WELCOME!

to

Culver City Non-Hillside R-1 Neighborhood COMMUNITY WORKSHOP

Community Meeting 2
Single Family Neighborhood Design Study
October 22, 2019
MEETING AGENDA

6:30 - 6:50 PM  Gathering
6:50 - 7:00 PM  Introduction
7:00 - 7:20 PM  Design Recommendations
7:20 - 7:50 PM  Community Comment
7:50 - 8:00 PM  Next Steps
Promote neighborhood compatibility by maintaining the existing character and scale of Culver City’s single-family residential neighborhoods.
THE PROJECT

1. Lower + Upper Culver Crest
2. Carlson Park
3. Blair Hills / Hetzler Road
4. Blanco Park
5. Culver West
6. McLaughlin
7. Park West
8. Studio Village
9. Sunkist Park

THE TEAM

CITY OF CULVER CITY

Sol Blumenfeld  
COMMUNITY DEVELOPMENT DIRECTOR

Michael Allen  
PLANNING MANAGER

William Kavadas  
ASSISTANT PLANNER

Susan Herbertson  
SENIOR PLANNER

Deborah Hong  
PLANNING TECHNICIAN

JOHN KALISKI ARCHITECTS

Ariel Brenner  
URBAN DESIGNER

John Kaliski  
PRINCIPAL

Wenchong Lai  
PROJECT MANAGER
WHAT WE’VE DONE

1. Kick Off Meeting with City Staff  
   February 2018

2. Survey of Existing Conditions  
   General neighborhood tour, survey and study  
   May 2018

3. Community Engagement, Round 1 (Seven Meetings)  
   Online Survey and Community Meetings  
   June-September 2018

4. Staff/Consultant Brainstorm and Recommendation  
   Development: Zoning Code and Design Guidelines Alternatives  
   October 2018-February 2019

5. City Council/Planning Commission  
   Joint Study Session  
   May 2019

6. Updated Recommendations for Zoning Code and Design Guidelines Alternatives  
   June-July 2019

7. Staff/Consultant Review of Recommendations  
   August-September 2019

8. Community Engagement, Round 2  
   Current
COMMUNITY SURVEY EXERCISE

99 Participants

7 Neighborhoods

Blair Hills / Hetzler Road
Blanco Park / Sunkist Park
Carlson Park
Culver West
McLaughlin
Park West
Studio Village
ONLINE COMMUNITY SURVEY

239 Participants

7 Neighborhoods

- Blair Hills/Hetzler Road
- Blanco Park/Sunkist Park
- Carlson Park
- Culver West
- McLaughlin
- Park West
- Studio Village
KEY JKA R1 RECOMMENDATIONS

1. Incorporate existing Culver Crest Overlay standards into a unified R1 Hillside Overlay Zone.
2. Reduce the baseline FAR to 0.45.
3. Alter the maximum height limit for flat- and sloped-roof structures.
4. Further constrain the massing of second stories.
5. Modify garage standards:
   a. Incentivize garages in rear yards.
   b. Introduce a front-facing garage setback.
   c. Exempt detached garages in the rear ⅓ of a lot from FAR calculation.
6. Introduce additional landscape standards.

STUDY SESSION DIRECTIONS

1. Survey topographical conditions to inform which sites are impacted by the proposed Hillside Overlay Zone.
2. Conduct additional Blair Hills public outreach (10/24/19).
3. Increase the proposed FAR from 0.45 to 0.50.
4. Lower maximum height limit for flat-roofed structures.
5. Further constrain the massing of second stories.
6. Further limit balcony expression at side yards.
7. Modify garage standards:
   a. Incentivize garages placed in the rear yard.
   b. Disincentivize double-width garages by considering garages with tandem parking.
   c. Reassess the requirement for covered parking.
8. Modify proposed landscaping standards.
1

Reduce the single-family residential baseline FAR from 0.60 to 0.50.

Typical massing for two-story construction per the existing 0.60 FAR allowance compared with a structure at the recommended 0.50 FAR plus an ADU.
1. Reduce the single-family residential baseline FAR from 0.60 to 0.50.

- Realizes a 2,500 SF, 0.50 FAR residence on a 50'-0” by 100'-0” typical lot.
- 0.50 FAR can be achieved through one- or two-story construction.
- Note: ADU not counted towards FAR.
  
  \[
  \frac{2,500 \text{ SF residence} + 600 \text{ SF ADU}}{5,000 \text{ SF Lot}} \approx 0.60 \text{ FAR}
  \]

With the recommended FAR, a one-story structure on a typical 50'-0” by 100'-0” lot achieves a 0.48 FAR.
Exempt the first 400 SF of garage area within the rear third ($\frac{1}{3}$) of a lot from the FAR calculation.

<table>
<thead>
<tr>
<th></th>
<th>Existing Standards</th>
<th>Proposed Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Garages</td>
<td>Counted towards FAR.</td>
<td>Counted towards FAR, exempting the first 400 SF within the rear $1/3$ of a lot.</td>
</tr>
<tr>
<td>Detached Garages</td>
<td>Not counted towards FAR.</td>
<td>Not counted towards FAR. The first 400 SF within the rear $1/3$ of a lot also not counted towards FAR.</td>
</tr>
</tbody>
</table>
Exempt the first 400 SF of garage area within the rear third (¹⁄₃) of a lot from the FAR calculation.

Proposed: First 400 SF of attached or detached garages located in the rear ¹⁄₃ of a lot shall not be included in the FAR calculation.
Increase the second-story front yard setback requirement from 25’-0” to 30’-0” from the front property line.

