

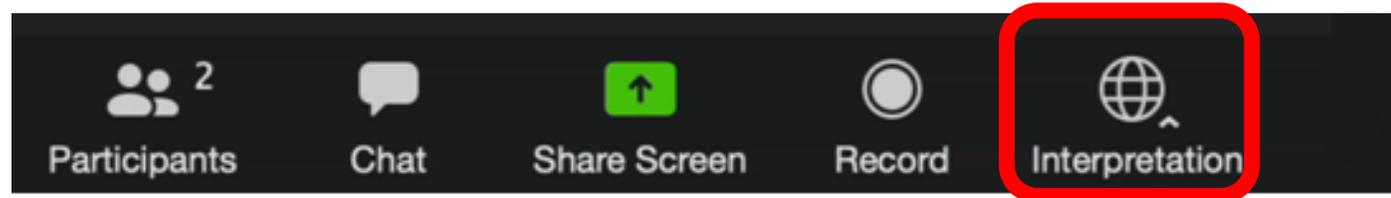
# General Plan 2045 *Culver* CITY

Land Use Alternatives  
Community Workshop

*April 29, 2021*

La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:

- Español – bajo la opción Español
- Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado



# Agenda

- General Plan Update Process
- Recap: Existing Conditions
- Land Use Alternatives
  - Approaches to Land Use
  - Land Use Dialogue to Date
  - Land Use Trade-offs
  - Land Use Alternative Maps
- Small Group Breakout Rooms
- Report Back

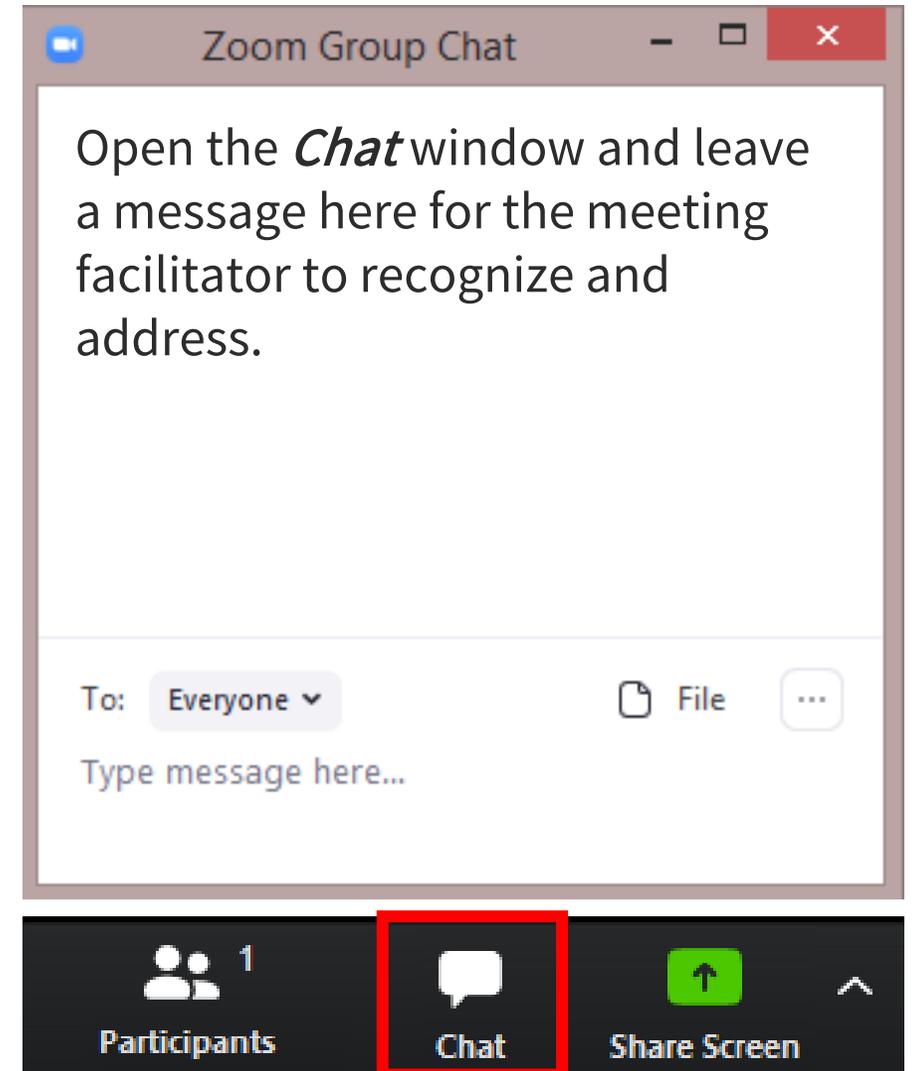


Downtown Culver City



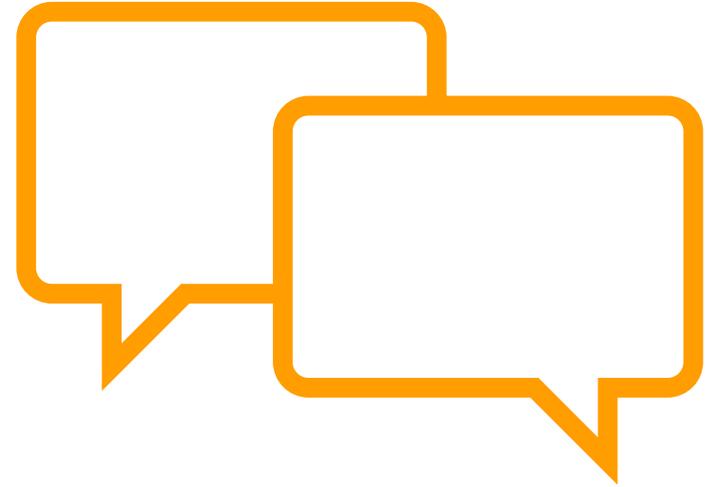
# Opportunities to Engage In the Conversation

- Throughout the Presentation
  - Live Polling through [www.menti.com](http://www.menti.com)
  - Chat Questions to the Project Team in Zoom
- End of the Presentation
  - Breakout Group Discussion
- After the Meeting
  - Follow-up Surveys
  - Participate in Upcoming Meetings
  - Visit: [www.pictureculvercity.com](http://www.pictureculvercity.com)



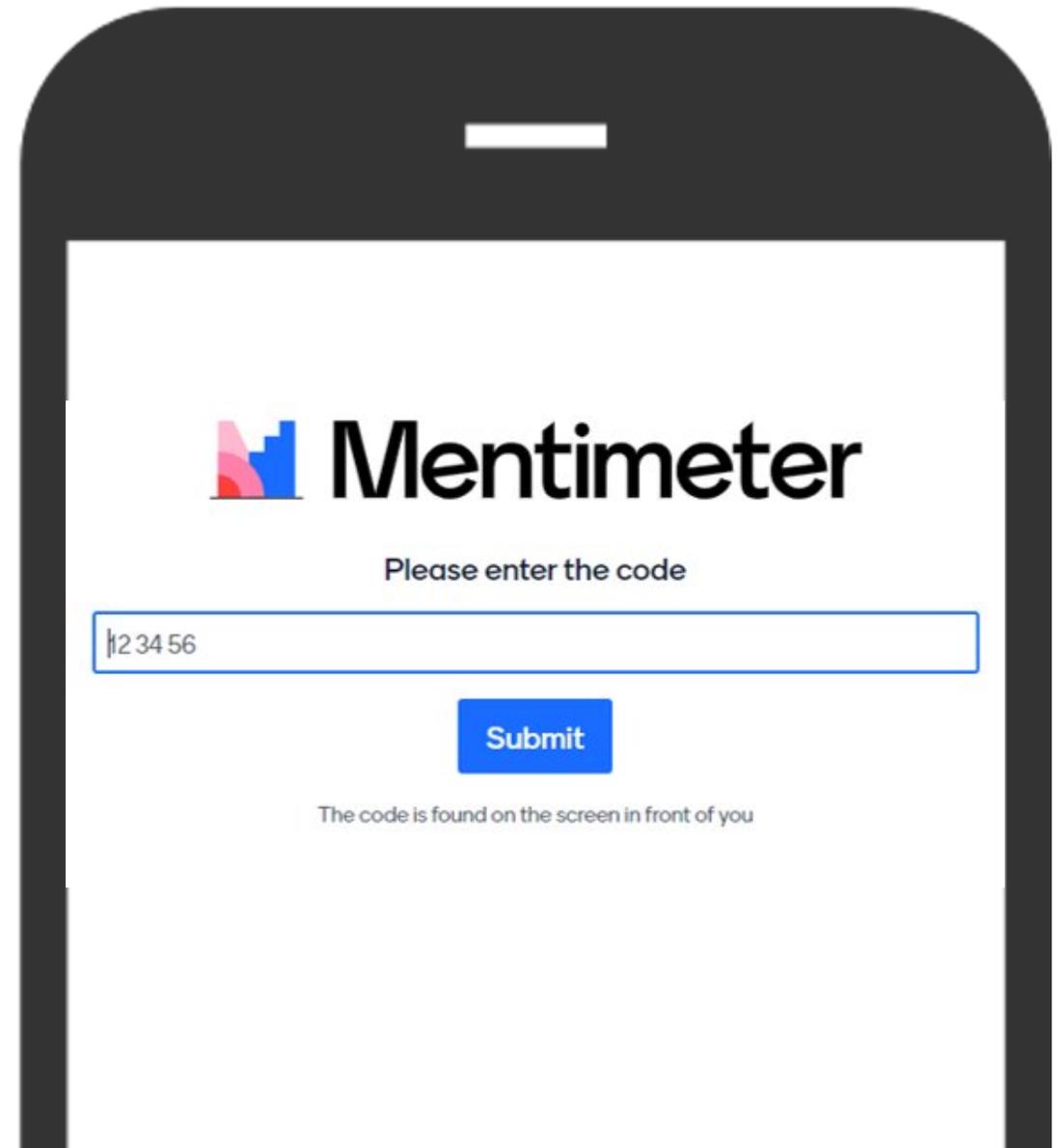
# Rules of Engagement

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



# How to Use [www.menti.com](https://www.menti.com)

- Open a web browser
  - On second device if possible
  - In another window
- Go to [www.menti.com](https://www.menti.com)
- Enter Code:  
**4483 1484**
- Questions will appear throughout the meeting when activated by the presenter





# Overview of the General Plan Update

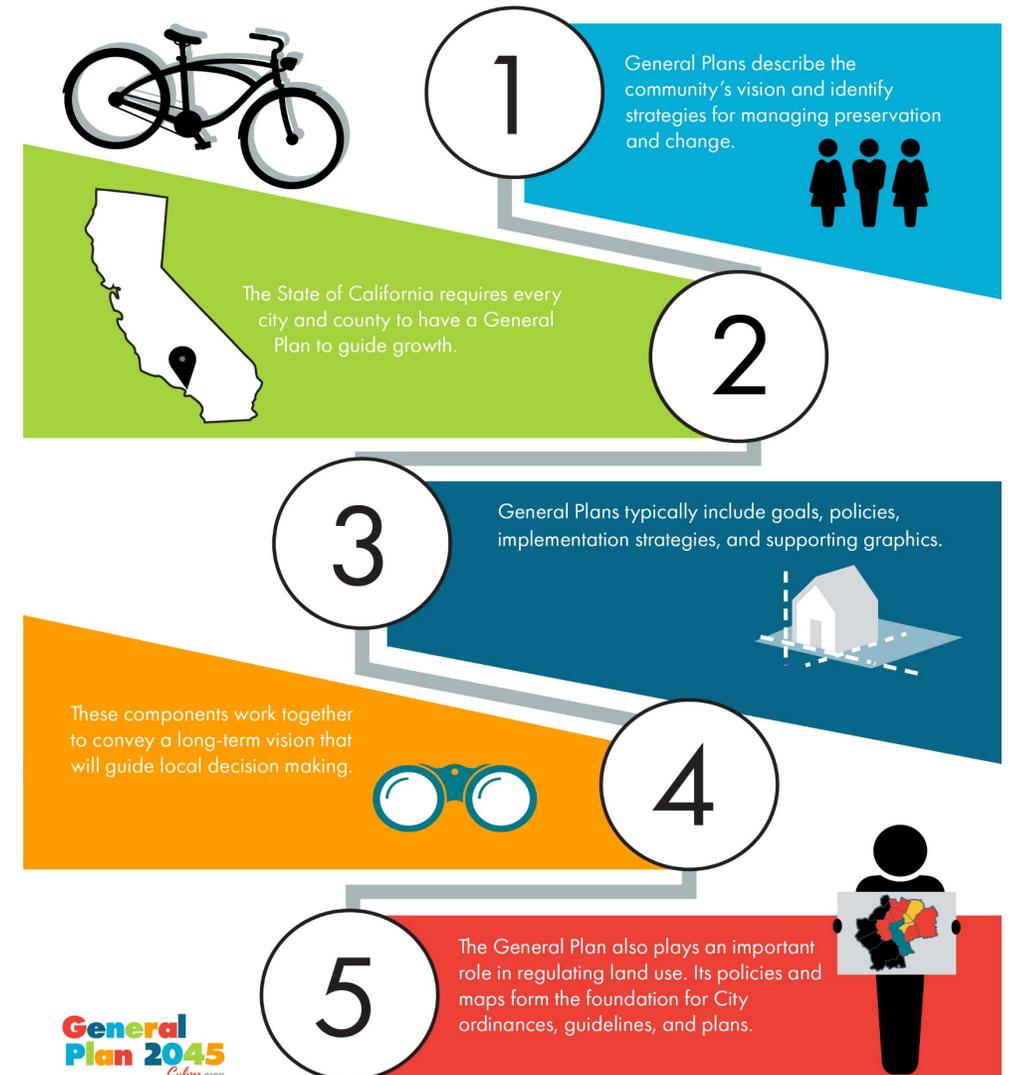


# Purpose of the General Plan

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

## What is a General Plan?

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



# General Plan Topics

## Requirements

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

## City of Culver City General Plan will address:

 CLIMATE CHANGE + RESILIENCE	 HEALTH, ENVIRONMENTAL JUSTICE + EQUITY	 NEW MOBILITY	 SMART CITIES	 ART + CULTURE
 REIMAGINING PUBLIC SAFETY	 PUBLIC REALM/ URBAN DESIGN	 ECONOMIC DEVELOPMENT	 INFRASTRUCTURE/ PUBLIC FACILITIES AND SERVICES	 PARKS AND RECREATION

