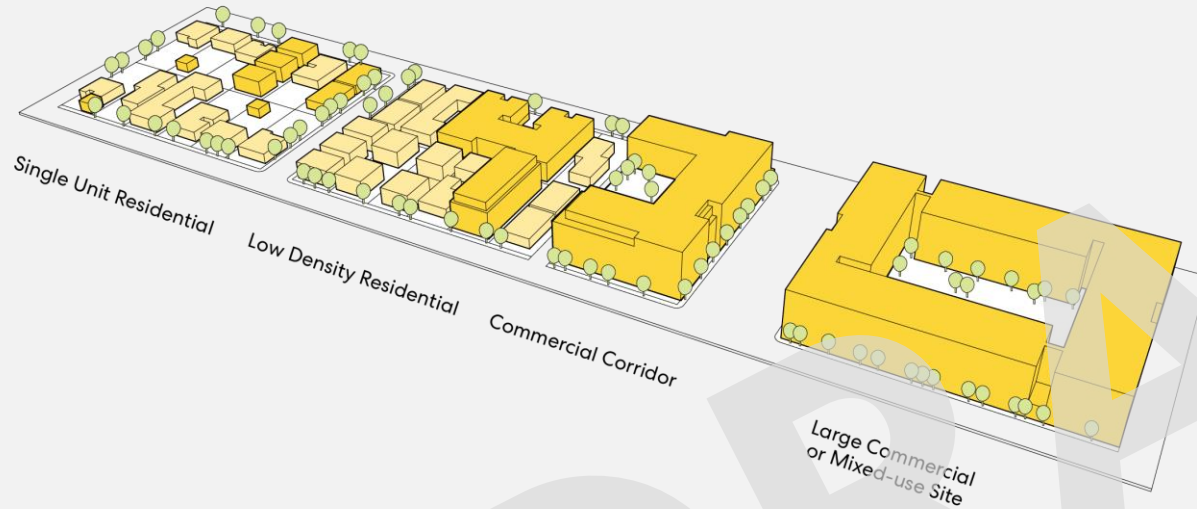
Place type	Development intensity
Single-unit residential	No change
Low density residential	No change
Commercial corridor	Low → Medium
Large commercial or mixed-use site	Low → High



Note: draft land use scenario for illustrative purposes only. This map does not constitute recommended or intended future land use changes.

