

General Plan 2045 *Culver* CITY

**City Council and Planning Commission
Joint Session**
June 23, 2021

Presentation Overview

1. General Plan Update Process
2. Preferred Land Use Map
for all areas besides low-density single-family
3. Single-Family Land Use Map Options
for low-density single-family areas
4. 2045 Growth Projections

Planning Commission Recommendation and City Council Direction

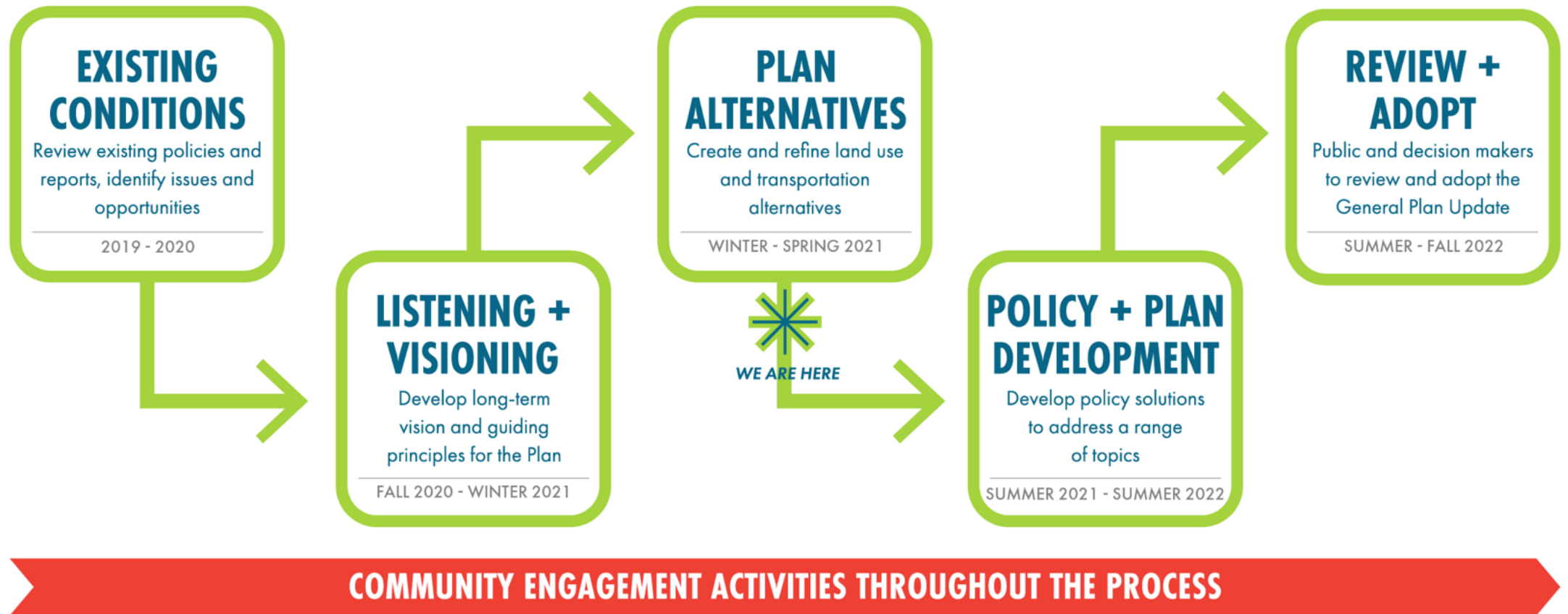
1. Study the 2045 growth projections with 11,500 new residential units and 23,000 new jobs
2. Study the designations as shown in the Preferred Land Use Map, for all areas besides low-density single-family
3. Study Option 1, 2, or 3 in the low-density single-family areas in the Preferred Land Use Map
 - Option 1: No Change to Low-Density Single-Family Areas
 - Option 2: All Low-Density Single-Family Areas Allow Incremental Infill 1
 - Option 3: Hybrid Approach to Low-Density Single-Family Areas



General Plan Update Process



Where We Are



Recent Engagement Activities

- **Land Use Alternatives**
 - 2 GPAC Meetings (4/8, 6/10)
 - Housing Technical Advisory Committee Meeting (4/20)
 - 2 Community Land Use Alternatives Workshops (4/29, 5/5)
 - Land Use Alternatives Survey (April – June)
- **Housing Element**
 - Planning Commission Kick-Off (5/12)
- **Mobility Alternatives**
 - GPAC Meeting (5/13)
 - Community Mobility Alternatives Workshop (5/27)
 - Mobility Technical Advisory Committee Meeting (5/28)
 - Online Mobility Mapping Exercise (May – June)



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



Materials Available at
pictureculvercity.com/alternatives

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.

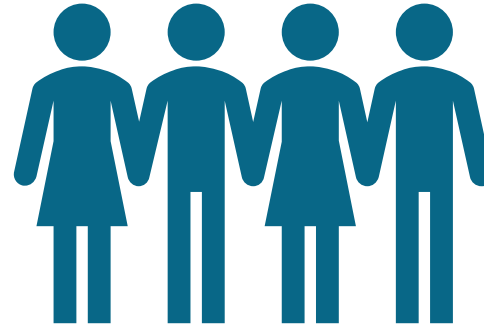
Core Values



**Innovation +
Creativity**



Sustainability



**Equity +
Inclusion**



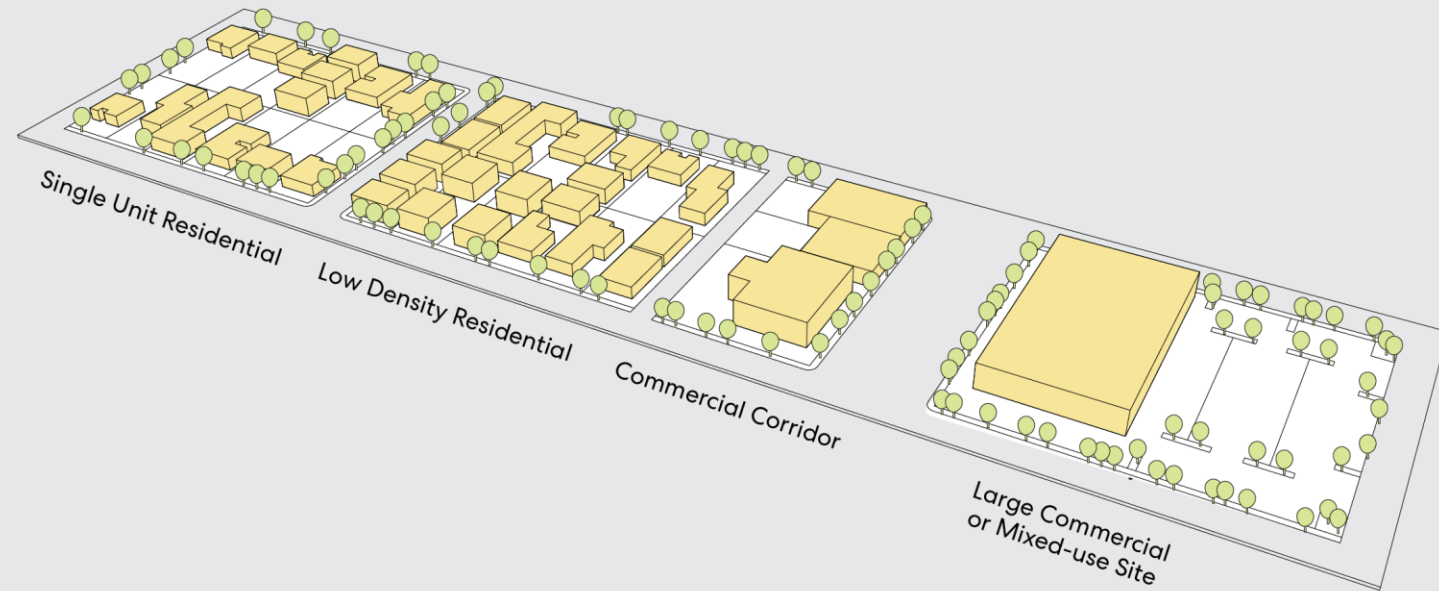
**Compassion +
Community**

Materials available at pictureculvercity.com/vision-core-values-and-guiding-principles

Land Use Alternatives: What Are They?

- 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

→
Existing place types



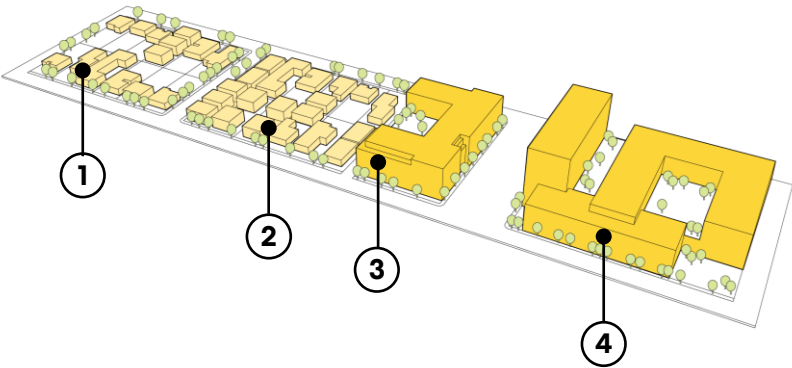
Prototypical Place Types

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

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

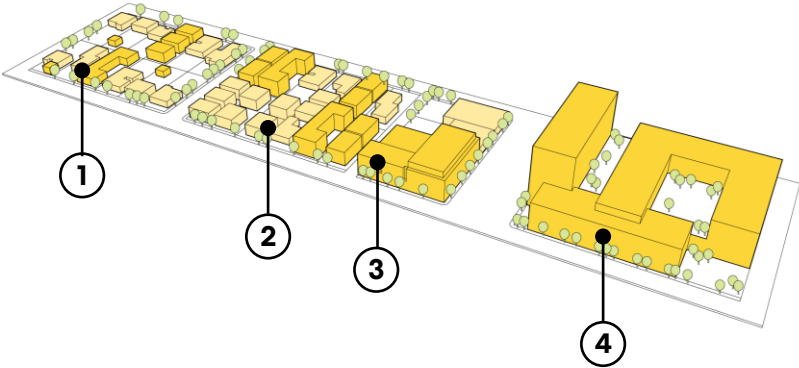
Summary of Land Use Alternatives

Alternative 1: Concentrated Growth



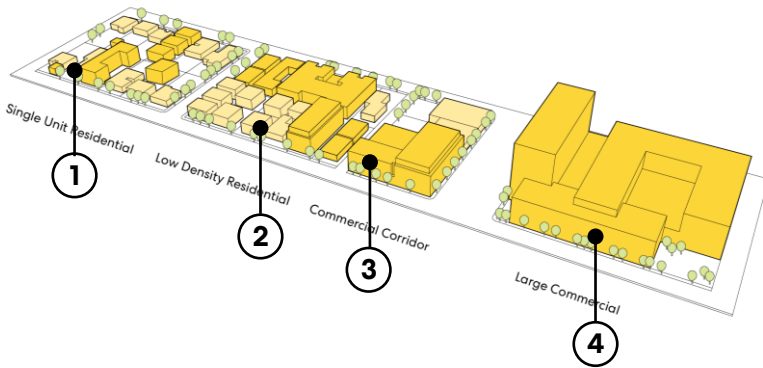
- 1. Maintain single family
- 2. Maintain low density
- 3. Moderate densification
- 4. Activation, commercial focus with significant residential infill