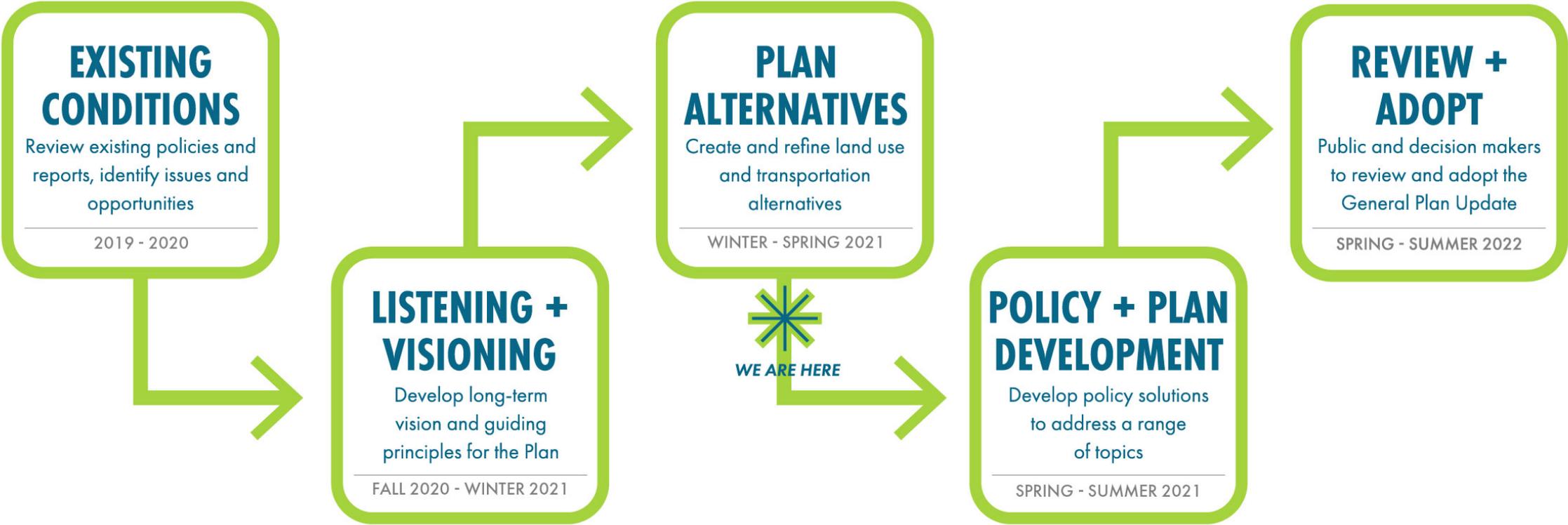
STATE OF  
CALIFORNIA

# General Plan Guidelines

2017

GOVERNOR'S OFFICE OF  
PLANNING AND RESEARCH

# Process



**COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS**

# GPU Engagement Milestones to Date

- 3 City Council study sessions on vision, land use strategies, Housing Element principles
- Presentations to Planning, Cultural Affairs, and Homeless Commissions
- Interactive project website ([www.pictureculvercity.com](http://www.pictureculvercity.com))
- 4 pop-up meetings
- 15 General Plan Advisory Committee meetings
- 13 Technical Advisory Committee meetings
- Community Visioning Festival Workshop (150 participants)
- 15 Speaker Series events
- 7 topic-specific existing conditions videos + microsurveys
- Online "Issues and Opportunities" survey (Over 250 responses)
- Public Safety Survey (Over 2,500 responses)
- Online Story Bank
- Volunteer Communications Network
- Community Land Use Strategy Workshop (80 participants)



Community Visioning Festival



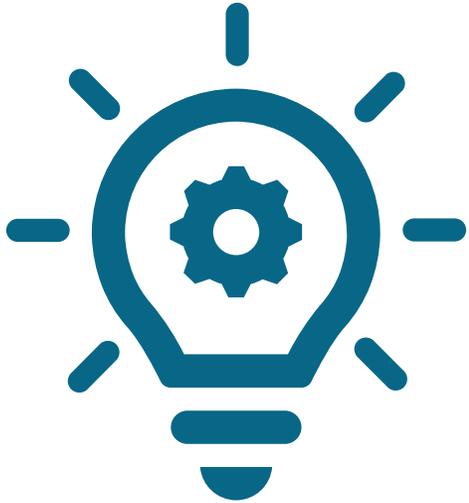
Art Walk and Roll Festival Pop-up

# 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, stewarded by a commitment to equitable planning for the future generations that will inherit Culver City as a home, as their neighbor, or as a cultural and economic destination.

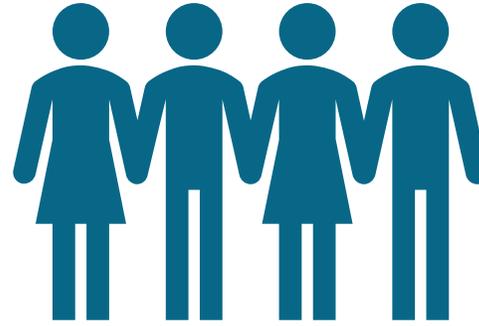
# Core Values



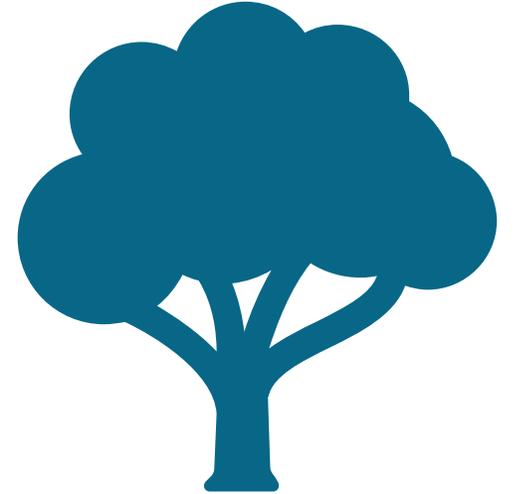
**Innovation +  
Creativity**



**Sustainability**



**Equity +  
Inclusion**



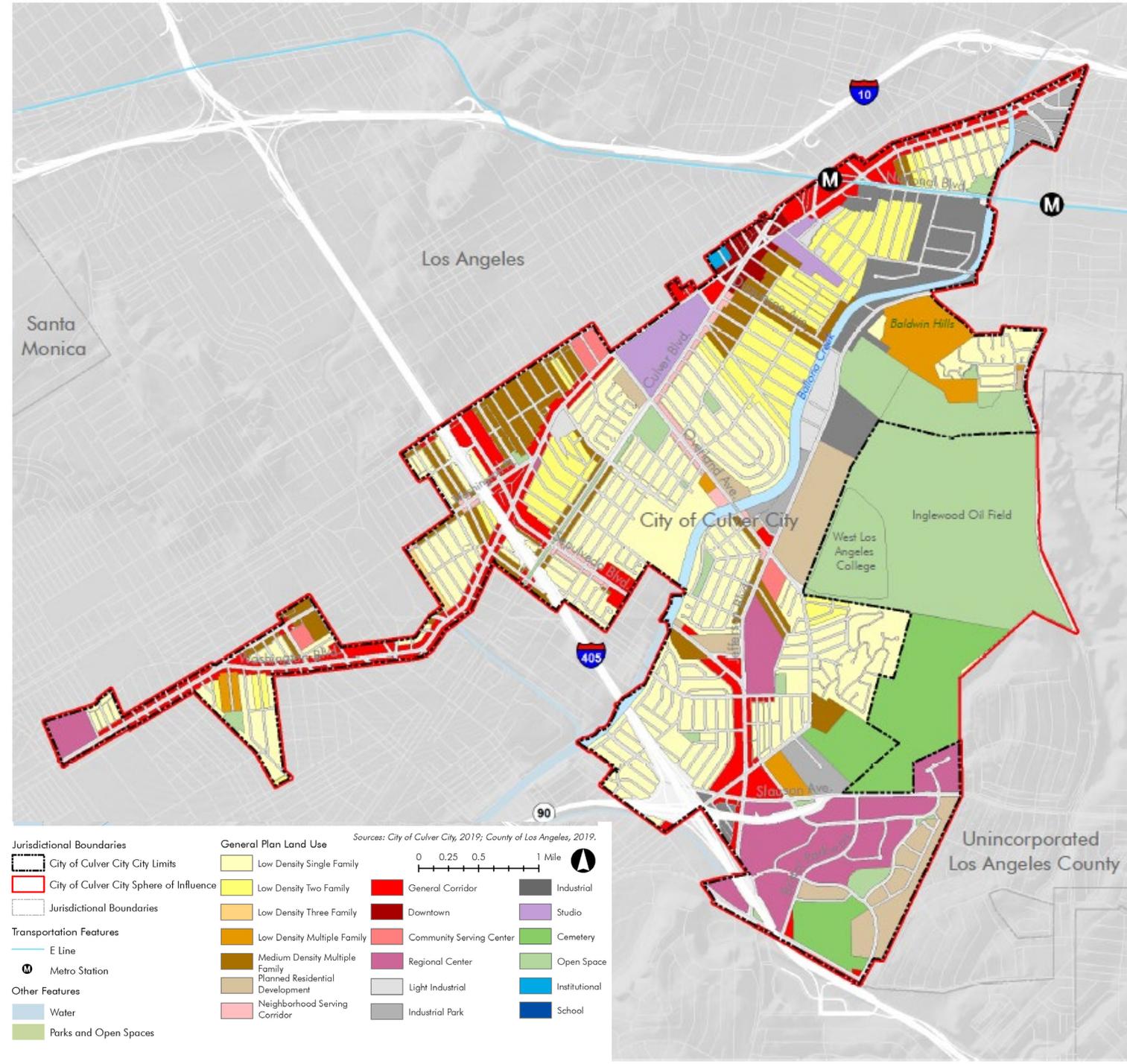
**Compassion +  
Community**

# How can land use support our vision for a vibrant, sustainable, and inclusive community where everyone can thrive?

- Create healthy and safe neighborhoods
- Support a diverse and expanded range of housing
- Support a culturally, racially, and economically diverse community
- Maintain a vibrant economy that supports small, local businesses
- Supports a vibrant arts and cultural sector

# General Plan Land Uses

- Establish policy direction
- Show the proposed distribution, location, and extent of land uses and density in the city
- Focus on future growth and physical development (*not necessarily what's on the ground now*)
- Supported by other elements and policies to ensure there is adequate infrastructure and services