Models for change

2. Incremental dispersed growth



Distribute growth moderately through all block types

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

Commercial corridors maximize mixed-use development potential

Opportunity sites accommodate medium density

Incremental growth

Missing middle housing



Densification

low multi-family



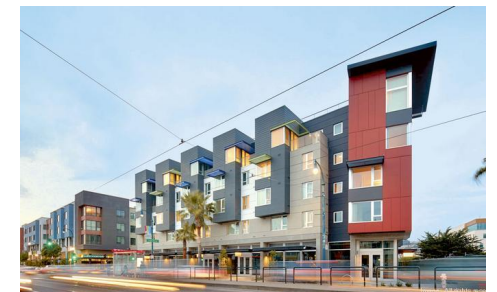
Mixed-use medium

Transit corridors strategy



Mixed-use medium

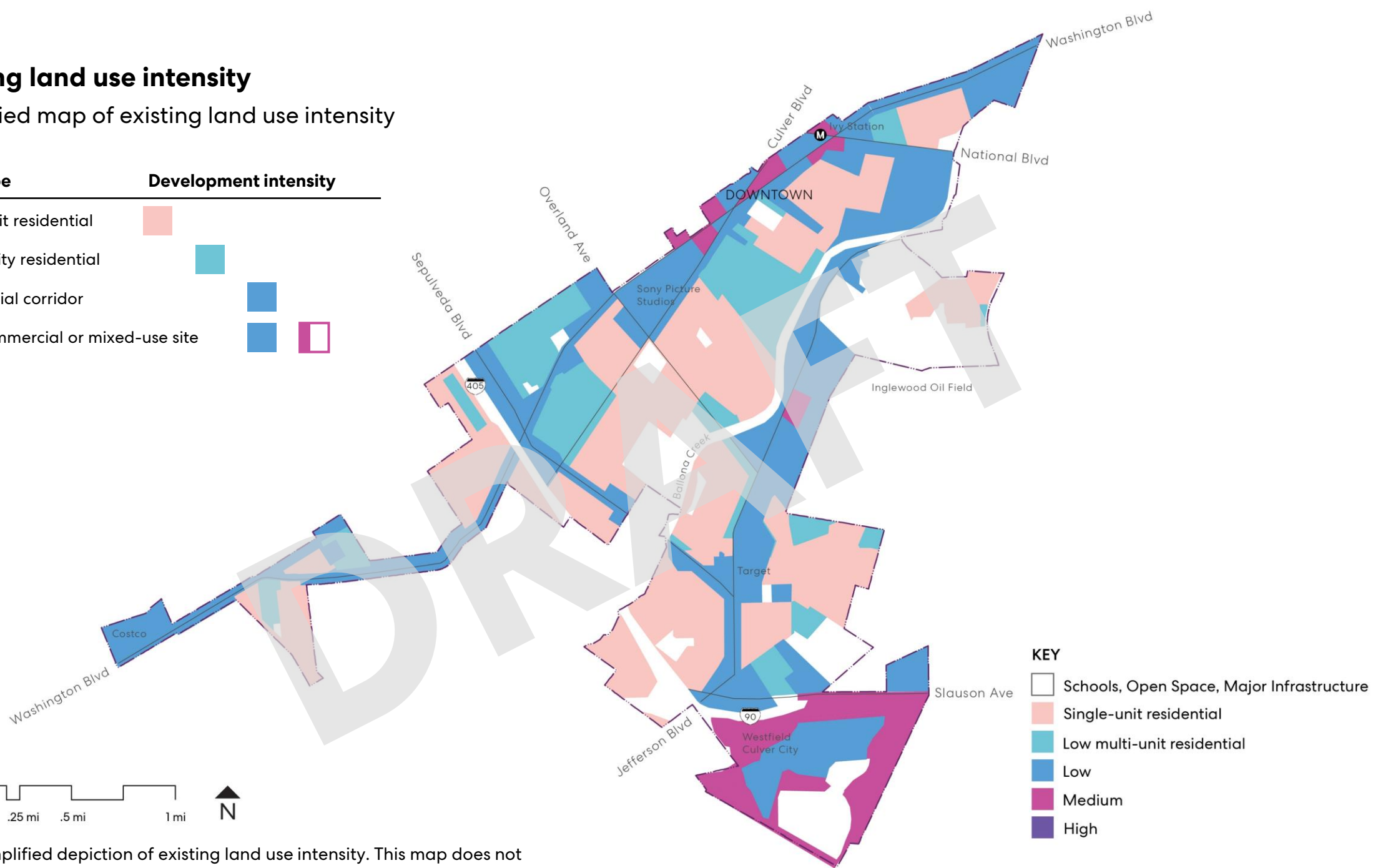
*Opportunity site/
TOD*



Existing land use intensity

Simplified map of existing land use intensity

Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed-use site	







KEY

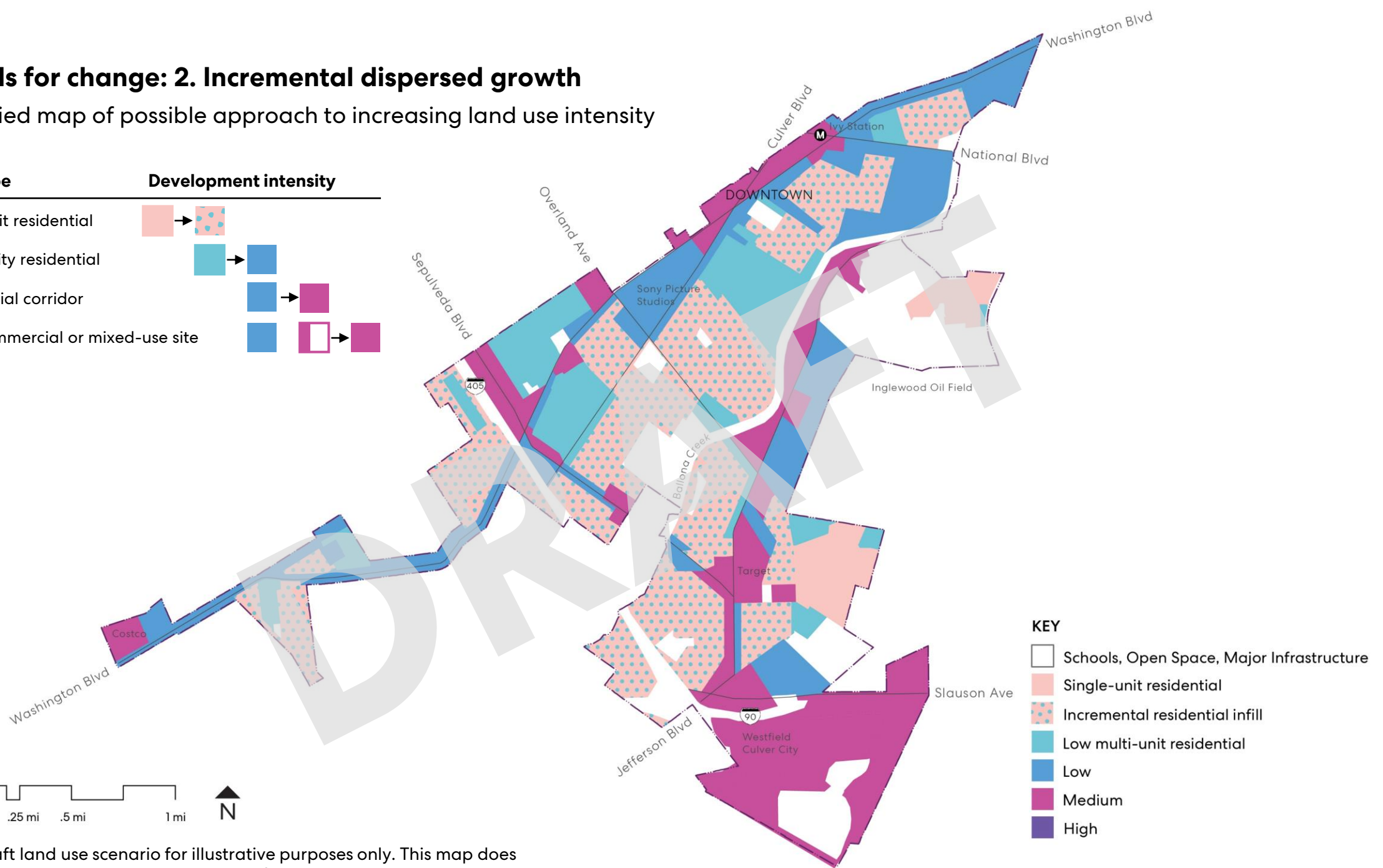
	Schools, Open Space, Major Infrastructure