Alternative 2: Dispersed Infill



- 1. Incremental infill
- 2. Incremental densification
- 3. Incremental densification
- 4. Activation, commercial focus with significant residential infill

Alternative 3: Dispersed Densification

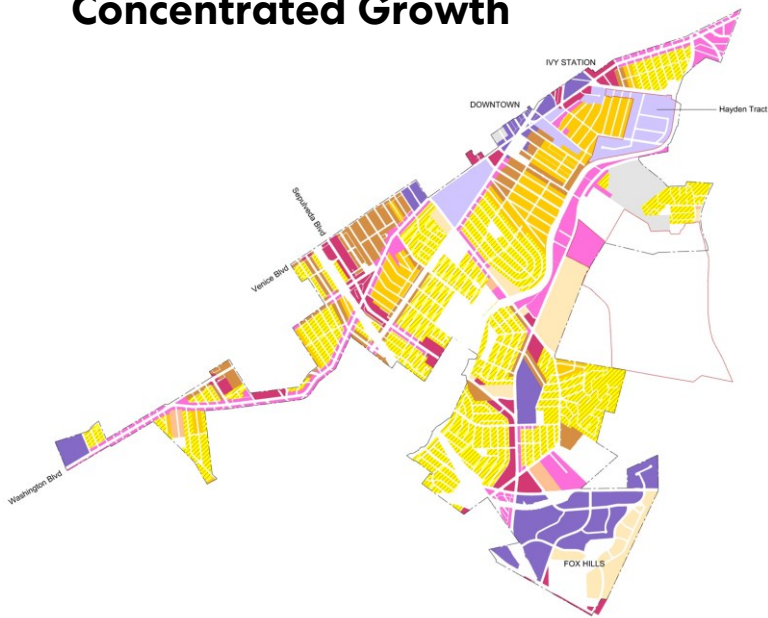


- 1. Incremental densification
- 2. Moderate densification
- 3. Incremental densification
- 4. Activation, commercial focus with significant residential infill

Alternative 3 based on GPAC input April 8, 2021

Summary of Land Use Alternatives

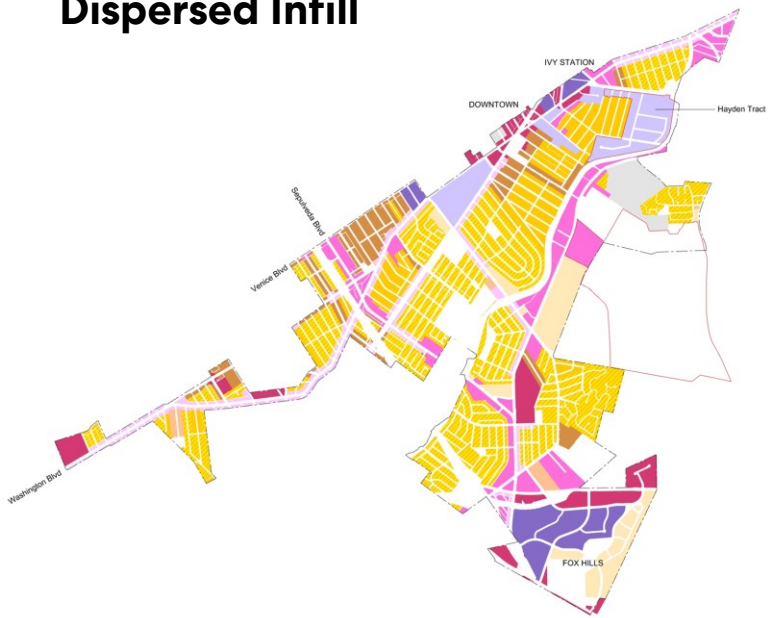
Alternative 1: Concentrated Growth



Concentrate growth in non-residential areas

- Single-unit and low-density residential areas don't see additional growth other than single-unit and ADUs
- Commercial corridors maximize mixed-use development potential
- Opportunity sites accommodate significant density

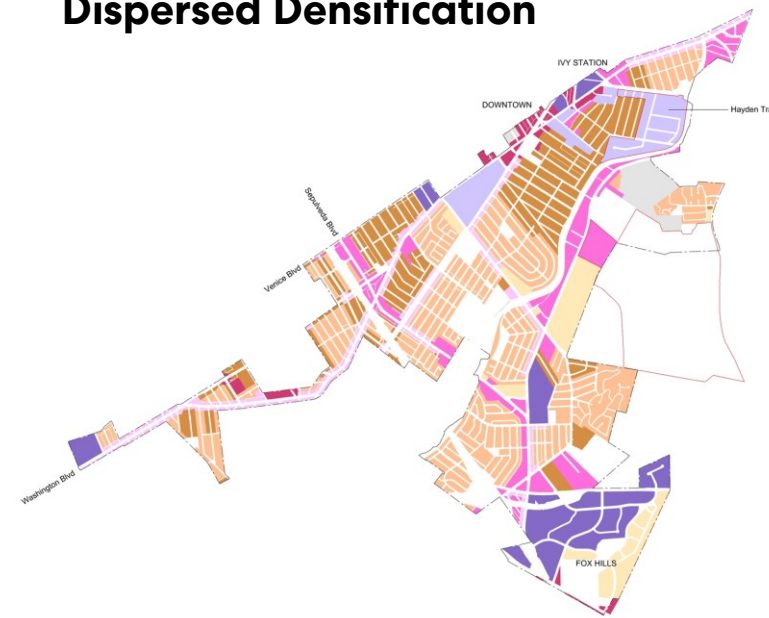
Alternative 2: Dispersed Infill



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

Alternative 3: Dispersed Densification



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

Who Participated in the Workshops + Survey?



77

Workshop
participants

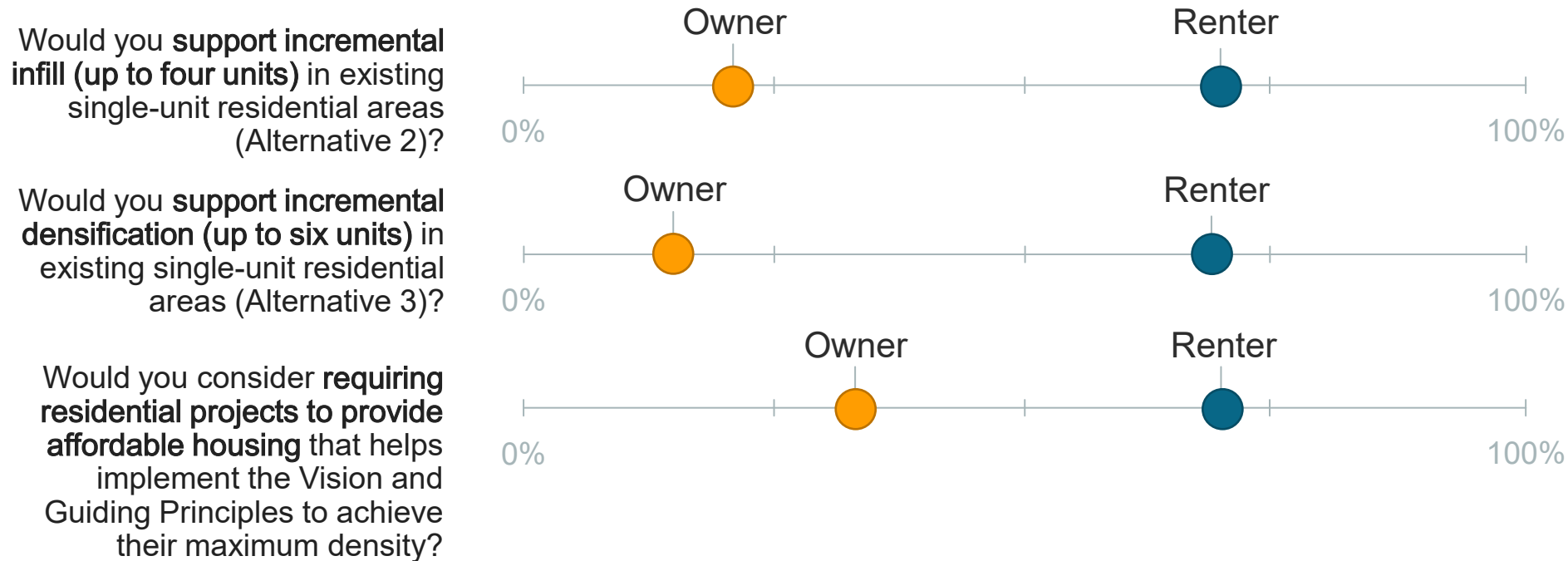
683

Survey
respondents

- Workshop participants
 - 74% identified as white compared to 45% of Culver City's population
 - 63% live in Culver City in a home they own, compared to 52% of Culver City's population
 - Most represented age group was between the ages of 40 and 49 years
- Survey respondents
 - 78% identified as white
 - 86% own a home
 - Most represented age group was between the ages of 40 and 49 years

Views differ significantly between owners and renters on incremental infill

% of each group who agree or strongly agree with the following statements

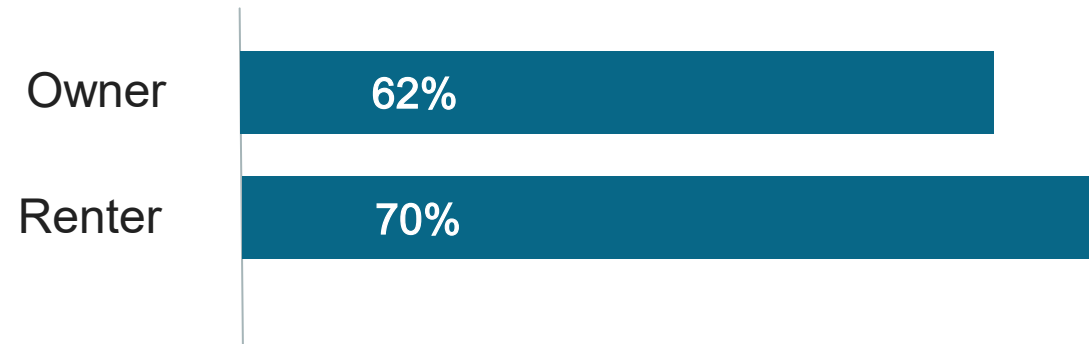


No answer category not shown.