**Recap: Existing Conditions**  
**Aerial Map of Culver City**



Palms

Downtown

Mar Vista

Cypress Grove

Ladera Heights

Baldwin Hills

Culver City Park

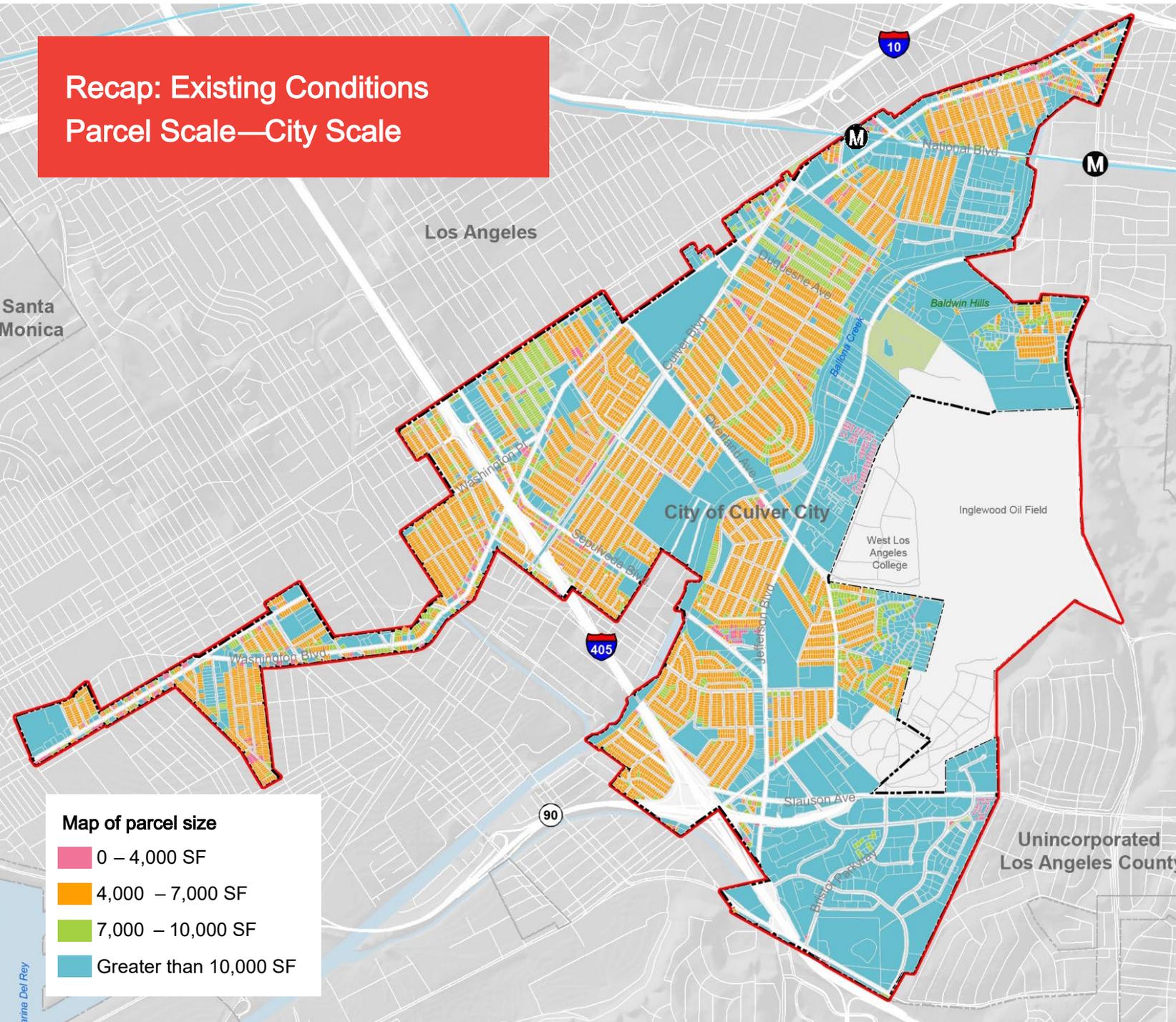
Inglewood Oil Field

Kenneth Hahn State Park

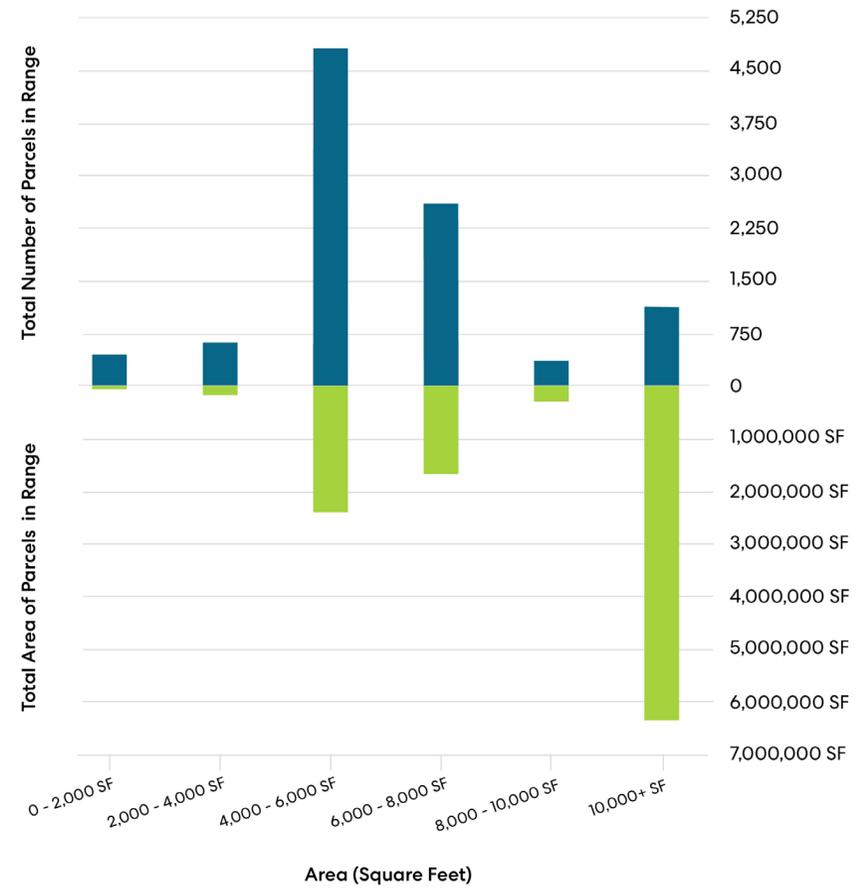
Hillside Memorial Park



# Recap: Existing Conditions Parcel Scale—City Scale



## Number and Area of Culver City Parcels



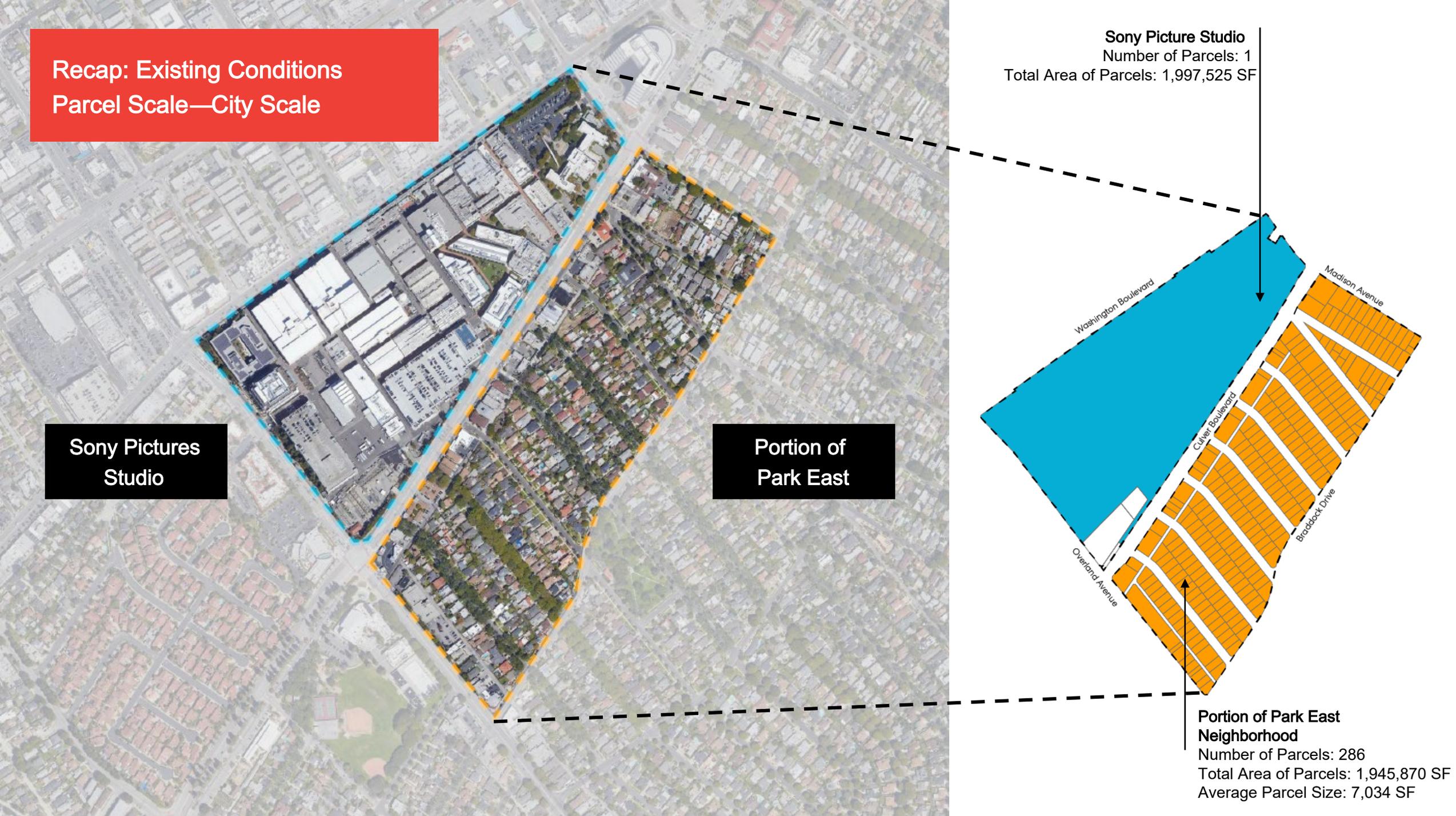
**Recap: Existing Conditions  
Parcel Scale—City Scale**

**Sony Pictures  
Studio**

**Portion of  
Park East**

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

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



# Desired General Plan Outcomes

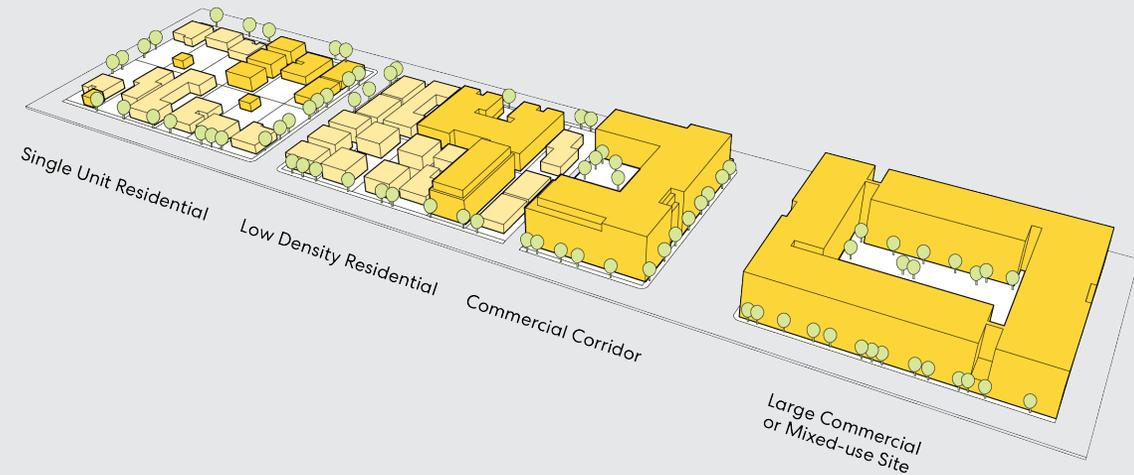
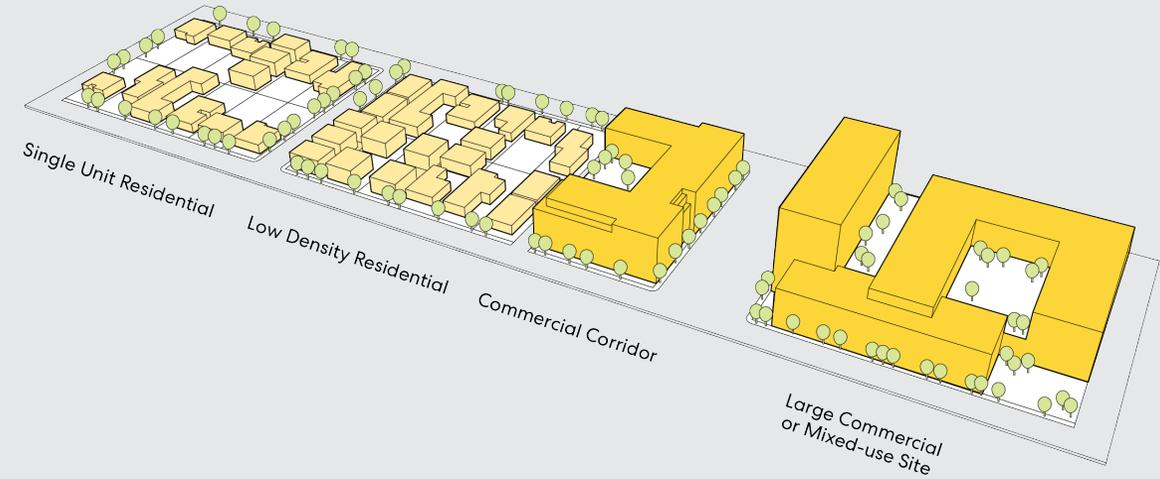
1. **Healthy and safe neighborhoods** where all people can thrive, strengthen connections with neighbors, and meet their basic needs
2. **A diverse and expanded range of housing types** for different income levels, household compositions, stages of life, and marginalized populations
3. **A culturally,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



## Land Use Alternatives

# What are land use alternatives?

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

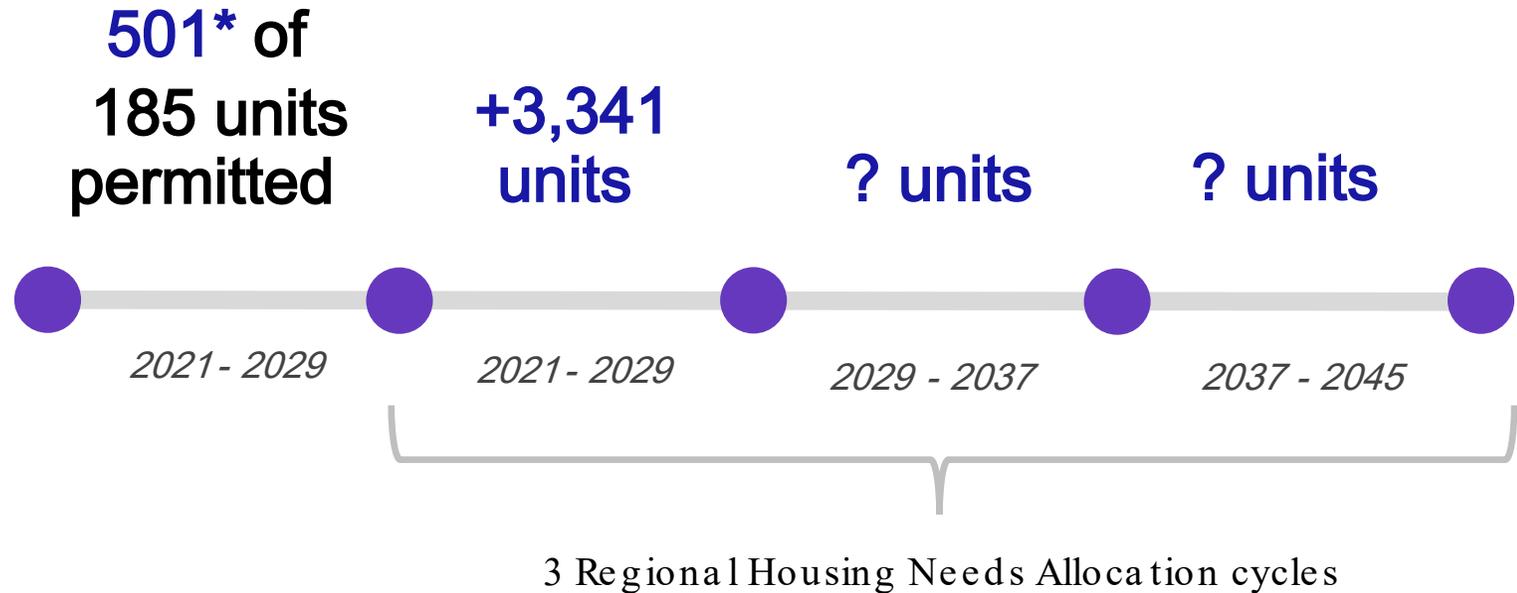


Two different land use and urban design patterns

# Objectives

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

## Housing Needs Over The General Plan Time Horizon



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

## Approaches to Land Use

# Concentrated Growth

New growth is concentrated onto limited land resources

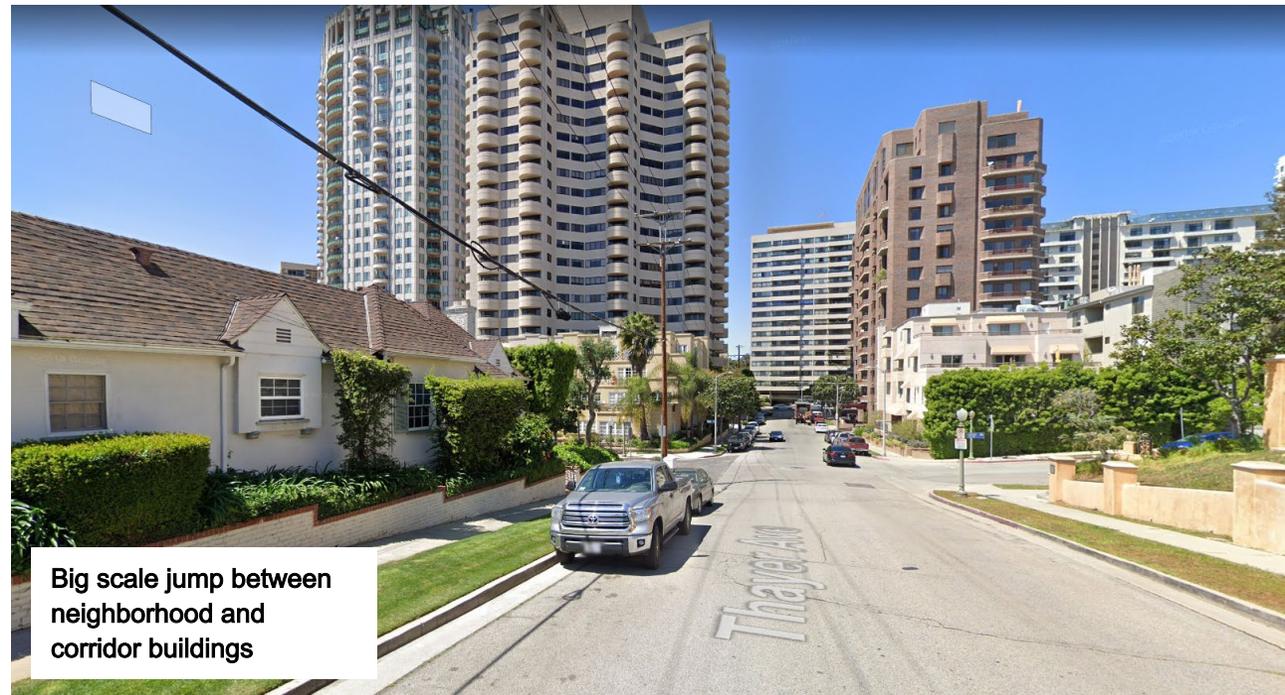
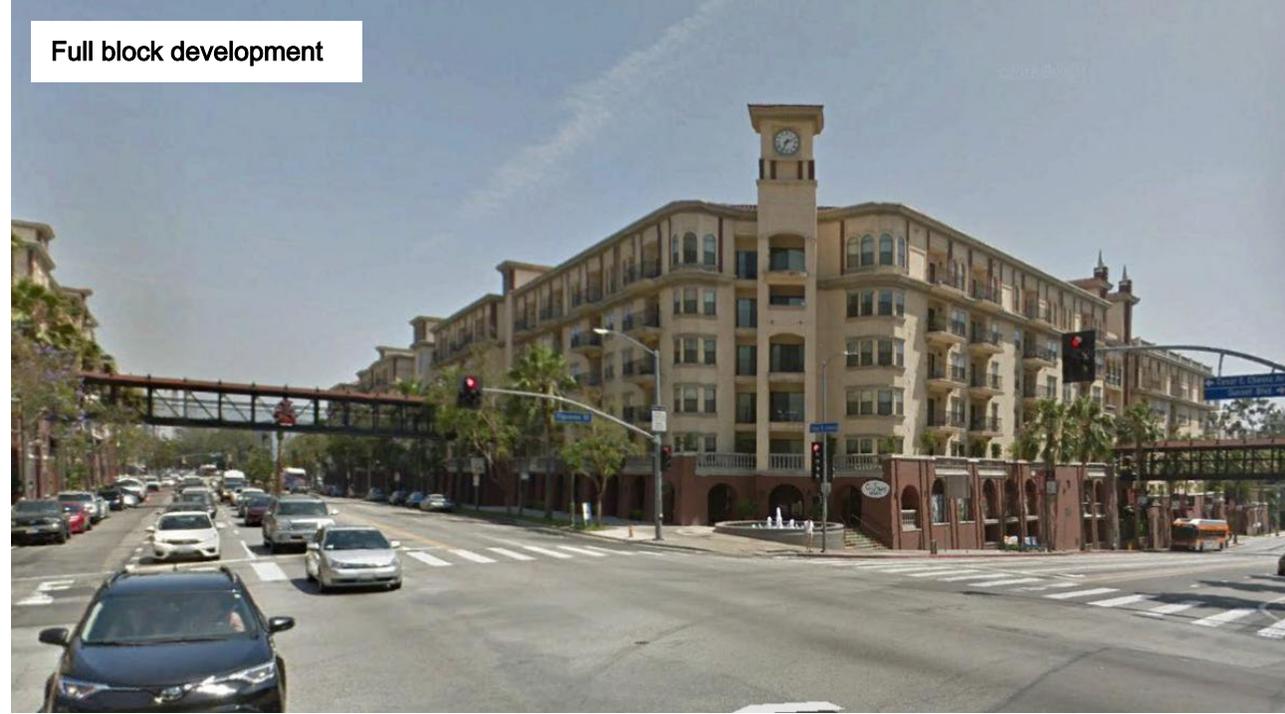
A common model for growth revolves around two key tenets

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

Why is it important to reconsider this approach?