	Single-unit residential
	Low multi-unit residential
	Low
	Medium
	High

Note: simplified depiction of existing land use intensity. This map does not depict existing land use planning documents.








Models for change: 2. Incremental dispersed growth

Simplified map of possible approach to increasing land use intensity

Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed-use site	



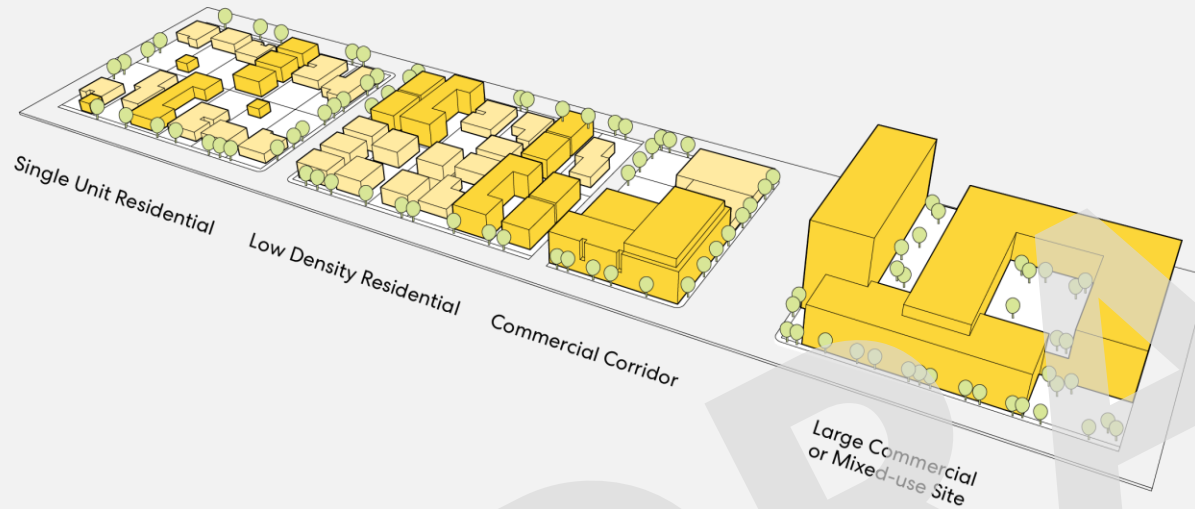
KEY

	Schools, Open Space, Major Infrastructure
	Single-unit residential
	Incremental residential infill
	Low multi-unit residential
	Low
	Medium
	High

Note: draft land use scenario for illustrative purposes only. This map does not constitute recommended or intended future land use changes.