Source: Community Survey on Land Use Alternatives

Strong support for intensifying the city's commercial corridors to support new housing and jobs adjacent to multimodal transportation

% of each group who agree or strongly agree with intensifying the city's commercial corridors:

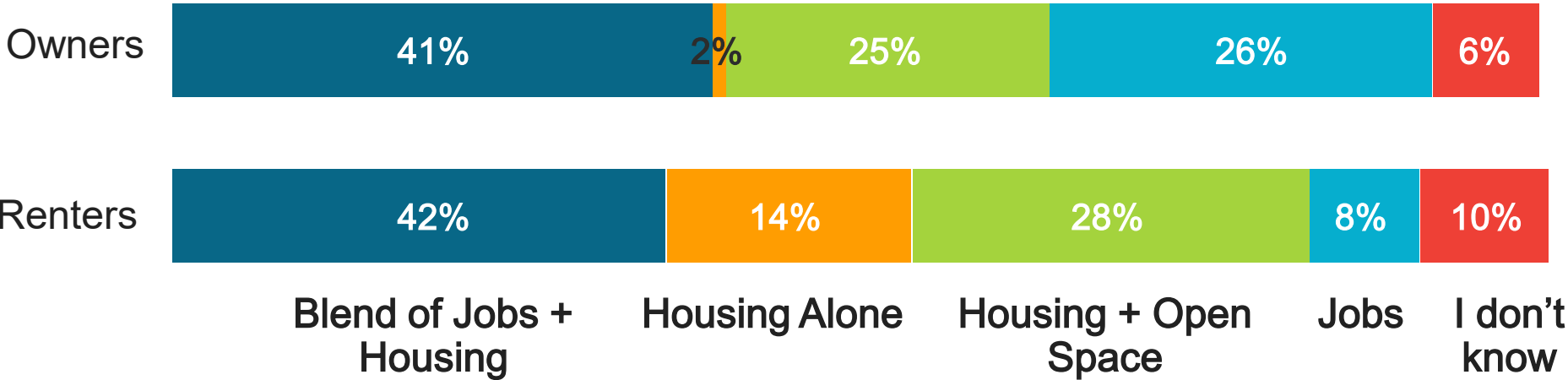


No answer category not shown.

Source: Community Survey on Land Use Alternatives

Over 2/3 of owners and renters would prioritize housing with other uses on large sites

% saying priority for large sites in Culver City if they redevelop:



No answer category not shown.
Source: Community Survey on Land Use Alternatives

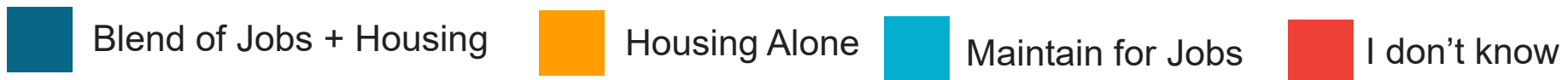
Over 1/2 of respondents would blend housing and jobs in industrial areas, with renters more likely to allow the area to be housing

% saying the City should consider these uses for industrially zoned areas:

Near Ivy Station



Adjacent to Ballona Creek



Different Types of Community Input

Implement a
100%
Affordable
Housing
Overlay

Need services
to keep pace
with growth

Fix the cut
through traffic
issue

Distribute
growth
equitability

Maintain
single family
neighborhoods

Encourage
density around
transit

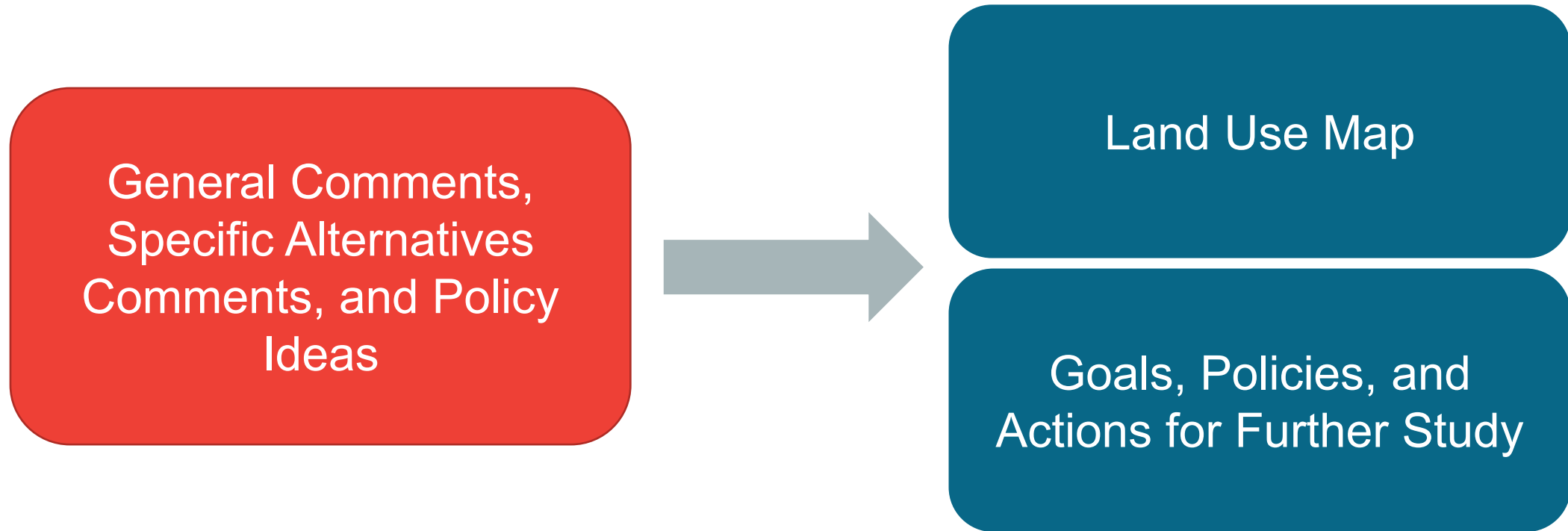
Allow housing
in the
industrial
areas

Protect renters
from
displacement

Maintain
spaces for
artists



Different Types of Community Input Feeds into the Process in Different Ways



Examples of Related Policies and Actions to be Studied Further in GPU Process

Land Use and Economic Development

Network of neighborhood parks and gathering spaces

Diverse commercial and industrial businesses

Phase out heavy industrial

Housing

100% Affordable Housing Overlay

Tenant and artist protections

Public land for housing

Funding strategies for affordable housing

Upcoming Engagement Activities

- General Plan Advisory Committee meeting to discuss the draft Housing Element (7/22)
- Planning Commission meeting to discuss the draft Housing Element (7/28)
- Round 3 of Technical Advisory Committees (Aug / Sept), including Housing
- Environmental Review Scoping Meeting (September)
- Environmental Justice/Community Health Workshop in collaboration with University of California's Prytaneum team, Policy Survey (Sept / Oct 2021)
- Planning Commission meeting (11/10) and City Council hearing (12/13) to adopt the Housing Element and environmental clearance documents



Community Visioning Festival



Art Walk and Roll Festival Pop-up



Preferred Land Use Map

for all Areas Besides Low-Density Single-Family

Preferred Land Use Map

Key Engagement Takeaways

- Culver City has a high quality of life and provides a wide array of desirable services and amenities
- Extend opportunities to more people to participate in the benefits of living in Culver City
 - Maintain and expand diversity of backgrounds and occupations
 - Meet housing needs for current RHNA cycle and beyond
- Recognize that land-use decisions are an important part of City's response to climate change
- Diversity of housing and development types gives the City a "richness" of experiences

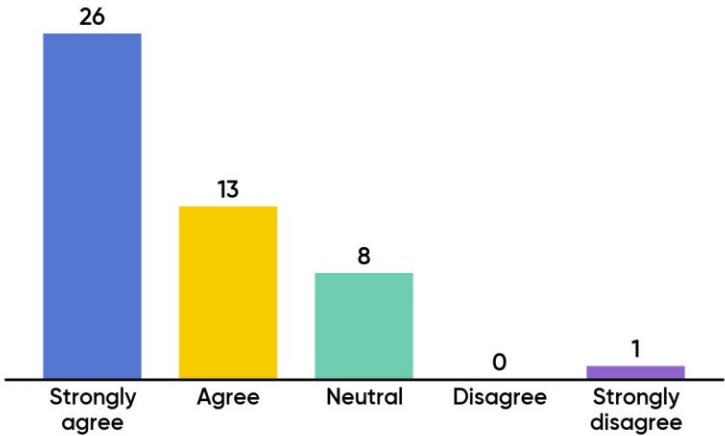


Downtown Culver City

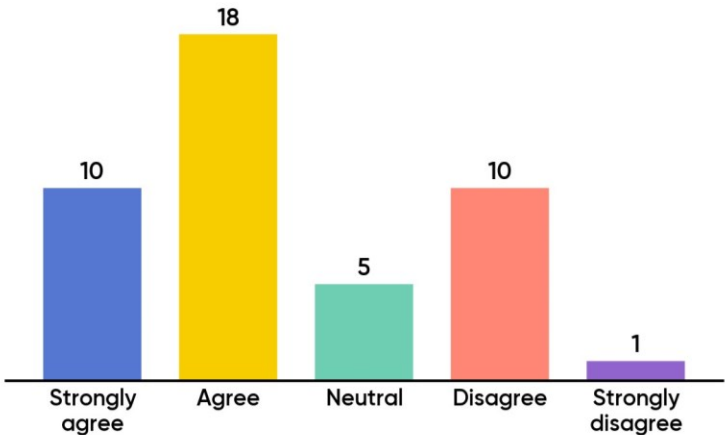
Key Engagement Takeaways

- Smaller developments across the city are preferable to very large developments in a few places
- Allow more housing near transit
- Provide relief to create more affordable housing, e.g., parking standards

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]