- Large portions of the city are “off limits” for growth and redevelopment
- Concentrated development generates conflict

Full block development



Big scale jump between neighborhood and corridor buildings

## Approaches to Land Use

# Incremental Infill

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

Compatible in scale and form with detached single-family homes

Can help create more walkable neighborhoods

Housing types include:

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

Small multi-family building



Multiple single-family scale units on one lot

## Approaches to Land Use

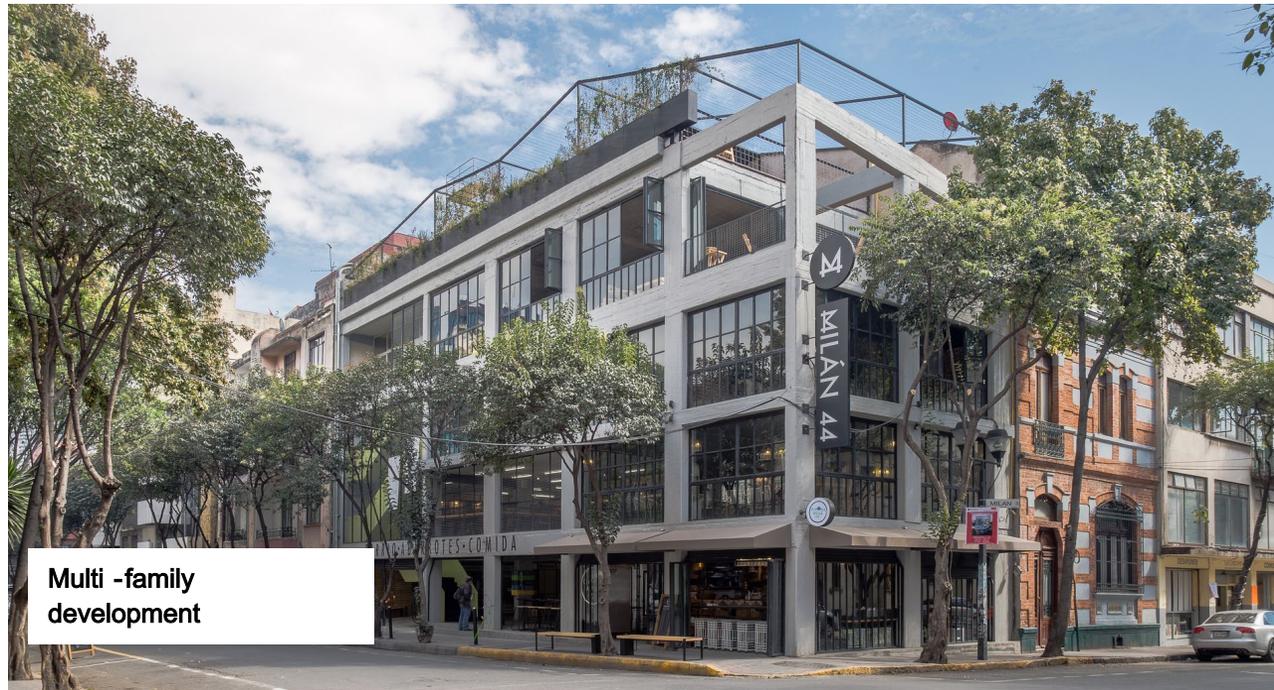
# Incremental Densification

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

Can apply to neighborhoods to commercial corridors

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

Mixed-use development  
on a small lot



Multi-family  
development

Approaches to Land Use

# Large Commercial and Industrial Site Activation

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

Introducing mix of uses to create more walkable and active districts

Retrofit/reuse of existing underutilized buildings

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

Master planned districts



## Approaches to Land Use

# Land Use Intensity Scale

LESS DENSE ←

→ MORE DENSE

### Single-unit residential

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



### Low multi-unit residential

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



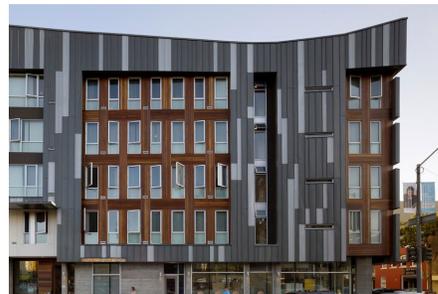
### Low/medium mixed-use and commercial

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



### Medium mixed-use and commercial

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



### High mixed-use and commercial

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



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

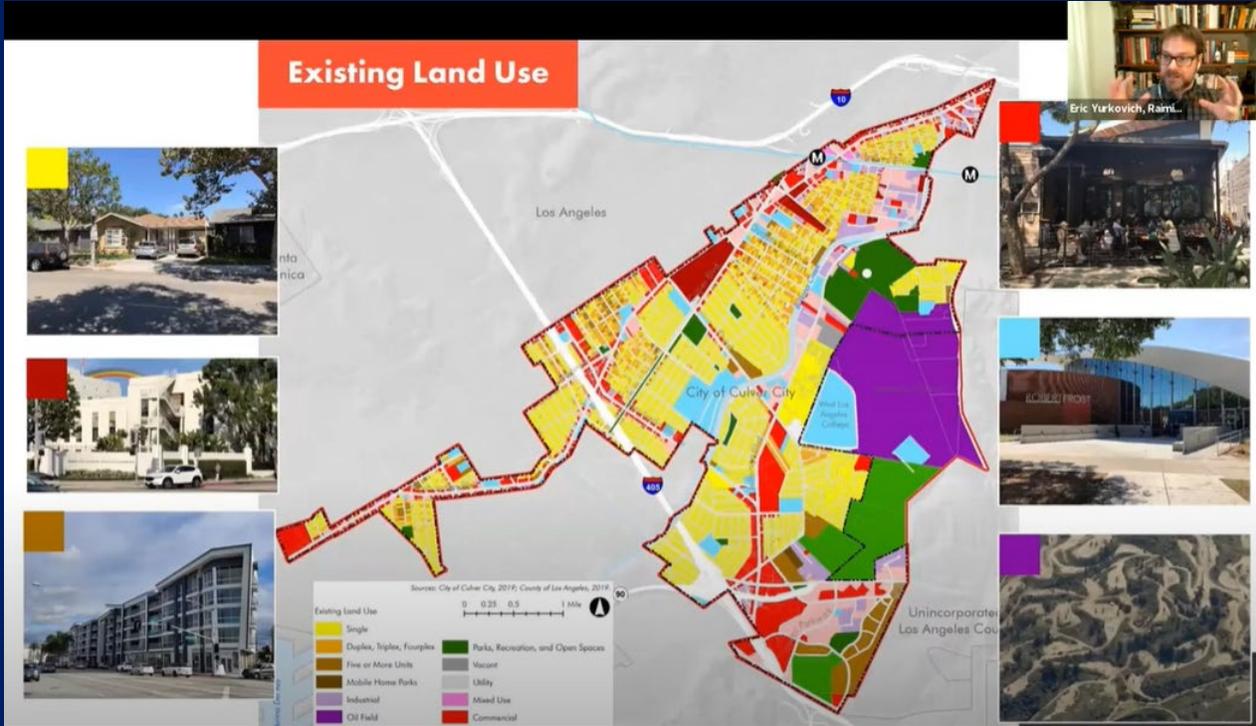
Land Use Dialogue to Date

# What we have heard

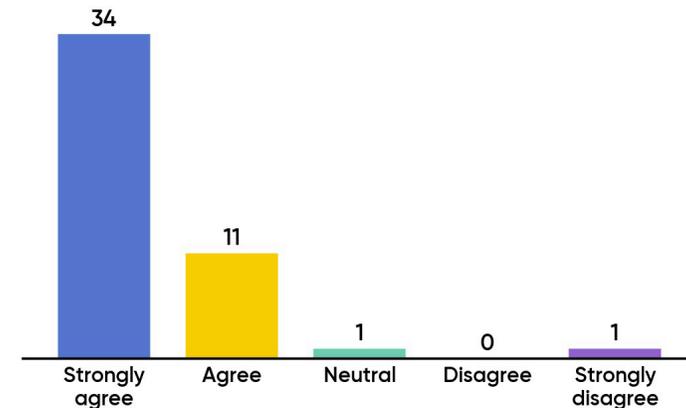
## Prior Meetings on Areas of Change and Land Use Alternatives

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

Live polling and feedback



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



# What we have heard

Community and stakeholder Visioning  
Survey comments

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

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

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

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

# What we have heard

Community and stakeholder Visioning  
Survey comments

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

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

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

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

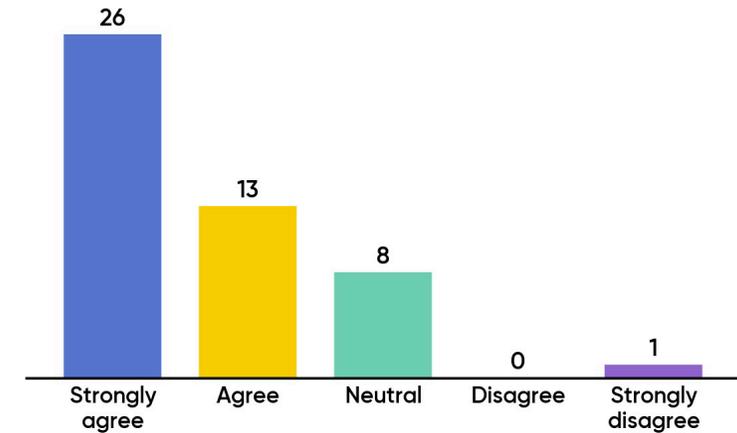
“I want to see more affordable housing and investment in communities of color, earthquake preparedness, and work to reverse climate change”