Models for change

3. Targeted high incremental dispersed growth



Concentrate growth in all residential areas and around transit

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

Commercial corridors have moderate mixed-use development potential

Opportunity sites accommodate significant density

Incremental growth

Missing middle housing



Densification

Transition to denser low multi-family typologies



Mixed-use low

Multi-family increased



Mixed-use high

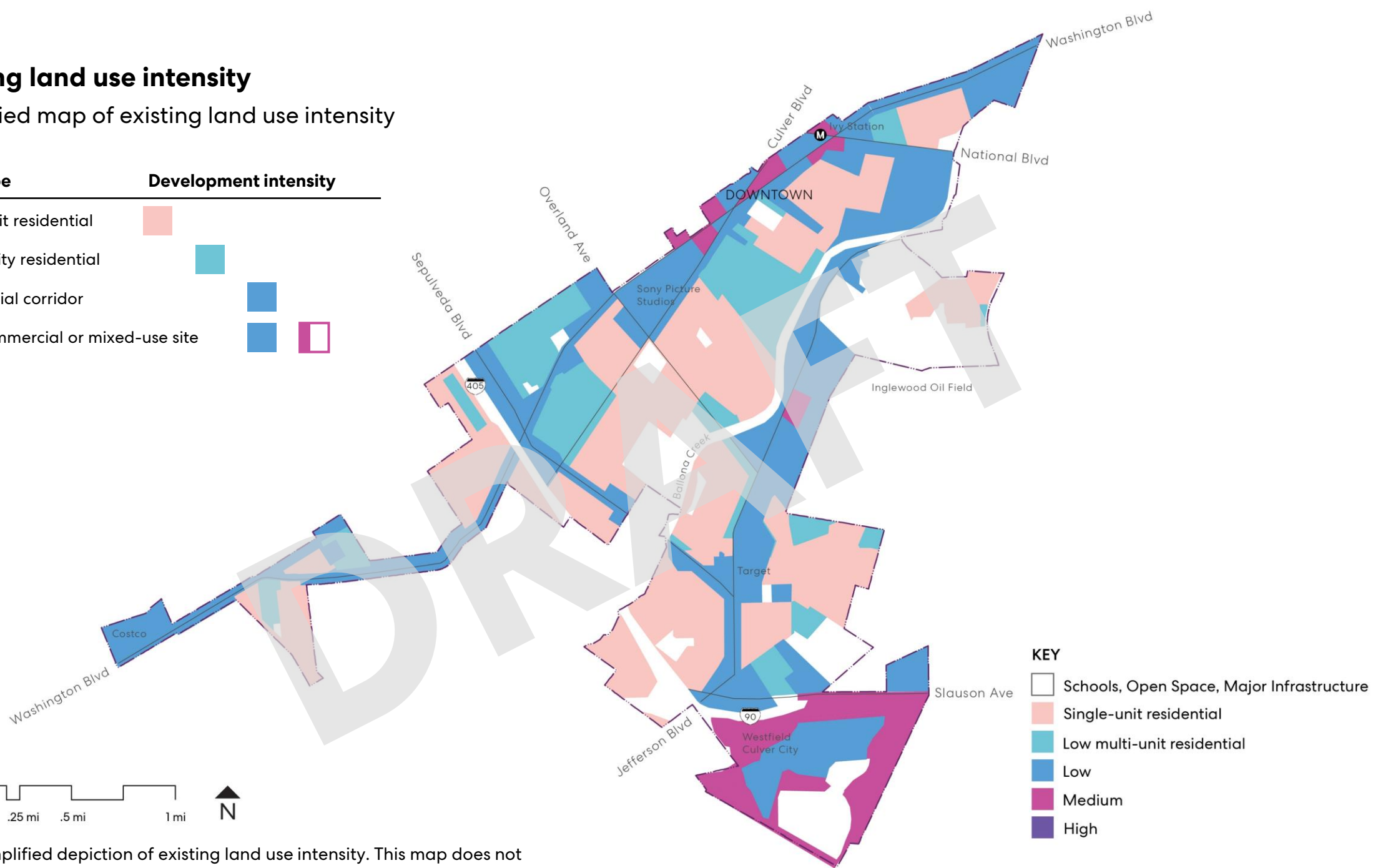
*Opportunity site/
TOD*



Existing land use intensity

Simplified map of existing land use intensity








Place type	Development intensity
Single-unit residential	
Low density residential	
Commercial corridor	
Large commercial or mixed-use site	