Preferred Land Use Map

Key Objectives

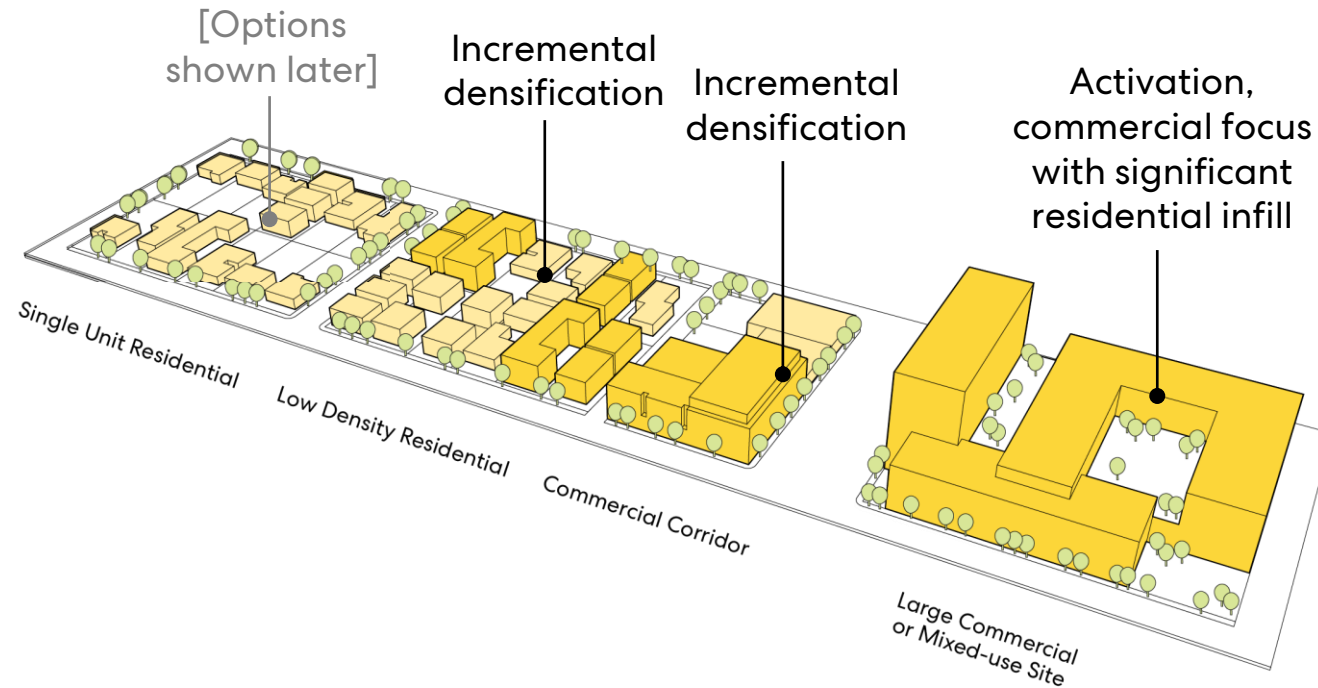
- Build on general agreement on direction for commercial corridors and larger sites
 - Allow more residential development on corridor and large sites
 - Encourage development of underutilized corridor sites, buildings, and parking lots
 - Maintain existing commercial and studio land use capacity
- Expand opportunities for new housing city-wide
- Encourage development that
 - Encourages walking and other modes of transit
 - Addresses scale and context
- Allow additional density in existing medium density multi-family areas
 - Ensure existing tenant protections from displacement



Photo of existing Culver City downtown

Preferred Land Use Map

Areas Besides Low-Density Single-Family



Distribute growth across the city

Low-density residential areas see incremental densification

Commercial corridors have moderate to medium mixed-use development potential

Opportunity sites accommodate medium to high density

Low-Density Residential:
Incremental densification



Commercial Corridor:
Incremental densification



Large Site:
Activation,
commercial focus with
residential infill



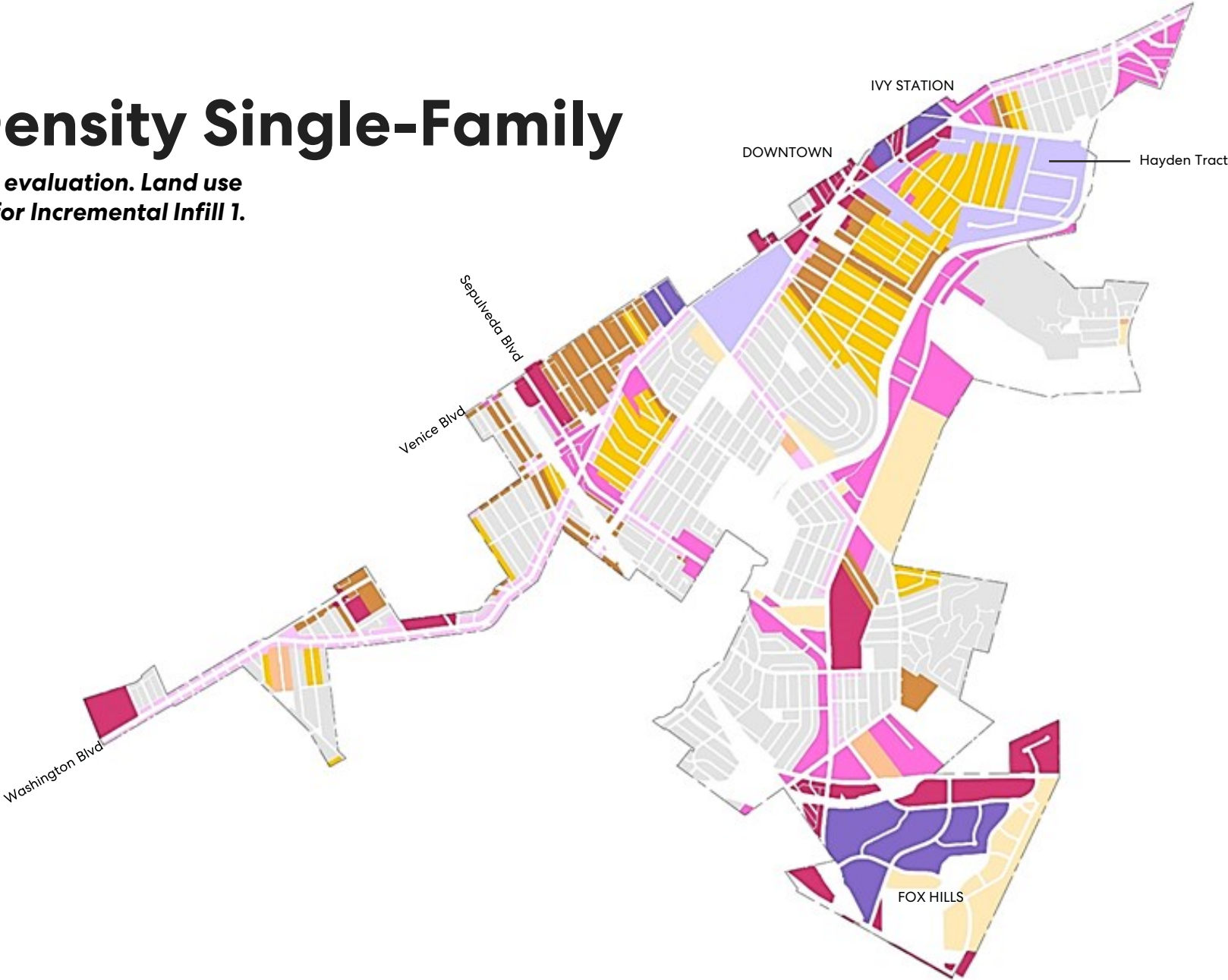
Preferred Land Use Map

Areas Besides Low-Density Single-Family

Note: Draft alternative land use map for discussion and evaluation. Land use map is simplified for clarity. Affordability is mandated for Incremental Infill 1.

Land Use Designations

- See Single-Family Land Use Map Options
- Incremental Infill 1
- Neighborhood Multi Family
- Neighborhood/Corridor MU 1
- Neighborhood/Corridor MU 2
- Mixed Use Medium
- Mixed Use High
- Industrial/Studio Mixed Use
- Planned Unit Residential



Preferred Land Use Map

Precedents



Medium-scale mixed-use development

West Hollywood, California



Small-scale multi-family residential development

Los Angeles, California



Activation and densification of large industrial site

Los Angeles, California



Single-Family Land Use Map Options

for Low-Density Single-Family Areas



Single-Family Land Use Map Options

Key Engagement Takeaways

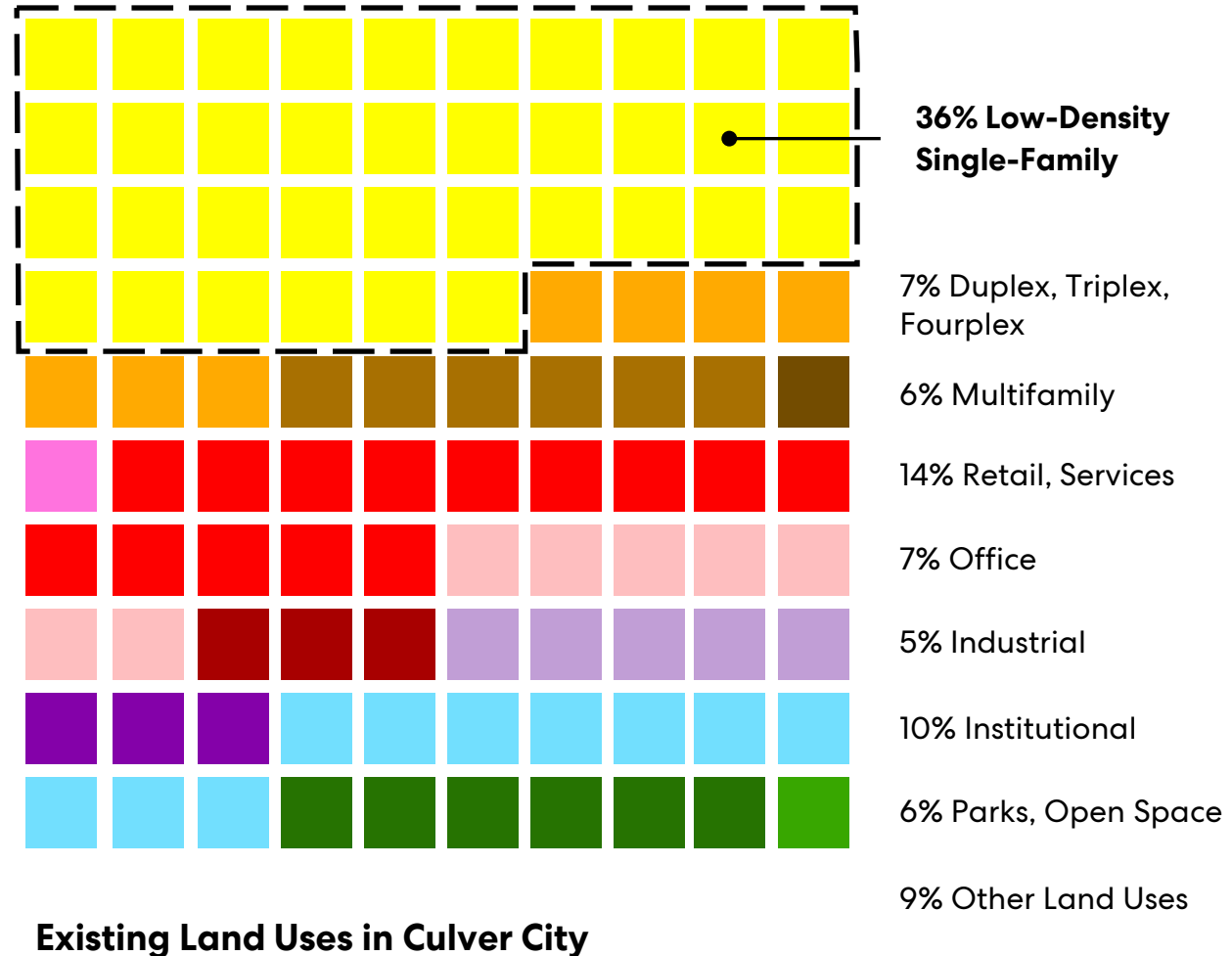
- No consensus on whether or not to change low-density single-family areas
- Maintain and create new affordable residential options
- Identify opportunities for new housing city-wide
 - Avoid concentrating new housing only along traffic corridors due to noise, air quality, environmental impacts
- Preserve R1 single-family residential design study code changes from 2019
- Concerns about over-development of small lots
- Maintain walkable neighborhoods
- Maintain opportunities for green, trees, and permeable sites



Single-Family Land Use Map Options

Why Consider Incremental Infill 1?