# What we have heard

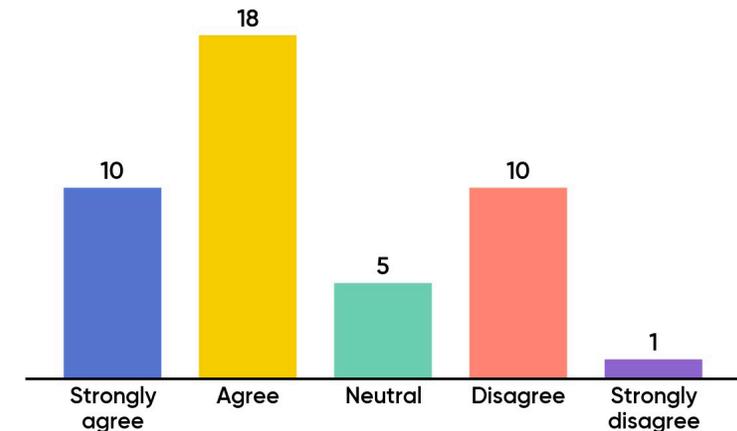
## Community Meeting Responses

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

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



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

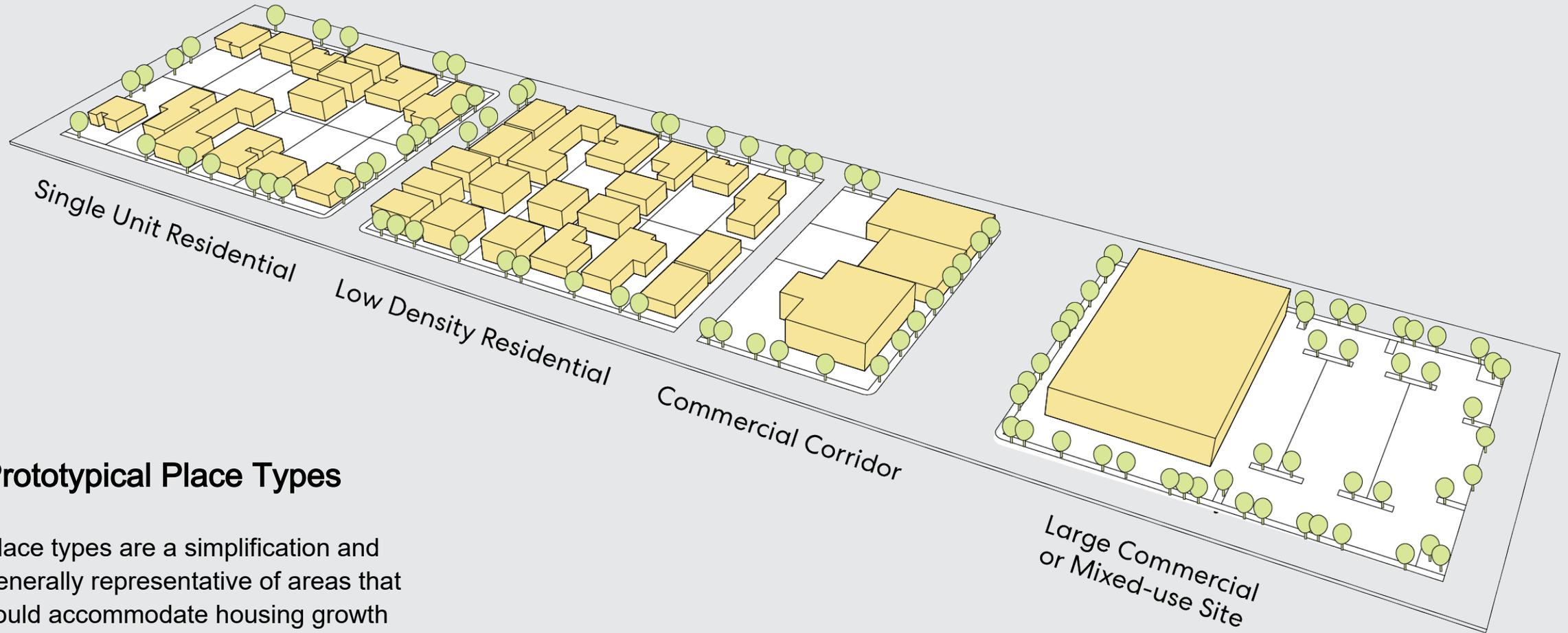


# What we have heard

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

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

# Existing Place Types

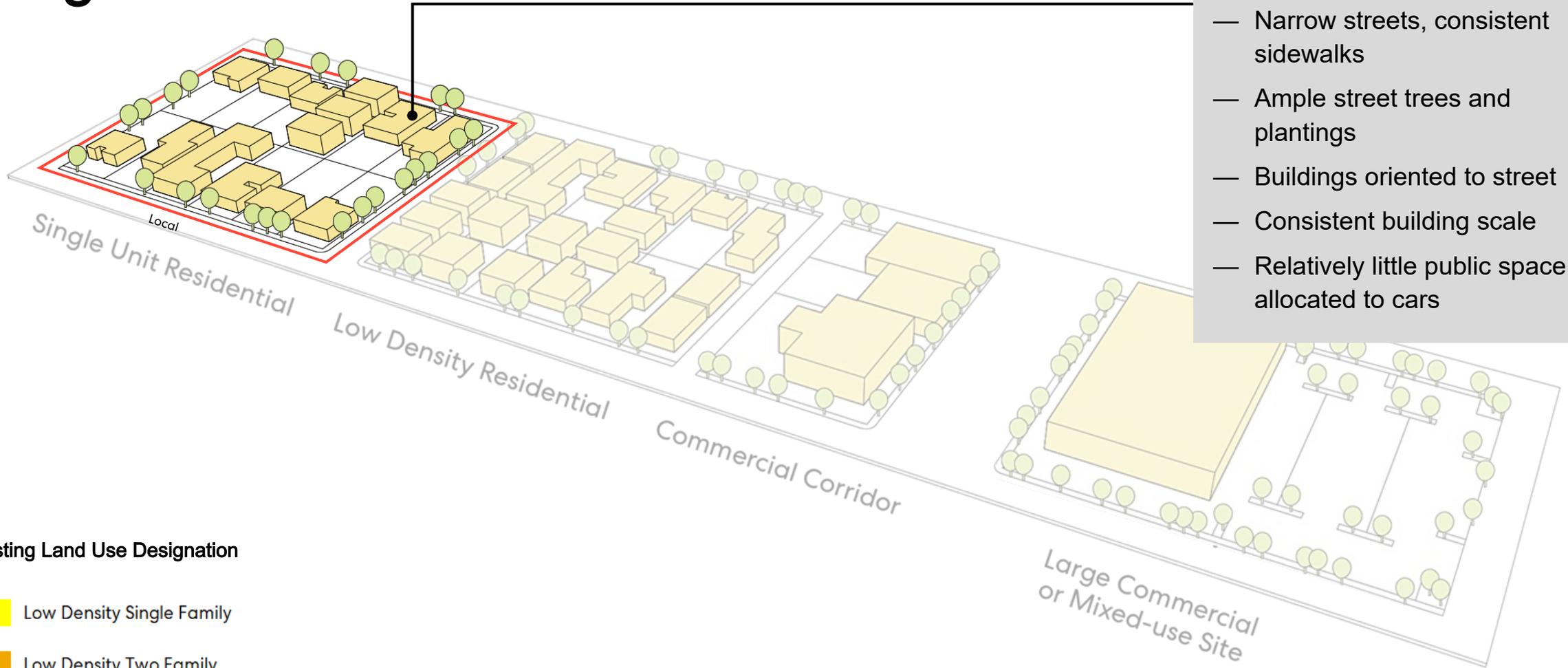


## Prototypical Place Types

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

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

# Single-Unit Residential



- 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

**Existing Land Use Designation**

-  Low Density Single Family
-  Low Density Two Family

# Options for Single -Unit Residential

## A. Maintain single -family designation



### *What it means*

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

## B. Incremental infill



### *What it means*

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

## C. Incremental densification

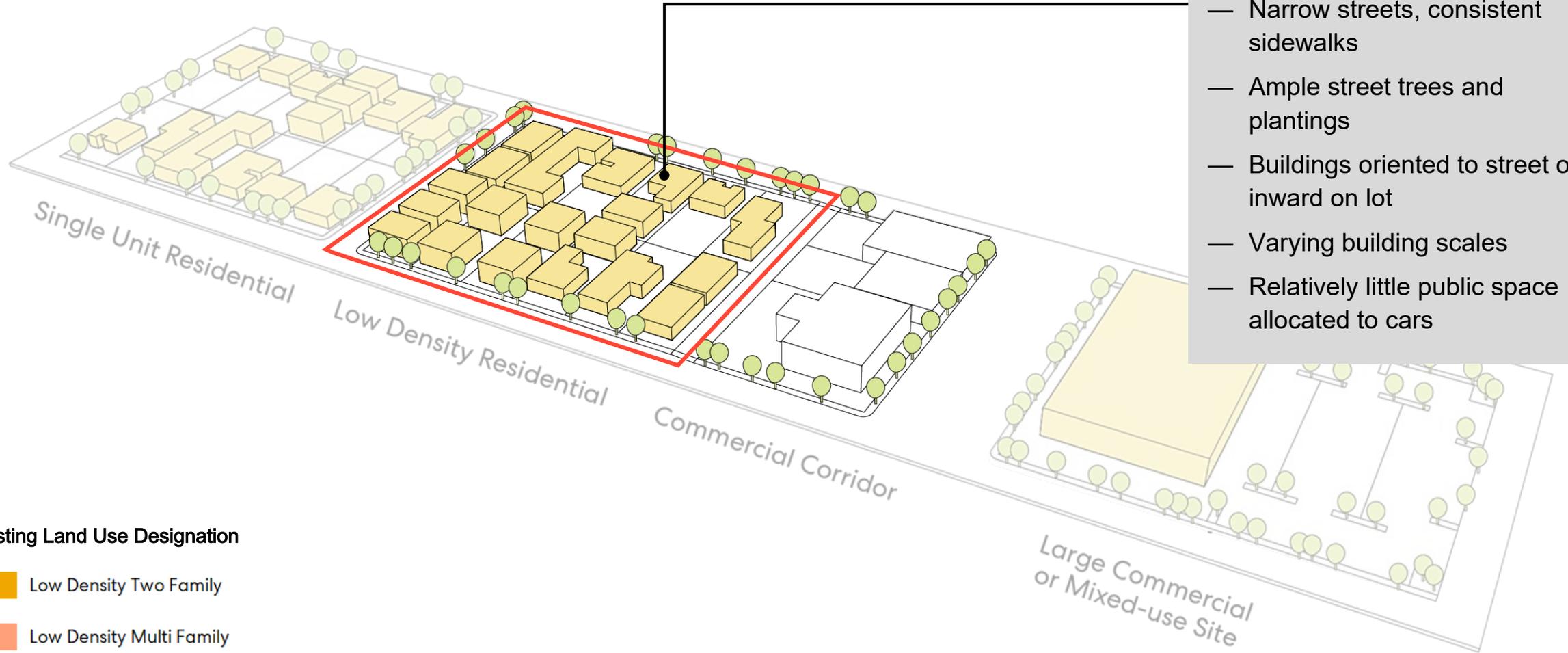


### *What it means*

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

## Land Use Trade-offs

# Low Density Residential



### Typical existing characteristics

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

### Existing Land Use Designation

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

## Land Use Trade-offs

# Options for Low Density Residential

### A. Maintain low -density designations



#### *What it means*

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

### B. Incremental densification



#### *What it means*

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

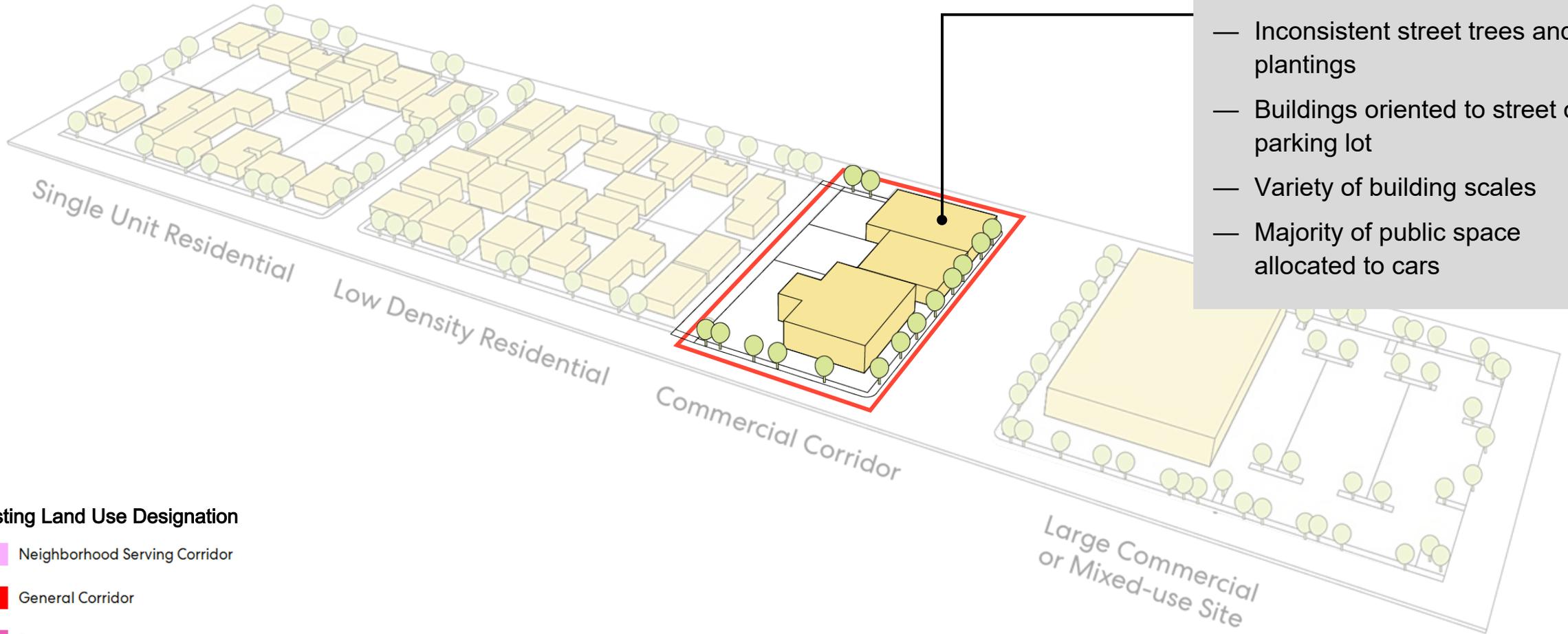
### C. Moderate densification



#### *What it means*

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

# Commercial Corridors



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

**Existing Land Use Designation**

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

# Options for Commercial Corridors

## A. Incremental densification



### *What it means*

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