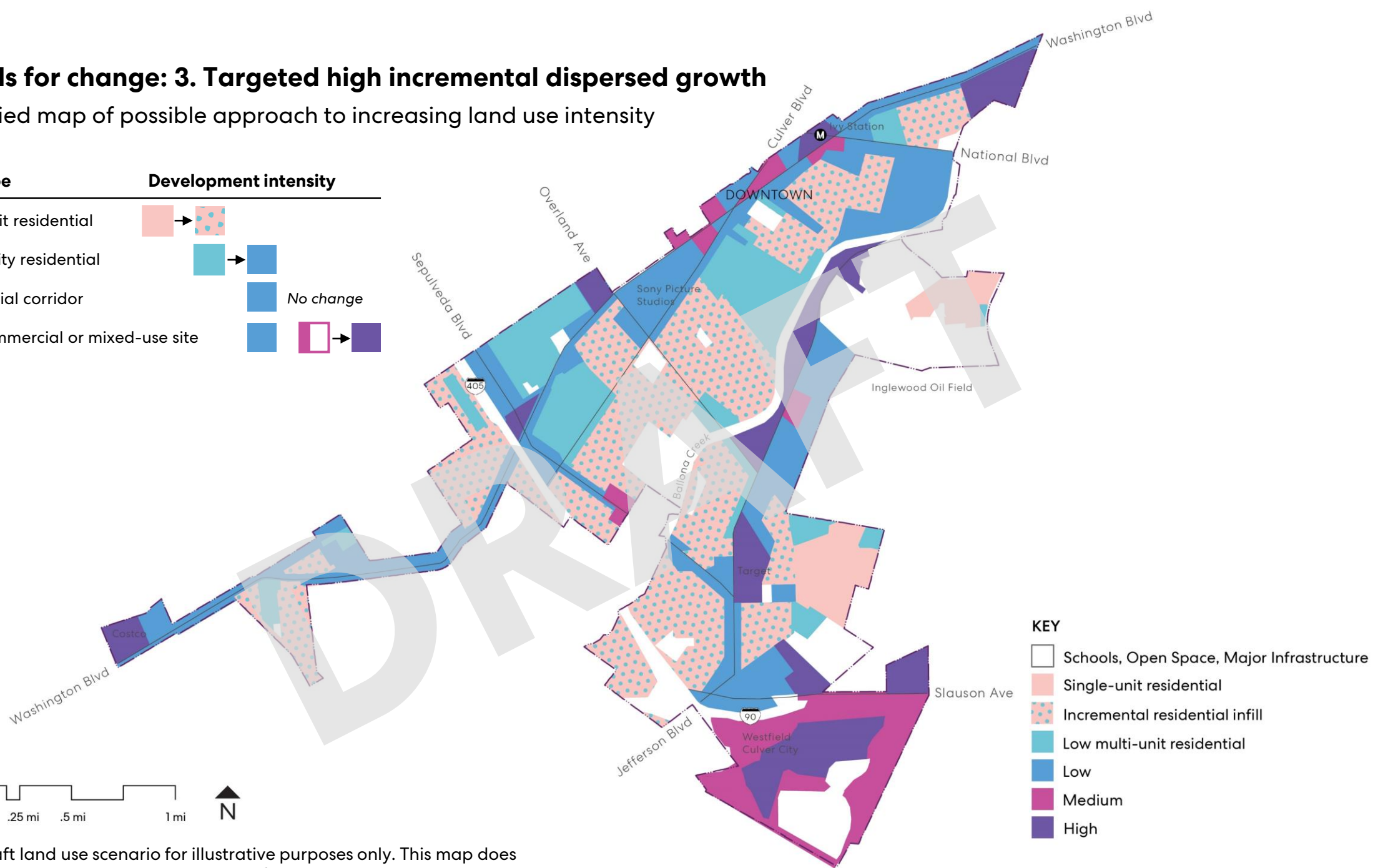


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Models for change: 3. Targeted high incremental dispersed growth