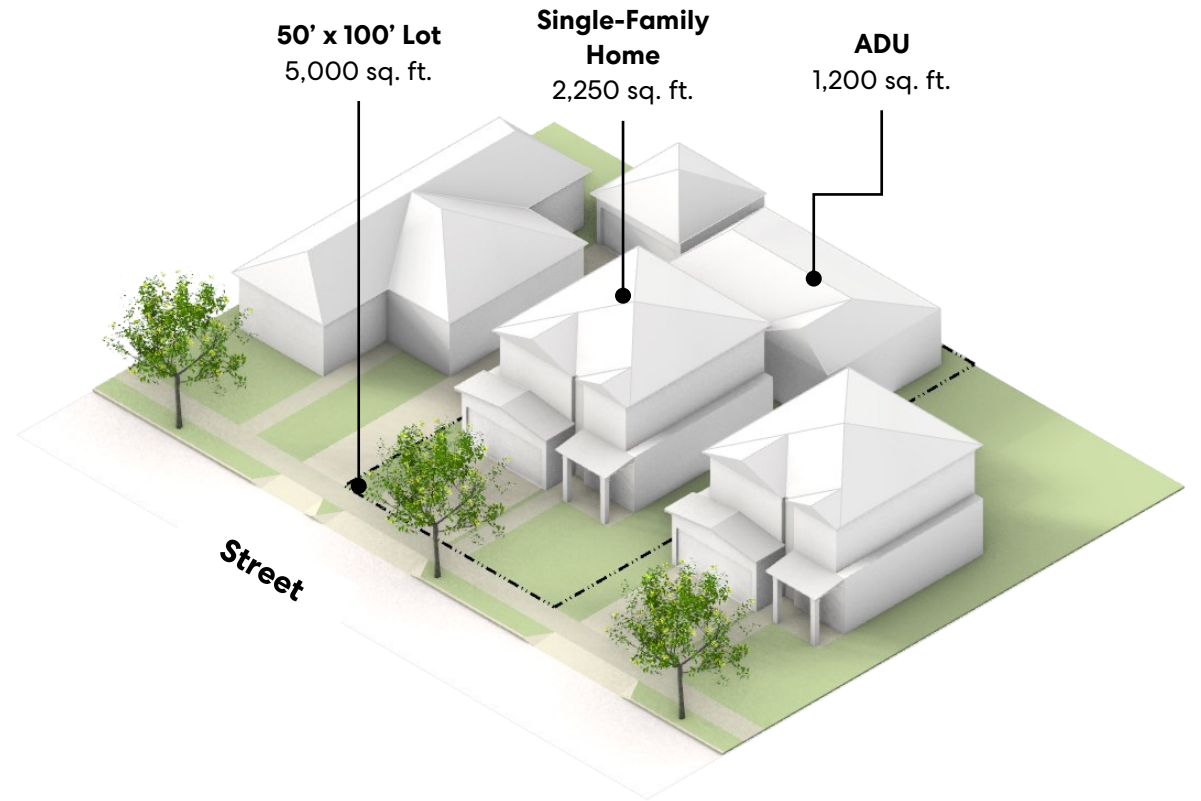
- Identify opportunities for new family units not located on major arterials
- ADU ordinance already allows up to 3 units, but come with size and location restrictions
 - Allow up to four “full” units without tiered constraints
 - Encourage ownership opportunities
- 4th unit creates incentive for designated affordable units
- Meet existing single-family R1 zoning standards and floor area limitations
 - Address concerns about neighborhood scale
 - Address concerns about over-development of small lots



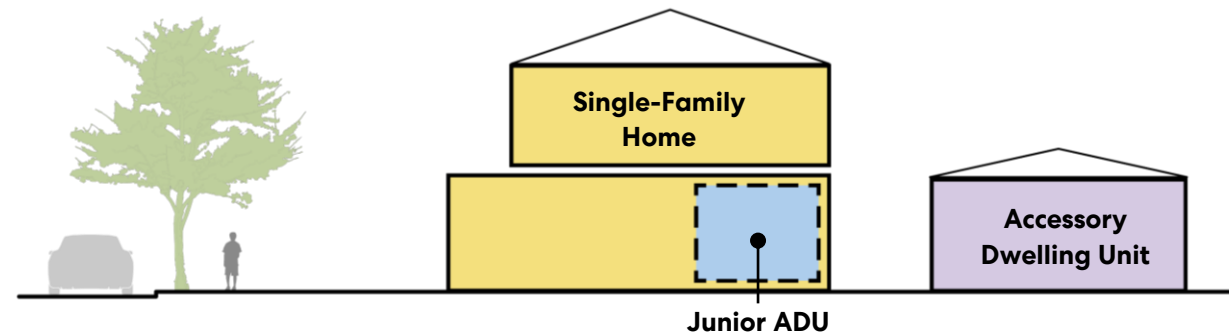
Single-Family Land Use Map Options

What You Can Do Today

- R1 single-family residential design study code changes addresses building scale and massing
- Existing land use designation allows up to three units using the state Accessory Dwelling Unit (ADU) provisions
 - Single-family home (0.45 FAR)
 - Accessory Dwelling Unit (up to 1,200 sq. ft.)
 - Junior Accessory Dwelling Unit (conversion up to 500 sq. ft.)
 - Up to 3,450 sq. ft. on 5,000 sq. ft. lot
- ADUs are exempt from most R1 zoning standards



Single-family home and ADU on 5,000 sq. ft. lot

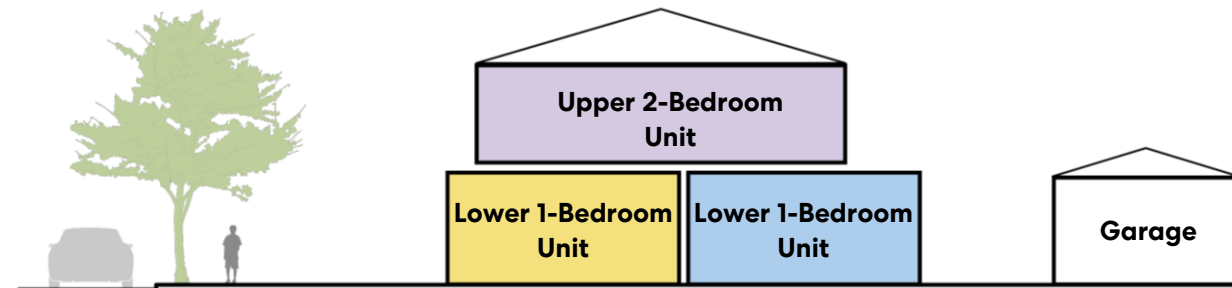
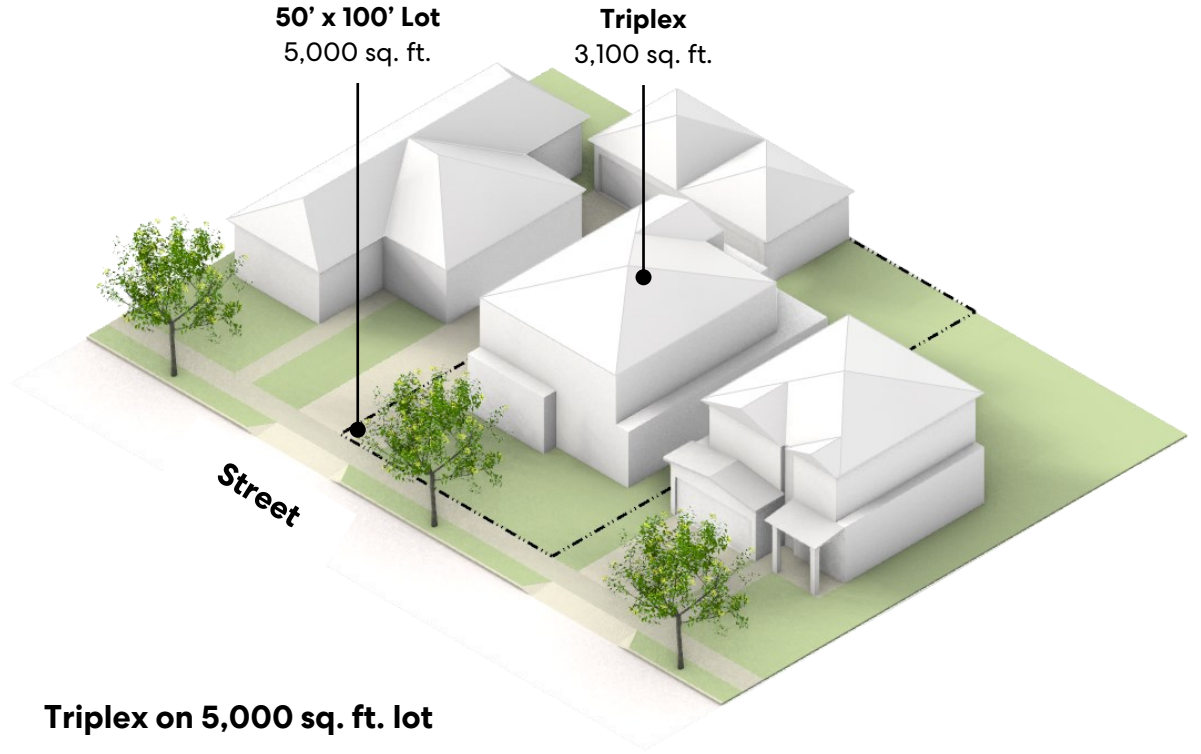


Unit diagram: up to three units allowed

Single-Family Land Use Map Options

Incremental Infill 1: Triplex (3-Unit Development)

- Three-unit triplex can be accommodated within existing single-family R1 standards
 - Meets all setback and height standards
 - Meets floor area allowances under current standards
- Provides option to create “equal” units, i.e. up to three units of the same configuration
- Avoids “back yard” or “pool house” units
 - Units can have entry with clear access from street
- Requires modification of ADU Ordinance