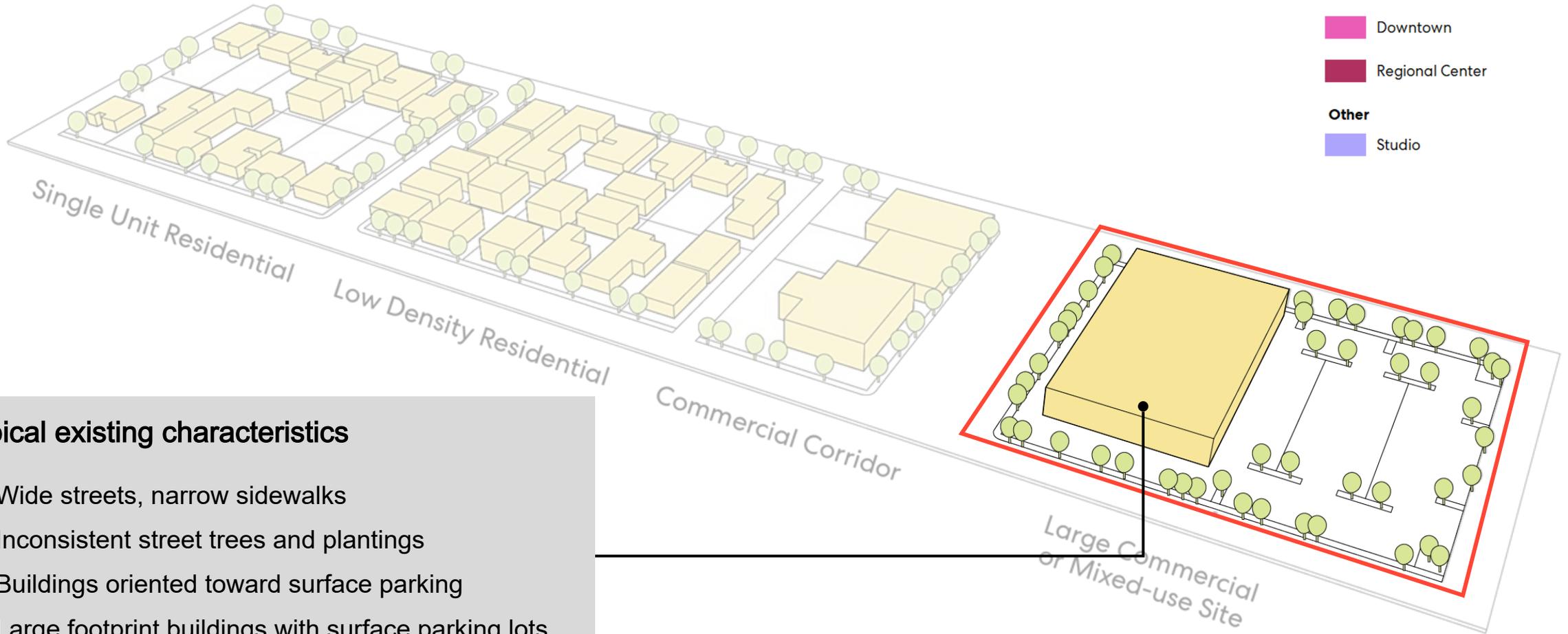
## B. Moderate densification



### *What it means*

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

# Large Commercial and Industrial



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

# Options for Large Commercial and Industrial

## A. Limited activation, maintain existing commercial focus



### *What it means*

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

## B. Activation, significant residential growth



### *What it means*

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

## C. Activation, commercial focus with significant residential infill



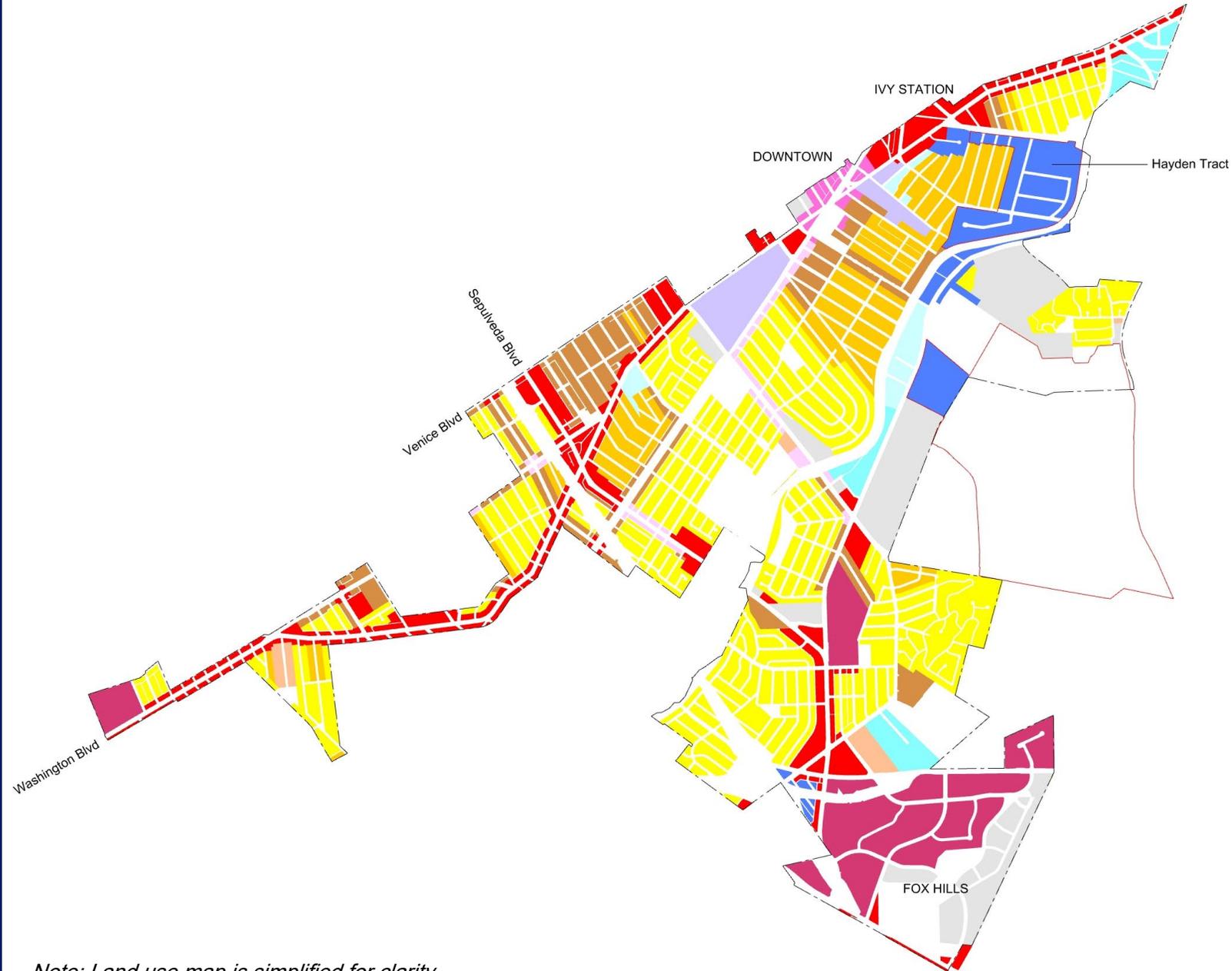
### *What it means*

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

## Land Use Alternative Maps

# Existing Land Use Map

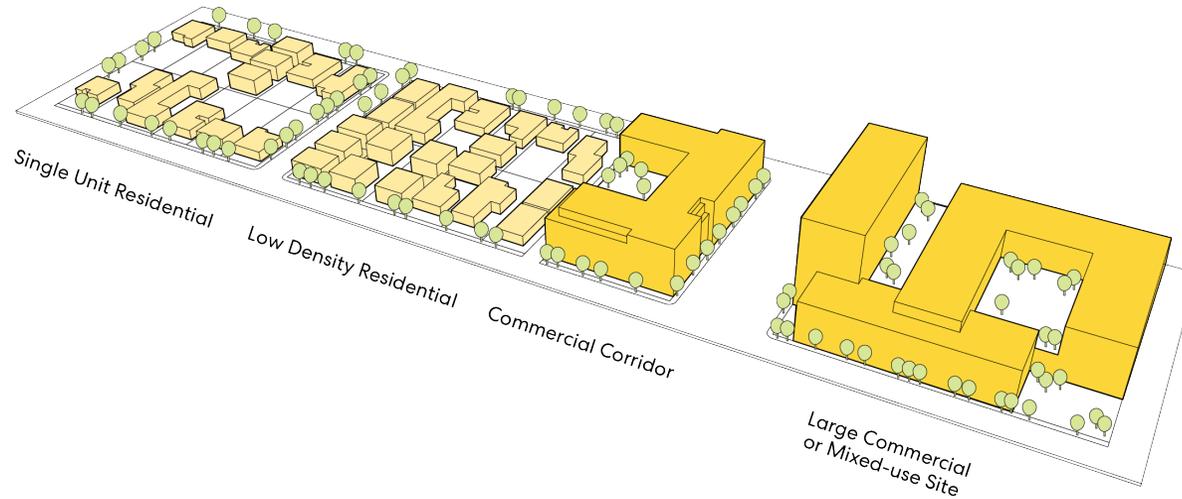
Residential	
	Low Density Single Family
	Low Density Two Family
	Low Density Multi Family
	Medium Density Multi Family
	Planned Unit Residential
Commercial	
	Neighborhood Serving Corridor
	General Corridor
	Downtown
	Regional Center
Industrial	
	Light Industrial
	Industrial Park
	Industrial
Other	
	Studio



*Note: Land use map is simplified for clarity.*

## Land Use Alternative Maps

# Alternative 1: Concentrated Growth



## Concentrate growth in non-residential areas

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

Commercial corridors maximize mixed-use development potential

Opportunity sites accommodate significant density

Maintain single-family designation



Maintain low density designation



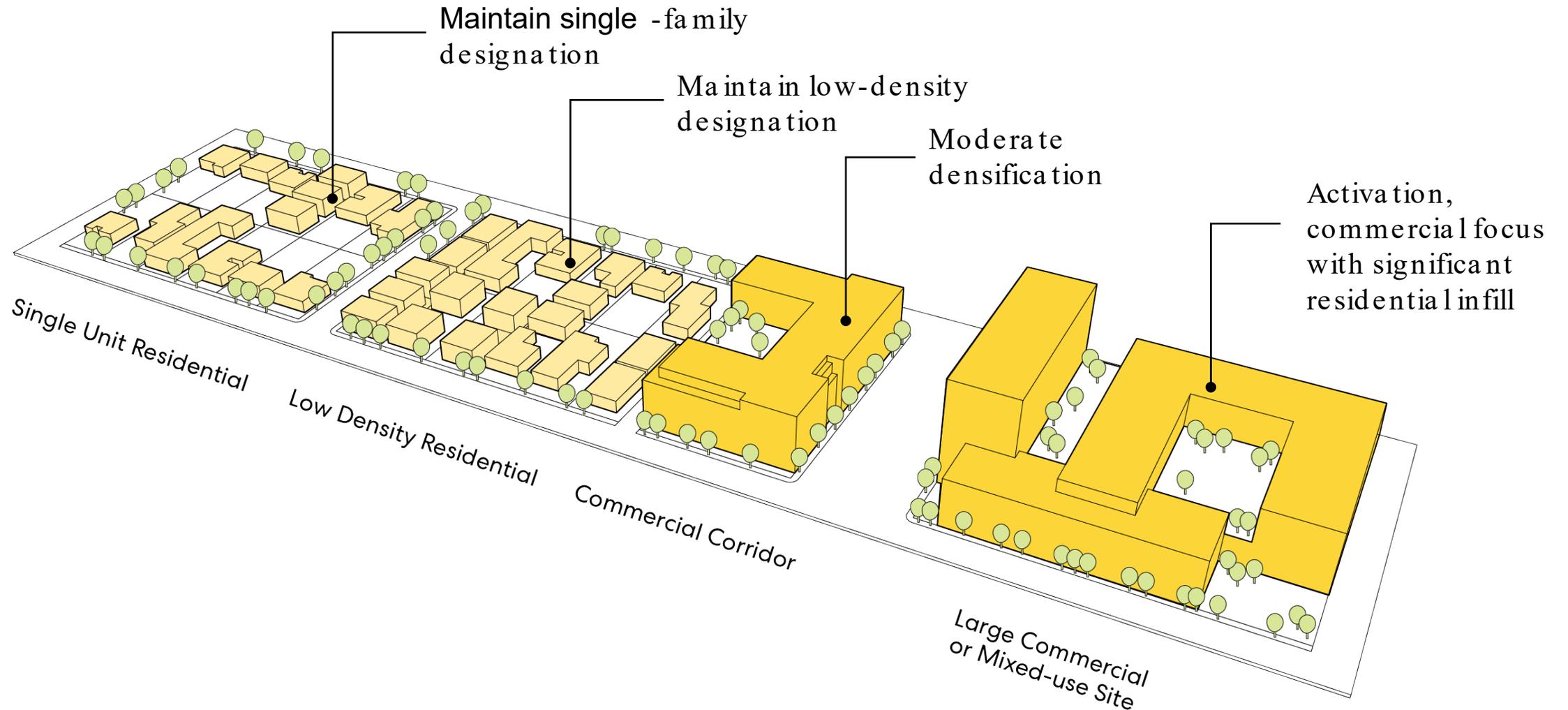
Moderate densification



Activation, commercial focus with significant residential infill



# Alternative 1: Concentrated Growth

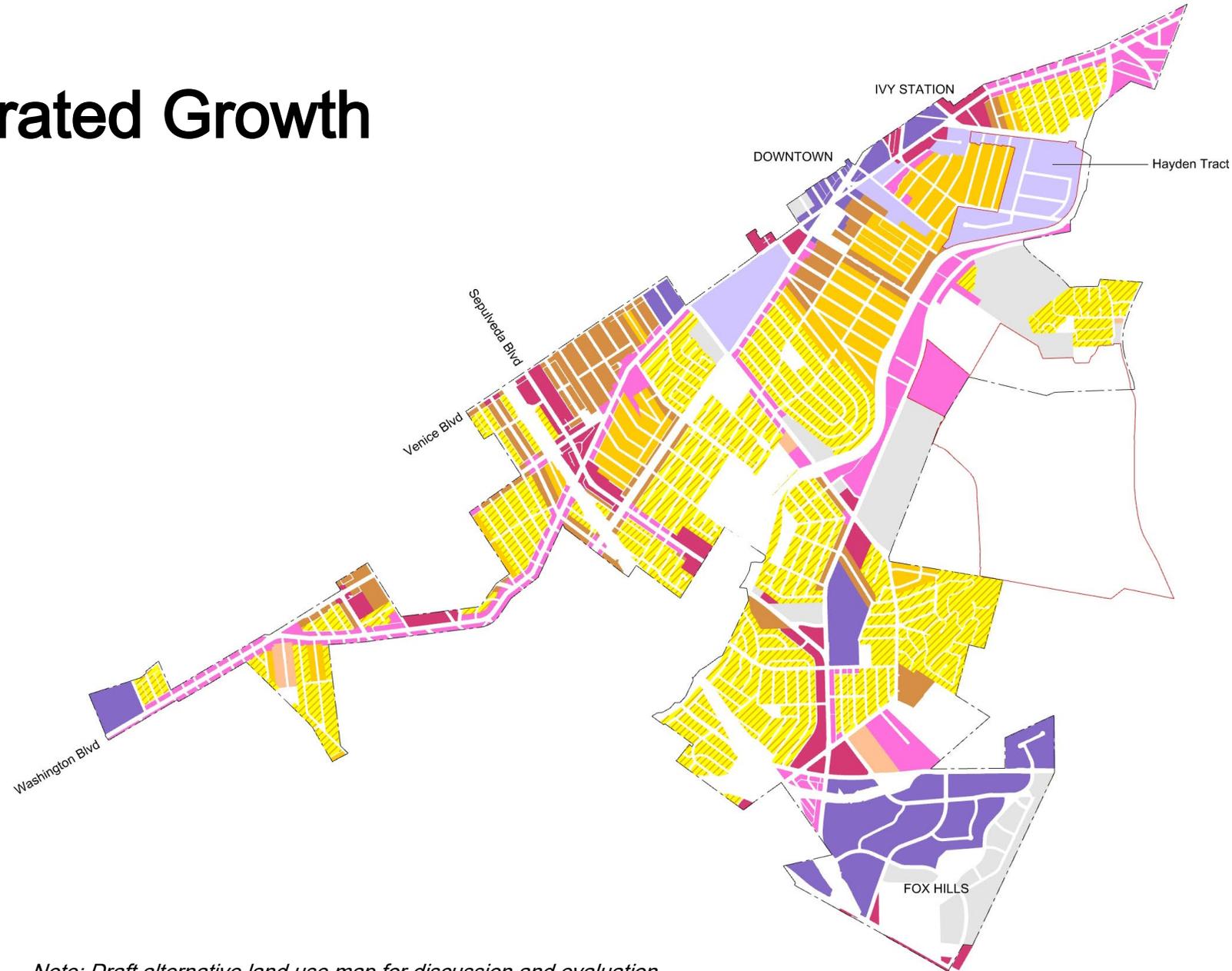


## Land Use Alternative Maps

# Alternative 1: Concentrated Growth

### Land Use Designations

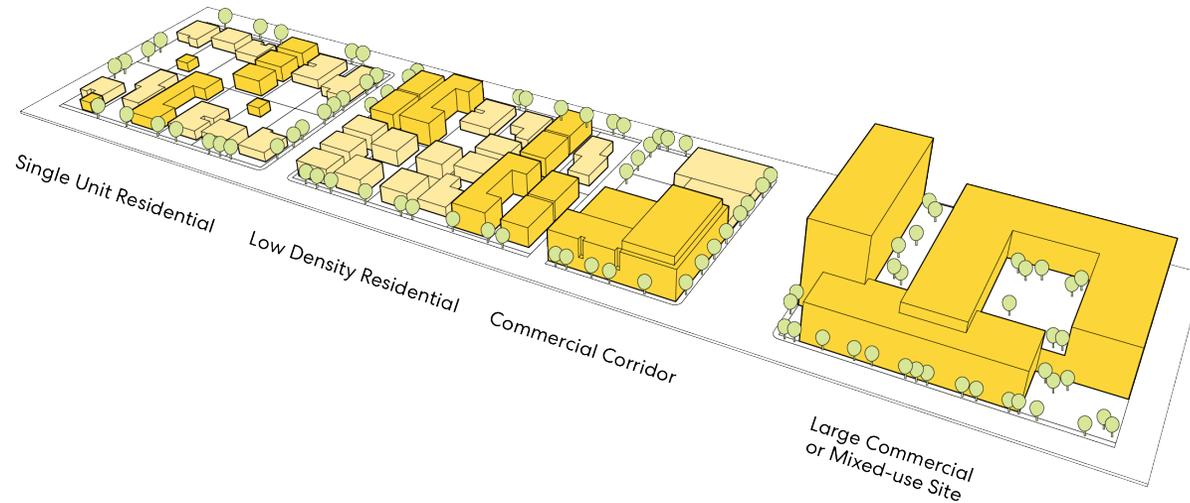
- Single Unit Residential\*
- Low Density Two/Three Family
- Low Density Multi Family
- Medium Density Multi Family
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial/Studio Mixed Use