Simplified map of possible approach to increasing land use intensity

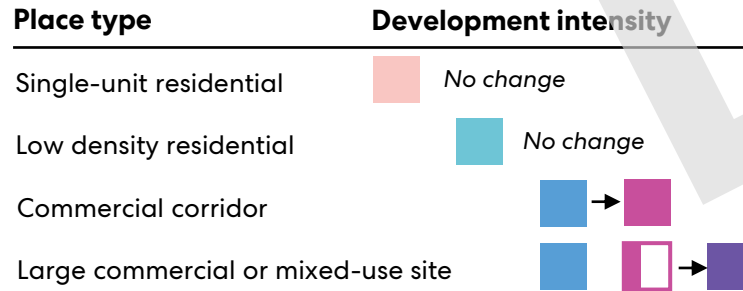
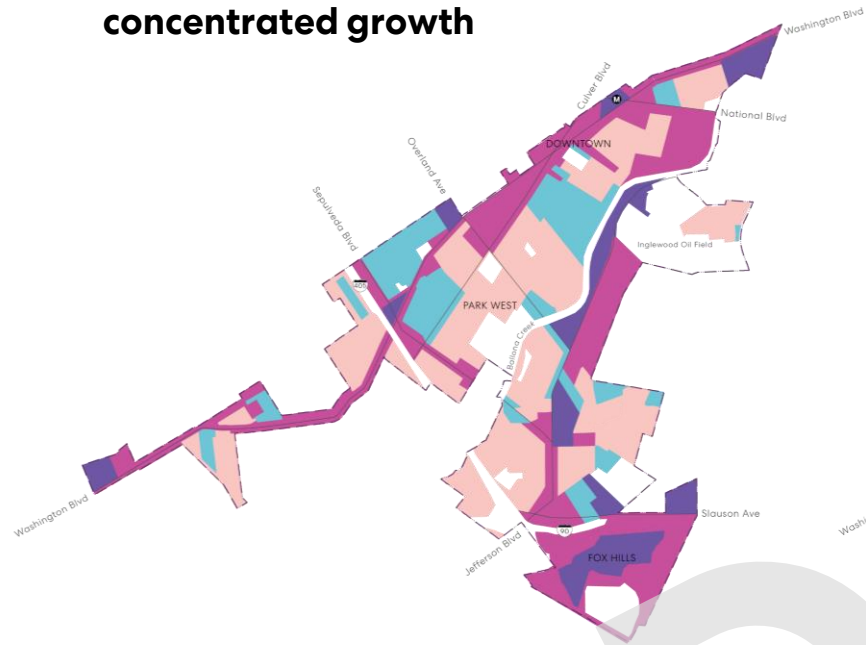
Place type	Development intensity
Single-unit residential	 → 
Low density residential	 → 
Commercial corridor	 No change
Large commercial or mixed-use site	 → 



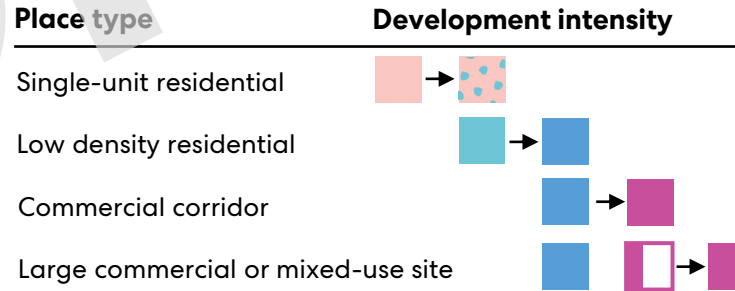
Note: draft land use scenario for illustrative purposes only. This map does not constitute recommended or intended future land use changes.

Models for change summary

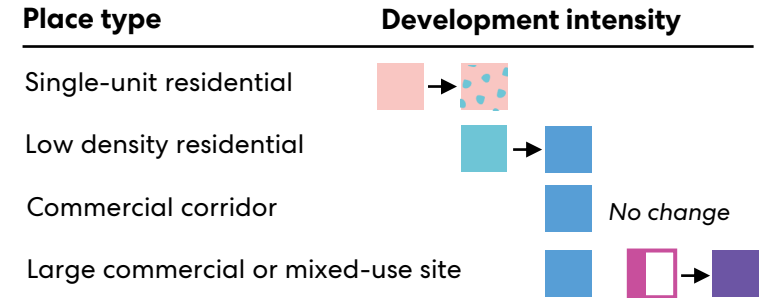
1. Commercial districts concentrated growth



2. Incremental dispersed growth



3. Targeted high incremental dispersed growth



Note: draft land use scenarios for illustrative purposes only. These map do not constitute recommended or intended future land use changes.