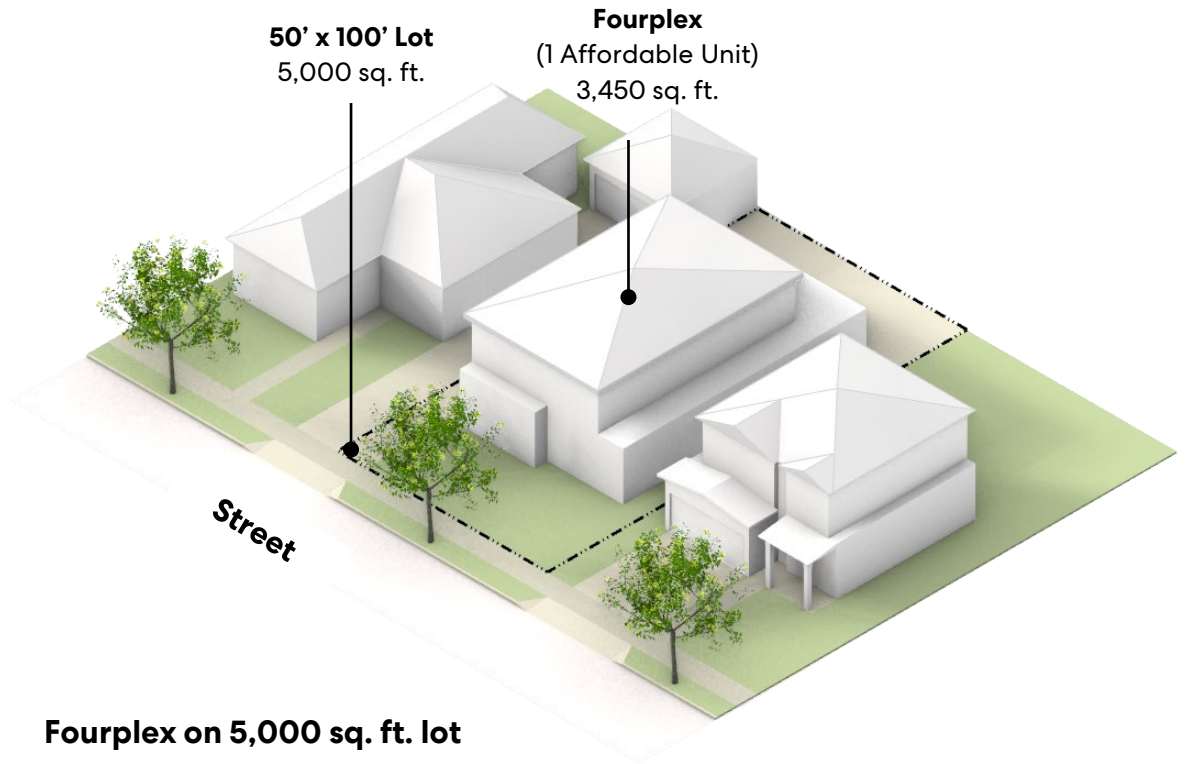


Unit diagram: up to three units allowed

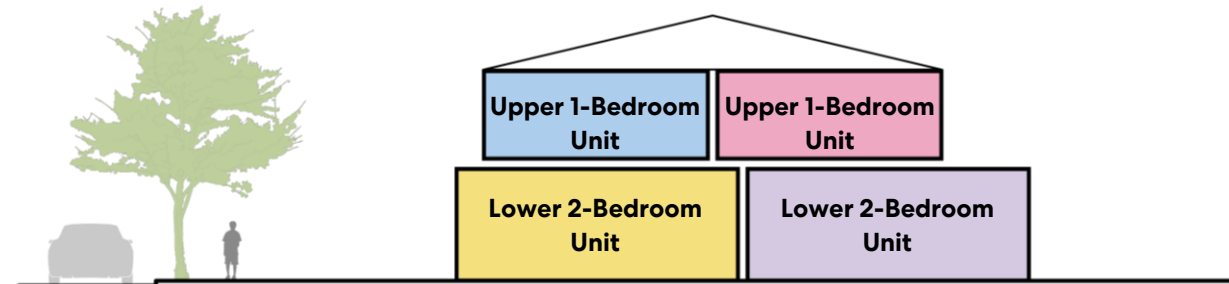
Single-Family Land Use Map Options

Incremental Infill 1: Fourplex (3-Unit + 1 Affordable Unit)

- Fourplex can generally be accommodated within existing R1 standards
 - Meets all setback and height standards
 - May slightly exceed floor area allowances on small lots
- Creates opportunity for dedicated affordable units
- Provides option to create “equal” units, i.e., four units of the same configuration
- Avoids “back yard” or “pool house” units
 - Units can have entry with clear access from street
- Requires modification of ADU Ordinance



Fourplex on 5,000 sq. ft. lot



Unit diagram: up to four units allowed,
with one designated affordable

Single-Family Land Use Map Options

Incremental Infill 1 Precedents

→
Duplex (3,200 sq. ft.)
Long Beach, California



→
Triplex (3,240 sq. ft.)
South Los Angeles,
California

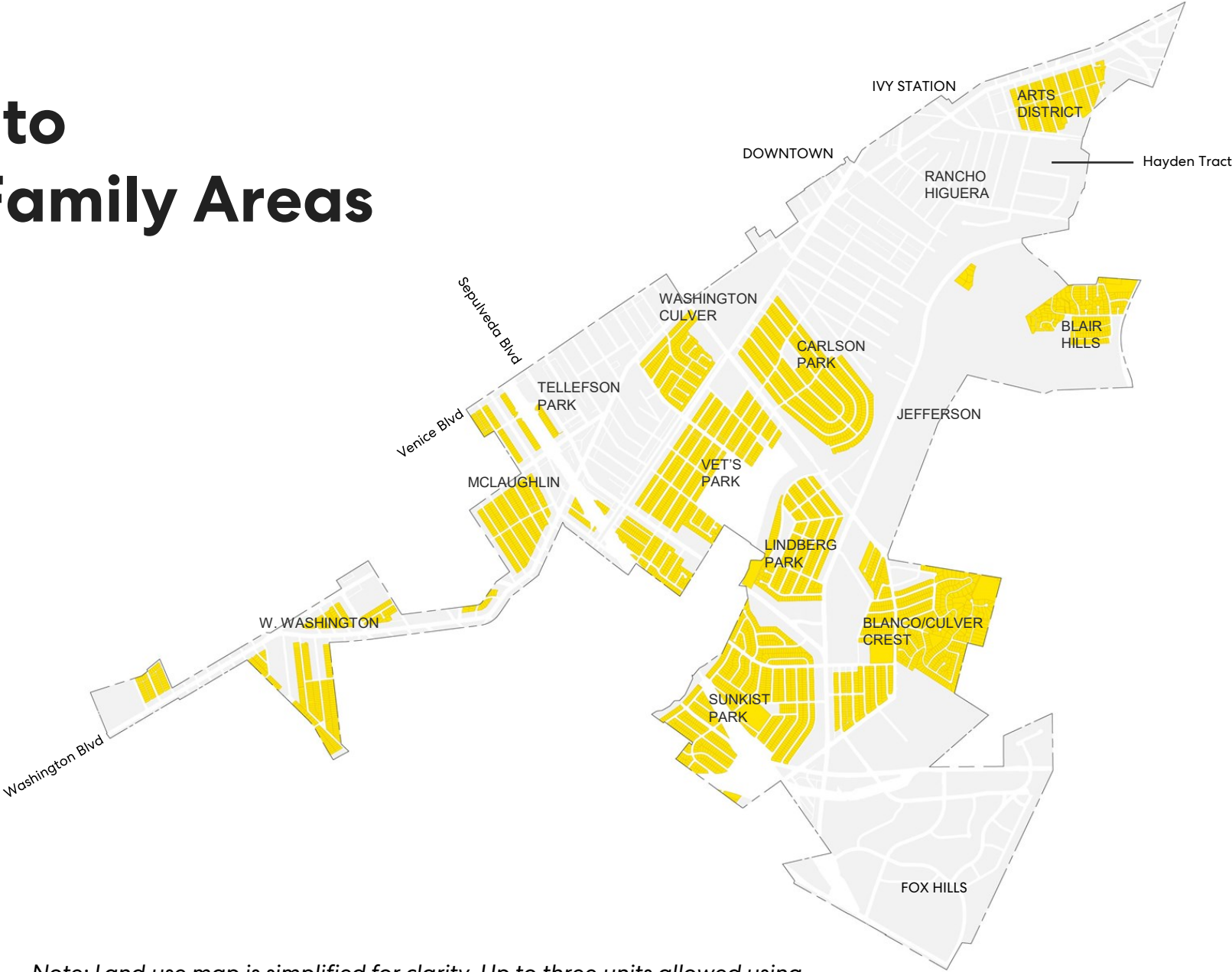


←
Fourplex
Burbank, California

Single-Family Land Use Map Options

Option 1: No Change to Low-Density Single-Family Areas

Key
Single Unit Residential + ADUs

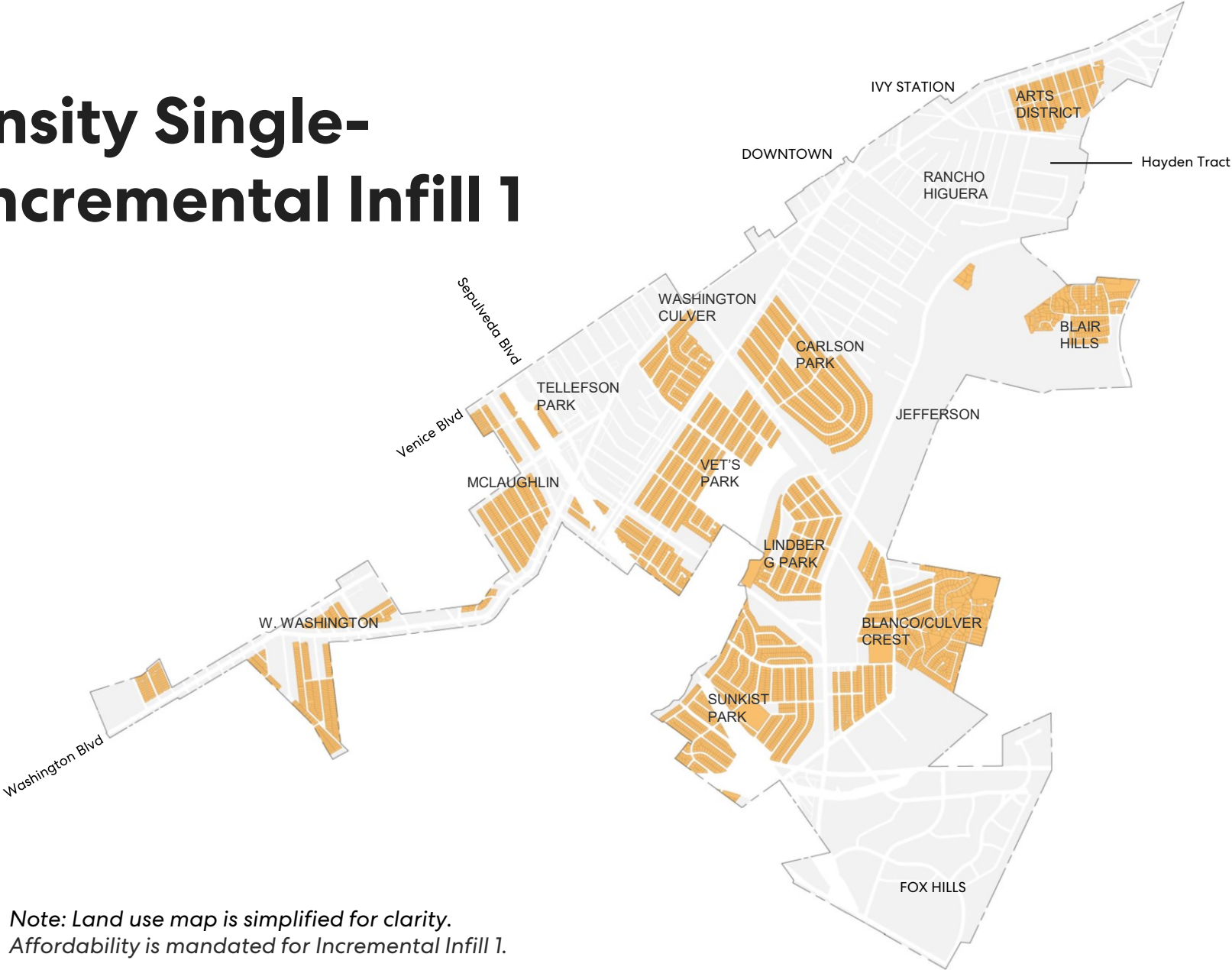


Note: Land use map is simplified for clarity. Up to three units allowed using state Accessory Dwelling Unit (ADU) provisions.