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

## Land Use Alternative Maps

# Alternative 2: Dispersed Infill



## Distribute growth across the city

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

Commercial corridors have moderate mixed -use development potential

Opportunity sites accommodate medium to high density

Incremental  
infill



Incremental  
densification



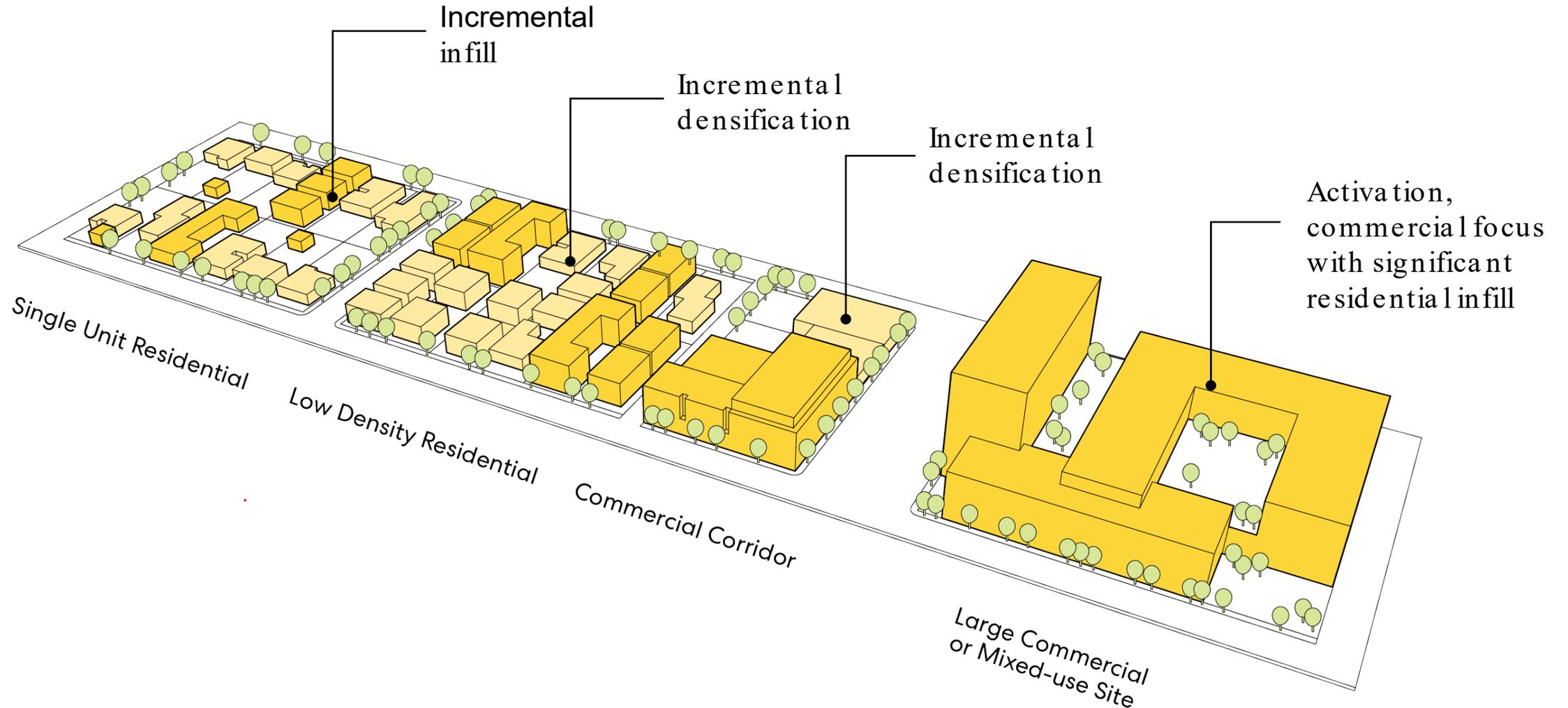
Incremental  
densification



Activation,  
significant  
residential  
growth



# Alternative 2: Dispersed Infill

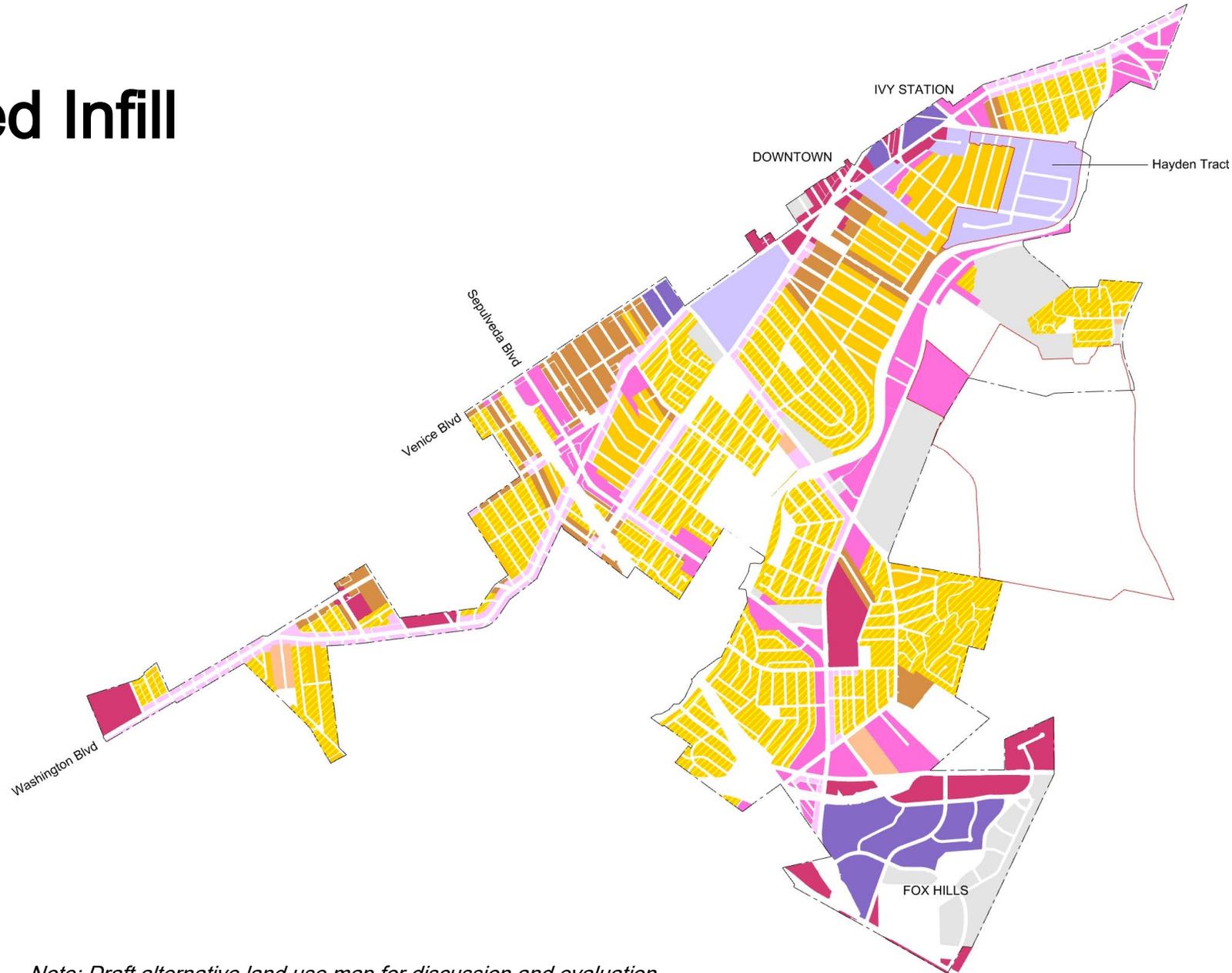


## Land Use Alternative Maps

# Alternative 2: Dispersed Infill

### Land Use Designations

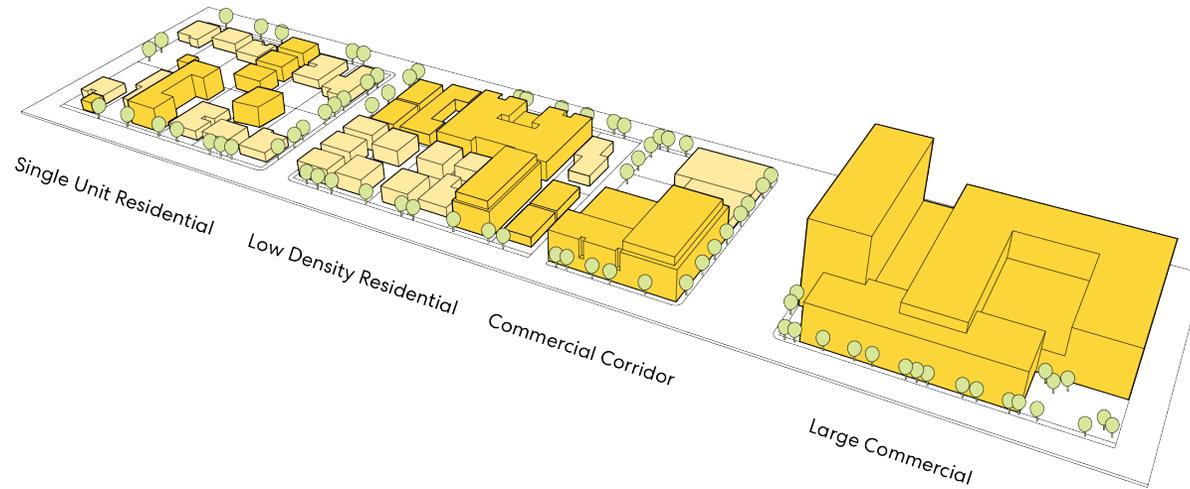
-  Incremental Infill 1
-  Incremental Infill 1
-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use



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

## Land Use Alternative Maps

# Alternative 3: Dispersed Density



## Distribute growth across the city

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

Commercial corridors increase mixed -use development potential

Opportunity sites accommodate high density

Incremental densification



Moderate densification



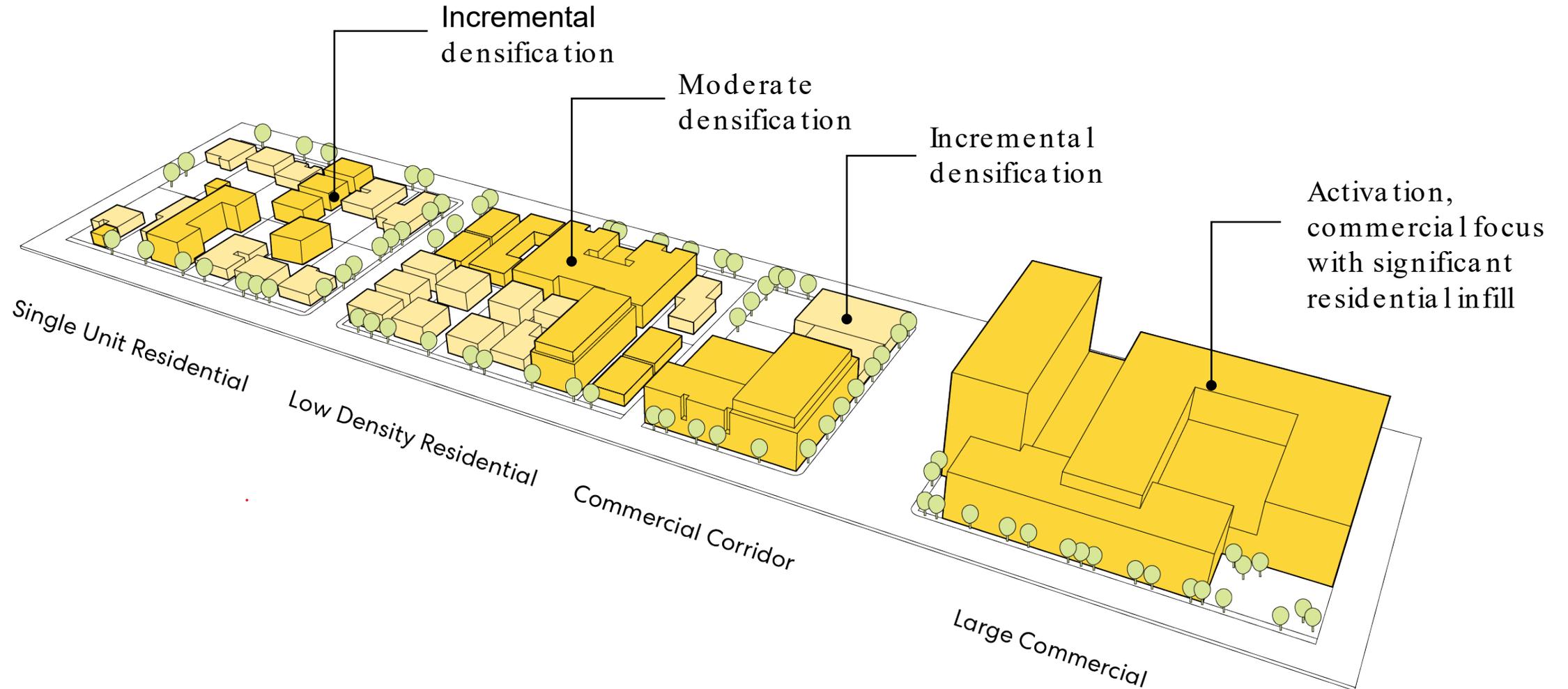
Incremental densification



Activation, commercial focus with significant residential infill



# Alternative 3: Dispersed Densification

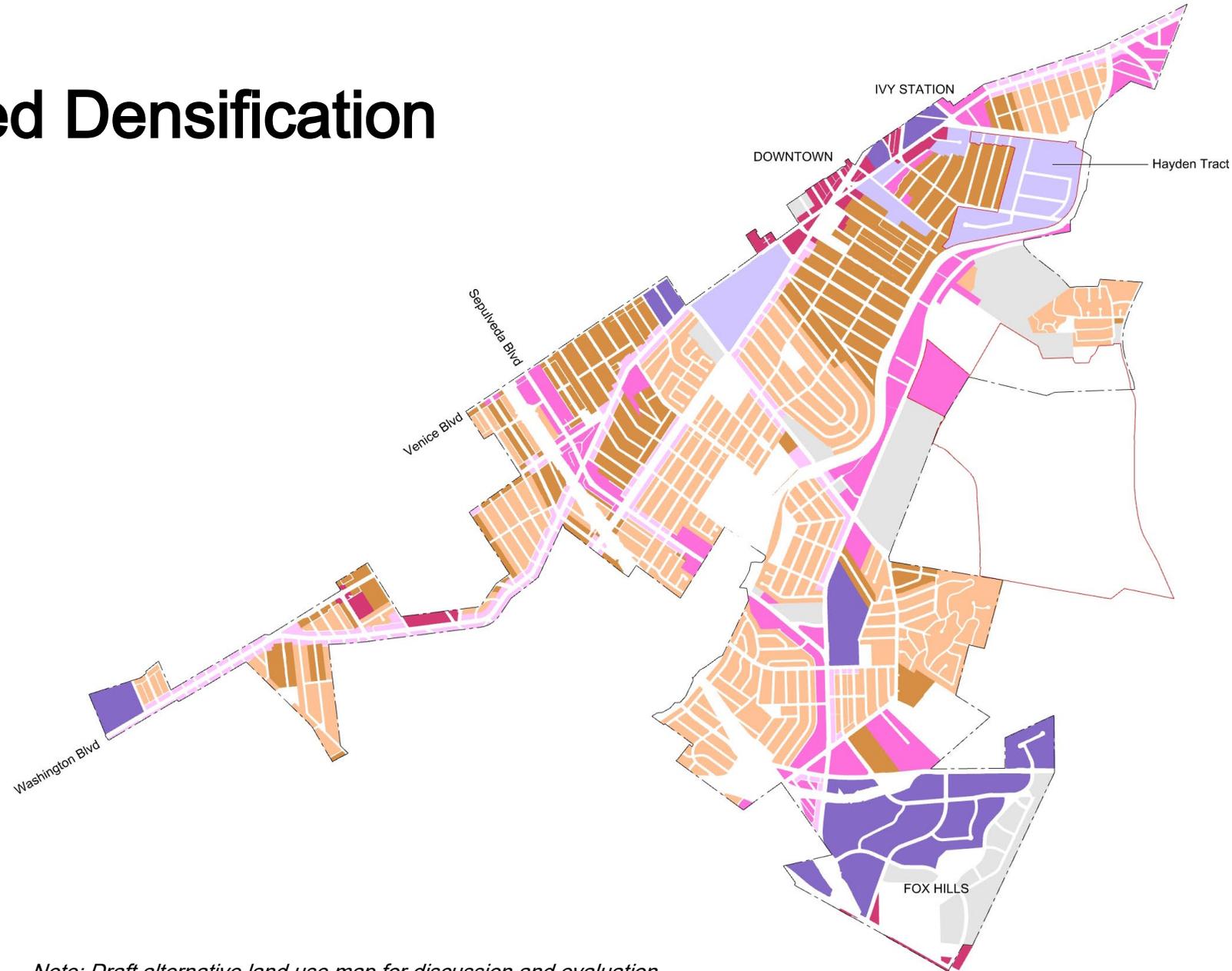


## Land Use Alternative Maps

# Alternative 3: Dispersed Densification

### Land Use Designations

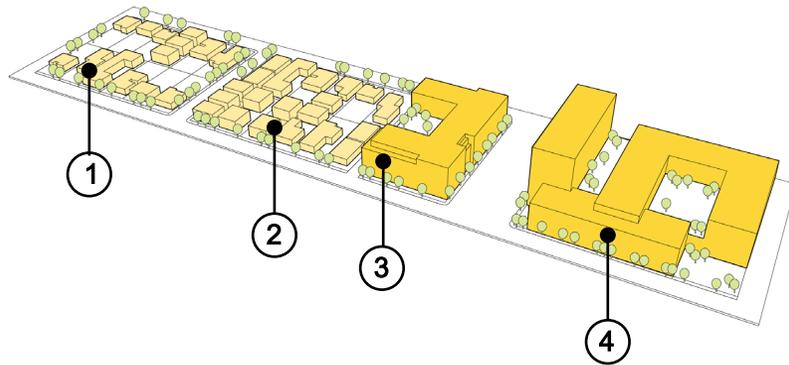
-  Incremental Infill 2
-  Neighborhood Multi Family
-  Neighborhood/Corridor MU 1
-  Neighborhood/Corridor MU 2
-  Mixed Use Medium
-  Mixed Use High
-  Industrial/Studio Mixed Use



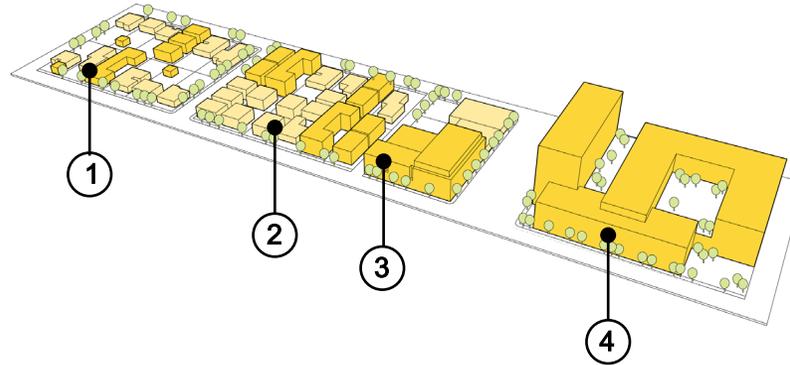
*Note: Draft alternative land use map for discussion and evaluation.  
Land use map is simplified for clarity.*

# Land Use Alternatives Summary

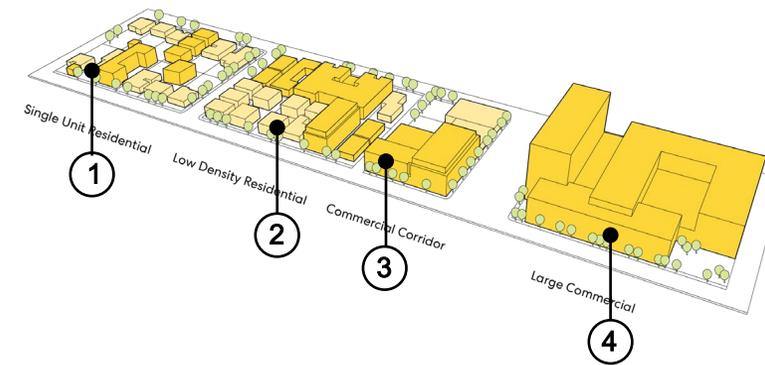
**Alternative 1:  
Concentrated Growth**



**Alternative 2:  
Dispersed Infill**



**Alternative 3:  
Dispersed Densification**



1. Maintain single family

2. Maintain low density

3. Moderate densification

4. Activation, commercial focus with significant residential infill

1. Incremental infill

2. Incremental densification

3. Incremental densification

4. Activation, significant residential growth

1. Incremental densification

2. Moderate densification

3. Incremental densification

4. Activation, commercial focus with significant residential infill

## Land Use Alternative Maps

# Land Use Alternatives Trade-offs

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

Concentrate growth in limited areas or distribute growth across the city

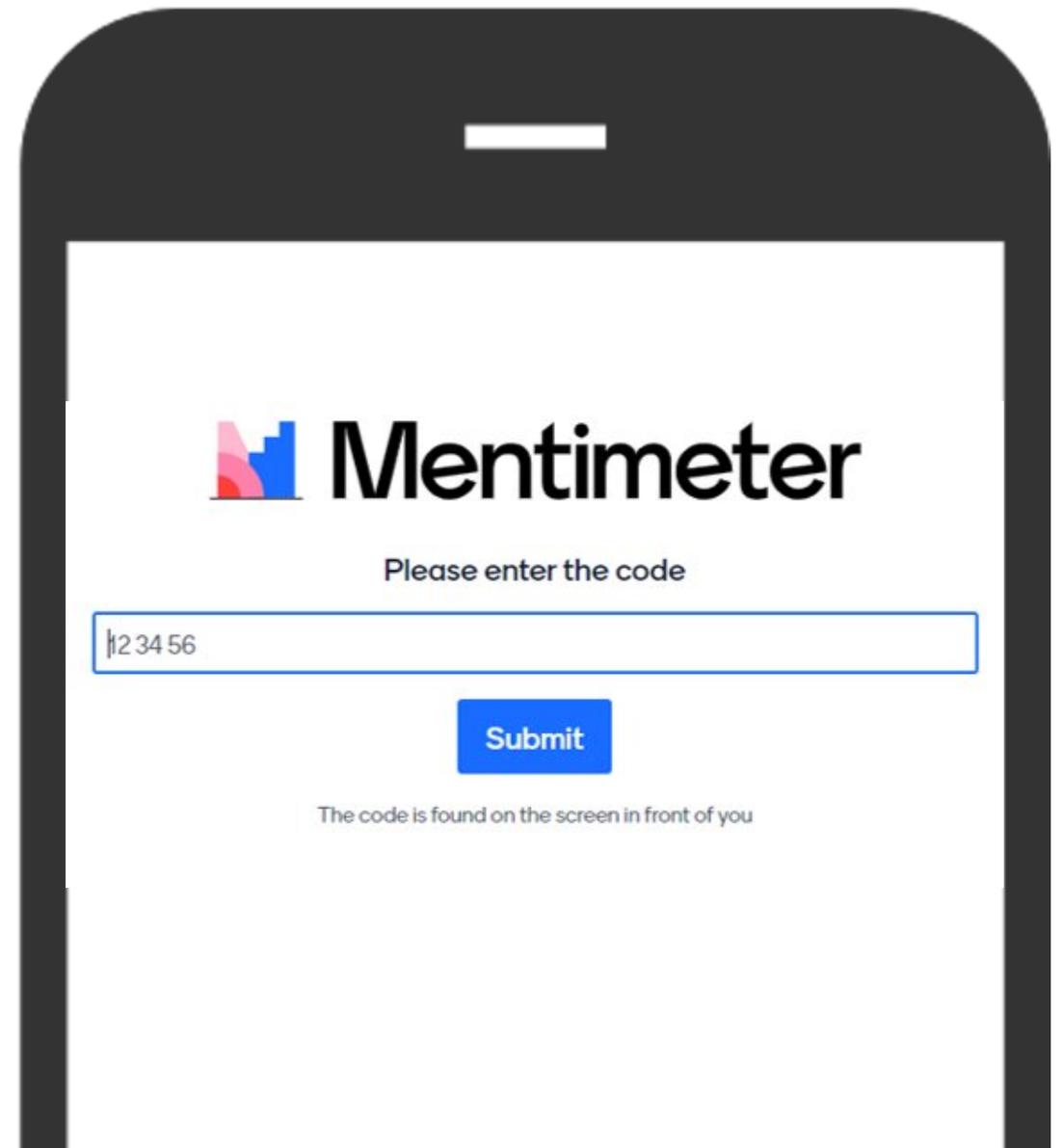
Ability to accommodate height and scale transitions between adjacent land use areas

Encouraging incremental growth or necessitating more significant change



# Tell us What You Think about the Land Use Alternatives

- Go to [www.menti.com](http://www.menti.com)
- Enter Code:  
**4483 1484**





# Breakout Group Discussion

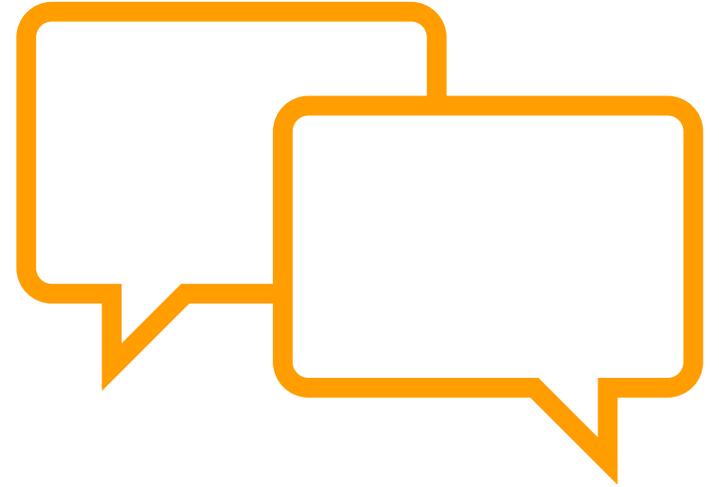


# Breakout Group Discussion

- 1 Introduce yourself and meet your facilitator
- 2 Reflect on the discussion questions and engage with Padlet
- 3 Participate in the breakout group discussion
- 4 Report back

# 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



# What is your vision for...

- The residential neighborhoods?
  - The commercial corridors?
  - The existing industrial areas?
  - The Inglewood Oil Field
- 
- Anything else you would like to share with us about land use?



**We Want to Hear From You!**



# Land Use + Mobility Alternatives Workshop Series

Land Use #1: Thursday, April 29, 2021 | 4 PM to 6 PM

Land Use #2: Wednesday, May 5, 2021 | 7PM to 9PM

Mobility: Thursday, May 27, 2021 | 4PM to 6PM

Register at [www.PictureCulverCity.com](http://www.PictureCulverCity.com)



## What's Next?

**May 5 7PM: Land Use  
Alternatives Workshop**

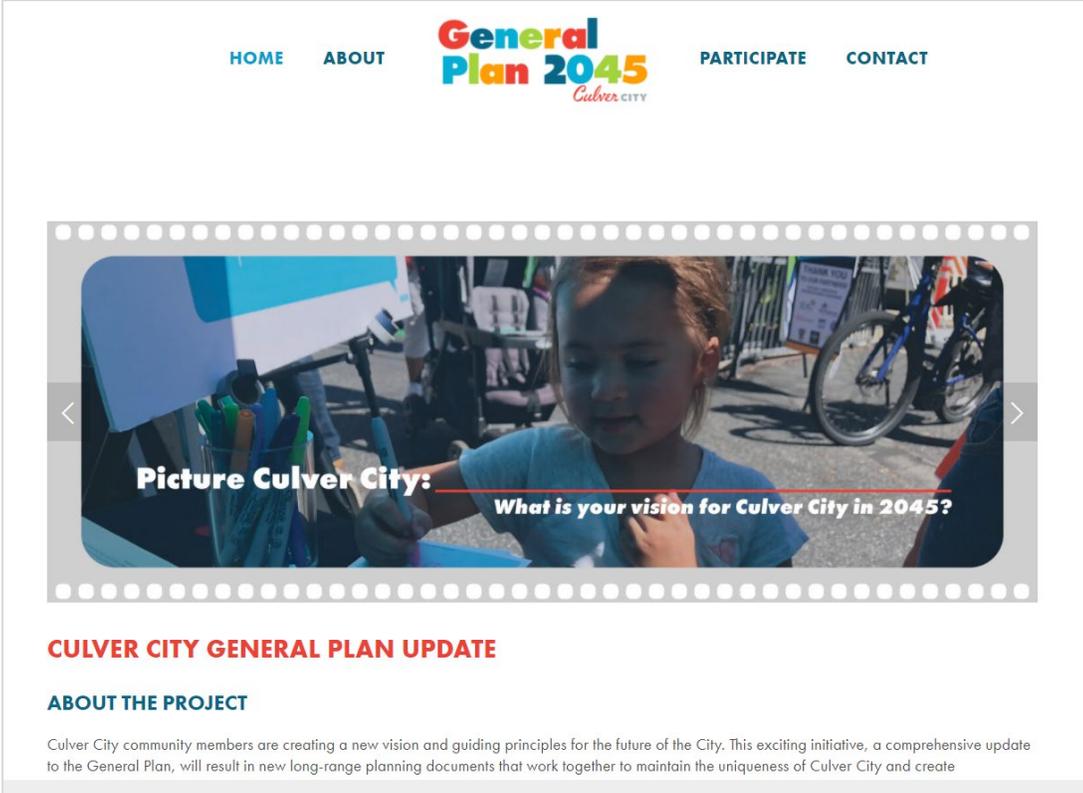
**May 12 7PM: Planning  
Commission Meeting on  
Housing Element**

**May 27 4PM: Mobility  
Alternatives Workshop**

**Stay tuned:  
[www.pictureculvercity.com](http://www.pictureculvercity.com)**

# We Want to Hear from You!

- Alternatives Webpage ([www.pictureculvercity.com/alternatives](http://www.pictureculvercity.com/alternatives))
  - Upcoming meetings
  - Alternatives maps and descriptions
- Link to the alternatives survey



HOME ABOUT **General Plan 2045** PARTICIPATE CONTACT  
*Culver CITY*

**Picture Culver City:** *What is your vision for Culver City in 2045?*

**CULVER CITY GENERAL PLAN UPDATE**

**ABOUT THE PROJECT**

Culver City community members are creating a new vision and guiding principles for the future of the City. This exciting initiative, a comprehensive update to the General Plan, will result in new long-range planning documents that work together to maintain the uniqueness of Culver City and create



Now live, with videos, stories, and photos:

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# CULVER CITY STORY BANK

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Visit and share your own story!

**General  
Plan 2045**  
*Culver CITY*

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