Single-Family Land Use Map Options

Option 2: All Low-Density Single-Family Areas Allow Incremental Infill 1

Key
Incremental Infill 1
(three units, four with designated affordable unit)



*Note: Land use map is simplified for clarity.
Affordability is mandated for Incremental Infill 1.*

Single-Family Land Use Map Options

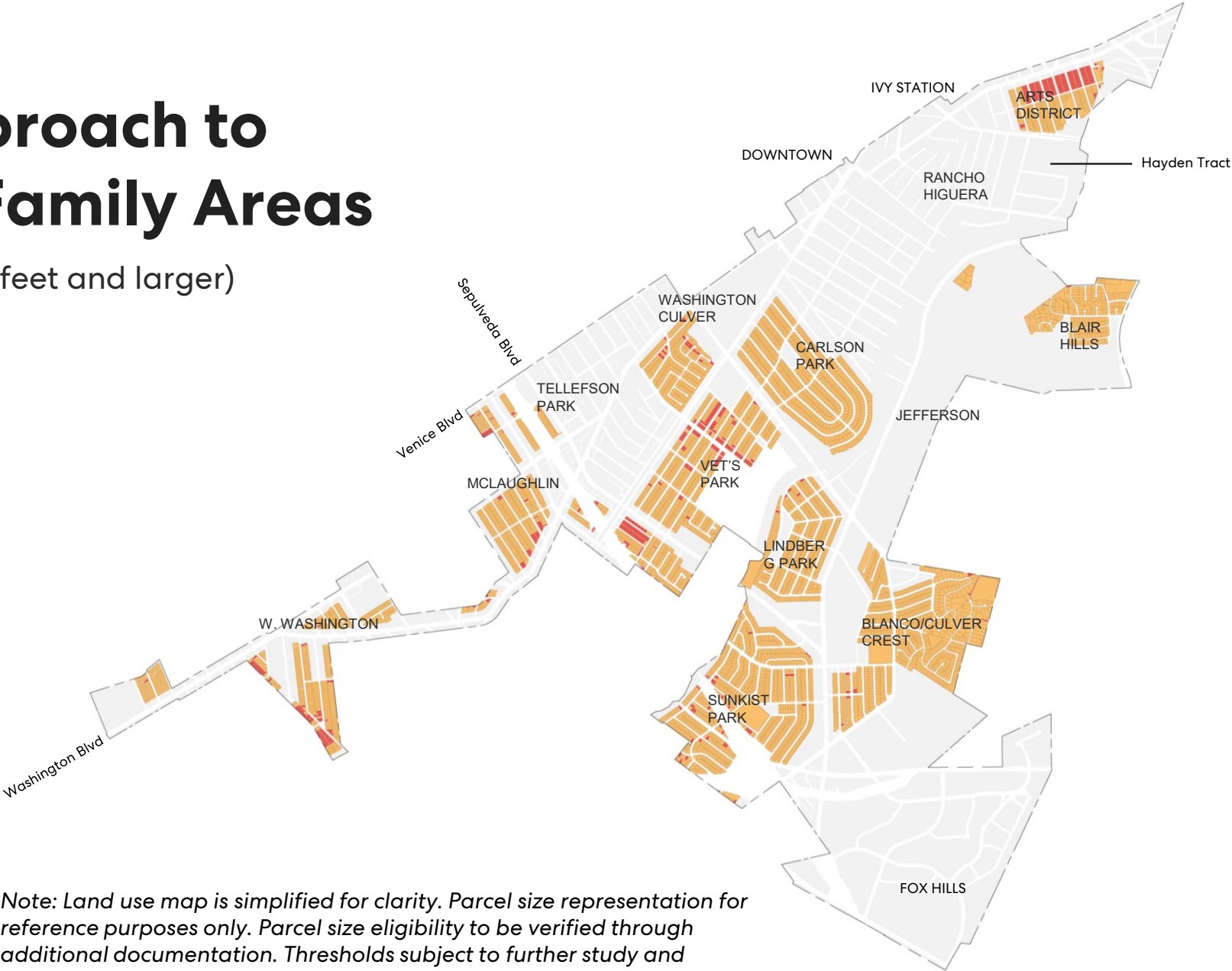
Option 3: Hybrid Approach to Low-Density Single-Family Areas

(Incremental Infill 1 on all lots 4,950 square feet and larger)

Key

Incremental Infill 1
(three units, four with designated affordable unit)

Lots < 4,950 sq. ft.

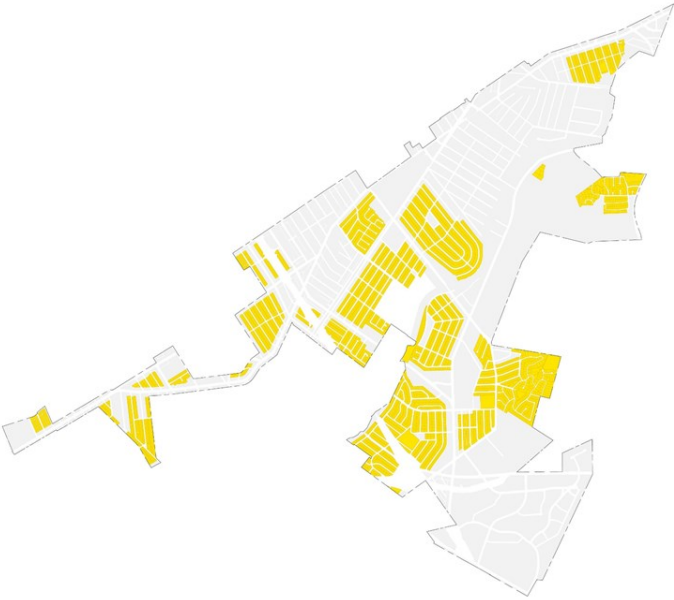


Note: Land use map is simplified for clarity. Parcel size representation for reference purposes only. Parcel size eligibility to be verified through additional documentation. Thresholds subject to further study and change. Affordability is mandated for Incremental Infill 1.

Single-Family Land Use Map Options

Summary of Single-Family Map Options

Option 1: No Change to Low-Density Single-Family Areas

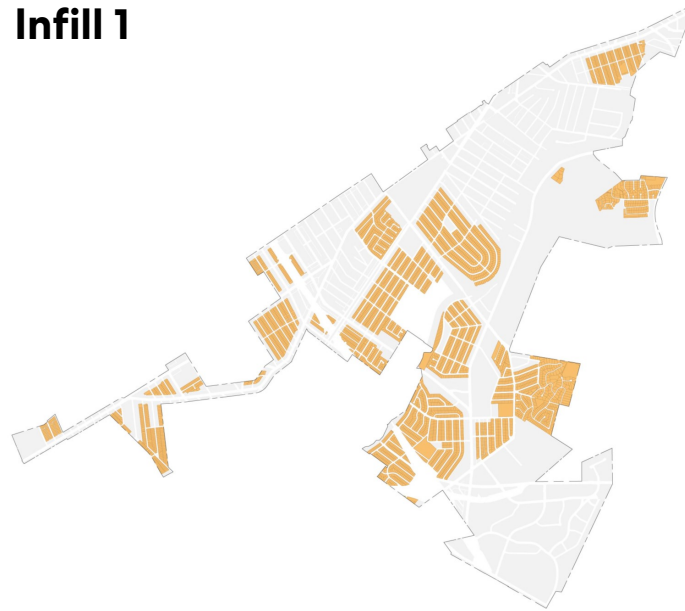


Up to three units allowed using Accessory Dwelling Unit Ordinance

R1 development standards apply to single-family homes

Accessory Dwelling Units exempt from most R1 zoning standards

Option 2: All Low-Density Single-Family Areas Allow Incremental Infill 1

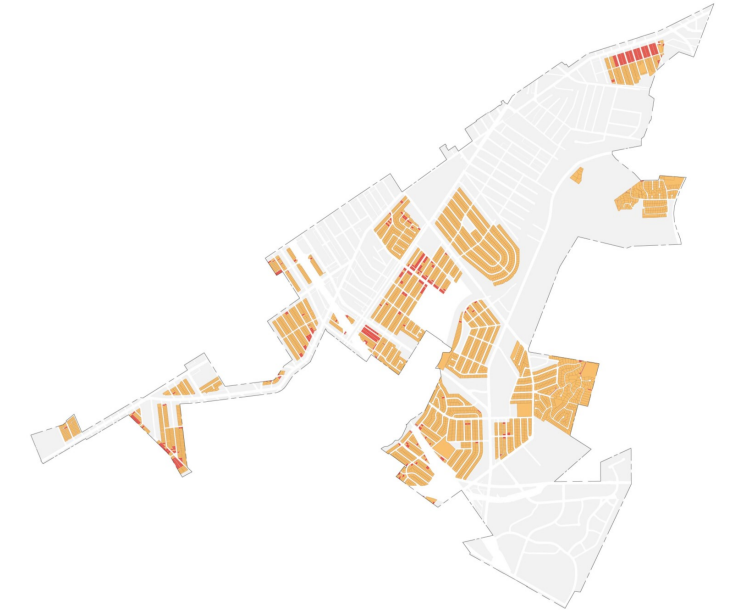


Up to three “equal” units allowed, four units if one is designated as affordable

Meet all R1 height and setback standards and current floor area allowances

Provision for new dedicated affordable units

Option 3: Hybrid Approach to Low-Density Single-Family Areas



Same as Option 2, except on lots less than 4,950 sq.ft. to address scale concerns with threshold subject to further study and change

All lots maintain opportunity to develop up to three units per Accessory Dwelling Unit Ordinance



2045 Growth Projections



Purpose of Growth Projections

- **Purpose:** To establish the parameters of study for General Plan preparation and environmental review
- **Projections:**
 - Predict amount of development likely to occur within a specified time horizon
 - Influenced by factors, such as market demand, land availability, government regulations, parcel characteristics
- **Background information**
 - Past trends
 - Regional Housing Needs Allocation
 - Connect SoCal
 - Culver City Growth Scenario

Past Trends



+760

*new housing units built
between 2000-2020*



+15,000

*new jobs added
between 2002-2018*



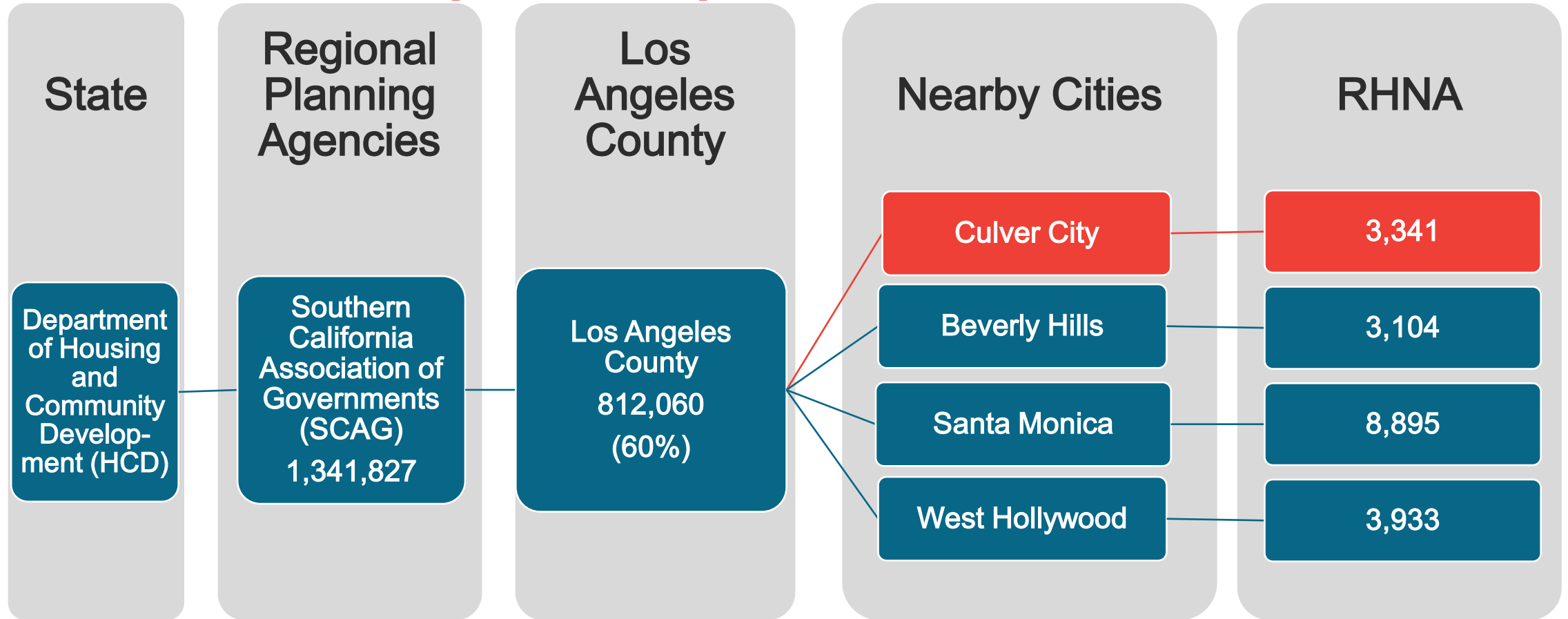
3.1

*overall jobs to
housing ratio in 2018*

- An unprecedented employment boom
- Culver City's multi-family stock has grown more slowly
- New housing has not kept pace with jobs growth

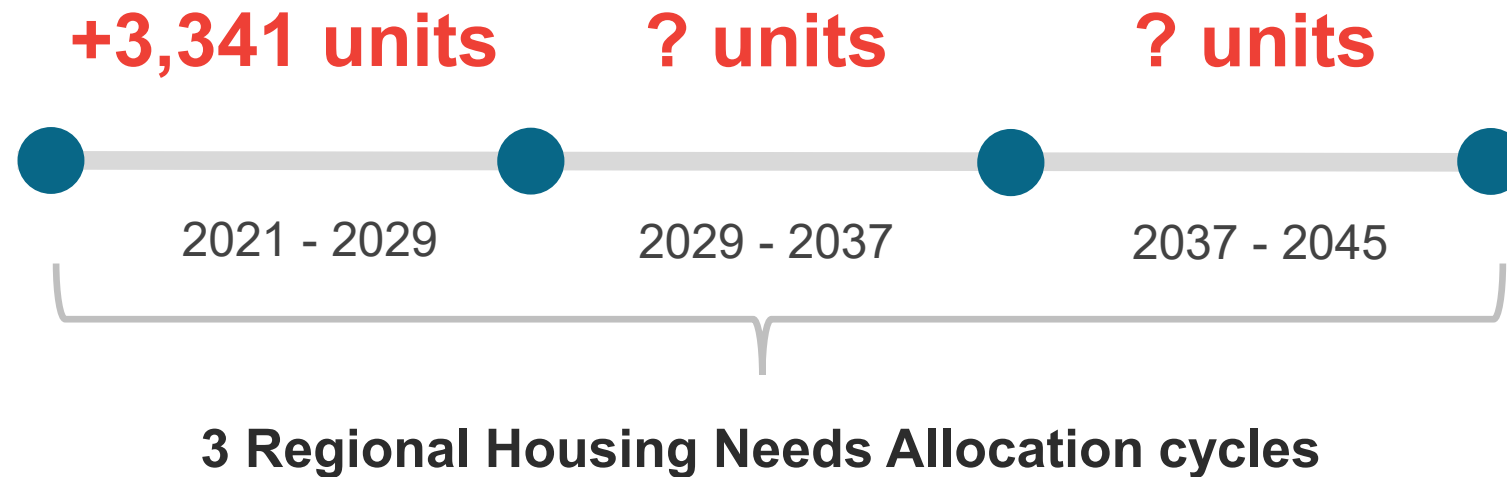
Sources: California Department of Finance, Census Longitudinal Employer-Household Dynamics Survey.
Figures have been rounded.

2021-2029 Regional Housing Needs Allocation (RHNA)

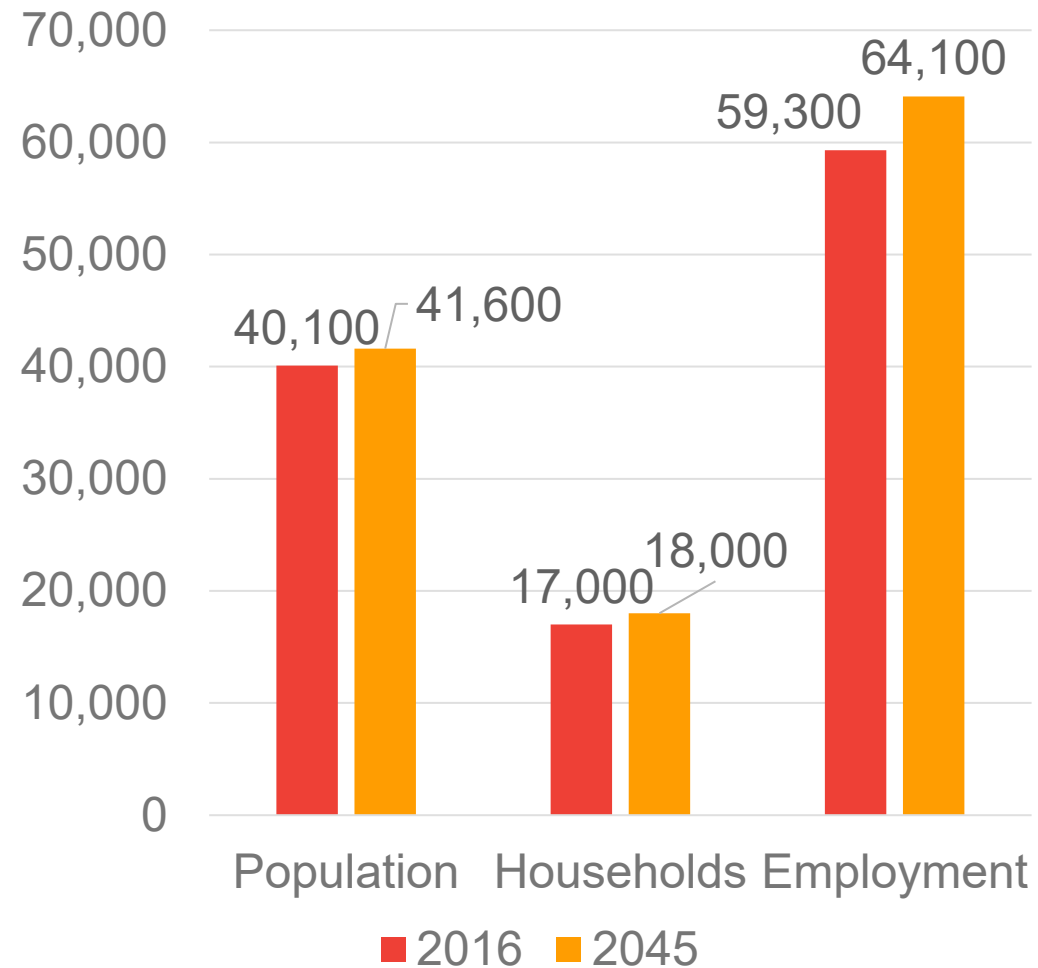


Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021

RHNA and the General Plan Time Horizon (2045)



Connect SoCal: Regional Transportation Plan/Sustainable Communities Strategy



- Laid out a vision for accommodating the SCAG region's projected growth (2016-2045)
- Reviewed projected growth for alignment with current General Plan and entitlements
- Recognized city's RHNA may need to accommodate more housing units than reflected in Connect SoCal

Culver City Growth Scenarios

- Estimated potential job growth based on the capture of projected job growth in LA County
- Capture of those jobs will drive market demand for future development
- Estimated housing demand caused by Culver City's expected employment growth

22,300 - 32,400

*new jobs in
Culver City through 2045*

14,900 - 21,600

*new housing units in
Culver City through 2045*

Direction to Study Growth Projections

- For 2045, study growth projections:
 - 11,500 new residential units
 - 23,000 new jobs
- Incorporates existing development projects
- Works towards short- and longer-term housing production goals, while also continuing to enhance economic development opportunities

Housing Units			
2019	2045	Net New (2019-2045)	Growth
17,700	29,300	11,500	2.0%

Jobs			
2017	2045	Net New (2019-2045)	Growth
60,000	83,000	23,000	1.2%

Discussion Tonight

Planning Commission recommendation and City Council direction is needed to:

1. Study the 2045 growth projections with 11,500 new residential units and 23,000 new jobs
2. Study the designations as shown in the Preferred Land Use Map, for all areas besides low-density single-family
3. Study Option 1, 2, or 3 in the low-density single-family areas in the Preferred Land Use Map
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