<table>
<thead>
<tr>
<th>EXISTING PER ZONING: 25’-0” SECOND-STORY SETBACK</th>
<th>PROPOSED WITH RECOMMENDATIONS: 30’-0” SECOND-STORY SETBACK</th>
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</thead>
<tbody>
<tr>
<td>Typical massing for a 0.60 FAR sloped-roof structure with the existing 5’-0” second-story setback.</td>
<td>Typical massing for a 0.50 FAR sloped-roof structure with an ADU and the proposed 30’-0” second-story setback.</td>
<td>Typical massing for a 0.50 FAR sloped-roof structure with an ADU and the proposed 30’-0” setback.</td>
</tr>
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</table>

The existing 25’-0” second-story setback is compared with the recommended 30’-0” second-story setback as illustrated for a sloped-roof structure on a typical lot.
3. Increase the second-story front yard setback requirement from 25’-0” to 30’-0” from the front property line.

- **(E) Standard:** 25’-0” second-story setback.
- **Proposed Standard:** 30’-0” setback for any second-story structure or building component ≥18’-0” in height.
- The full 0.50 FAR can still be realized.

Proposed zoning envelope with a recommended 30’-0” second-story front yard setback for components exceeding 18’-0” in height.
4

**Introduce an encroachment plane along side yards.**

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<tr>
<th>EXISTING PER ZONING</th>
<th>PROPOSED WITH RECOMMENDATIONS</th>
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<tbody>
<tr>
<td><img src="image1" alt="Existing Zoning Envelope" /></td>
<td><img src="image2" alt="Proposed Zoning Envelope" /></td>
</tr>
</tbody>
</table>

- **EXISTING PER ZONING:**
  - Maximum building height allowed at interior side yard setback line(s).
  - (E) Zoning envelope with the existing 25’-0” second-story front yard setback and no additional regulations along side yards.

- **PROPOSED WITH RECOMMENDATIONS:**
  - 45° Encroachment Plane along side yards, measured from 10’-0” above the side yard property line.
  - Recommended zoning envelope with a 30’-0” second-story front yard setback and a 45° encroachment plane along side yards.

- Recommended zoning envelope with a 45° encroachment plane along side yards compared with the existing zoning envelope allowing maximum height along interior side yards.
Introduce an encroachment plane along side yards.

- **(E) Standard**: Maximum building height allowed at interior side yard setback line(s).

- **Proposed Standard**: Maximum building height subject to the encroachment plane(s) inclining upward and inward towards the bulk and mass at a 1:1 (45°) angle, starting from 18'-0" above the side lot line(s).
Introduce an encroachment plane along side yards.

Massing alternatives for structures set within the recommended zoning envelope, compared with a typical one-story Culver City R1 Tract Home.
Adjust the maximum allowable building height.

- **(E) Height Limits:**
  - Flat roofs: 31’-0” (26’-0” plus a 5’-0” parapet).
  - Sloped roofs: 30’-0”.

- **Proposed Standard:**
  - Flat roofs: 27’-0”, including parapet.
  - Sloped roofs: 30’-0”.

Sectional diagram of the recommended 27’-0” height limit for a flat roof, including a 42-inch parapet.
Adjust the maximum allowable building height.

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<td>Typical massing comparing an existing two-story residence with a 31'-0&quot; height limit with the recommended height limit of 27'-0&quot;, inclusive of a parapet.</td>
<td>Proposed height limit: 27'-0&quot;, including parapet.</td>
</tr>
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(E) Height limit: 26'-0" + 5'-0" parapet.
Adjust the maximum allowable building height.

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<td>(E) Height limit: 30'-0&quot;.</td>
<td>Proposed height limit: 30'-0&quot;.</td>
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Proposed 30'-0" height limit for sloped-roof structures does not differ from the existing standards.
Limit the pitch of sloped roofs to $\leq 1:1$.

- **(E) Standard**: No maximum limit for sloped roofs.
- **Proposed Standard**: Introduce a slope maximum $\leq 1:1$ (45°).
Refine “Story” Definition: Amend the definition of a “Story” to include a numerical height limit of 14’-0”.

<table>
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<th>(E) City-Wide Definition</th>
<th>(E) Culver Crest Overlay Definition</th>
<th>Proposed Definition</th>
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| **Definition of a “Story”:**  
“That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above.” | **Definition of a “Story”:**  
“That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above. A story shall be defined as the floor to bottom-of-plate height and can be no taller than fourteen (14) feet.” | **Definition of a “Story”:**  
Adopt the Culver Crest Overlay definition. |
Refine Story Height: Count double height volumes twice towards floor area.

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<td>N/A</td>
<td>“Residential floor area shall include mezzanines, covered porches, covered patios, and accessory buildings in addition to any floor area within the main dwelling unit but shall not include detached garages. Floor area shall be defined as the area confined from exterior wall to exterior wall. Areas within a ceiling height greater than one (1) story, as defined by this Title, will be counted twice towards floor area. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor.”</td>
<td>Adopt and amend the Culver Crest Overlay’s standard: “Residential floor area shall include mezzanines, covered porches, covered patios, and accessory buildings in addition to any floor area within the main dwelling unit but shall not include detached garages. Floor area shall be defined as the area confined from exterior wall to exterior wall. Areas within a ceiling height greater than one (1) story, as defined by this Title, will be counted twice towards floor area. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor. The first 250 square feet, measured from interior wall to interior wall, of double-height space is exempt from the double-FAR calculation.”</td>
</tr>
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</table>
Parking: Allow uncovered and half-covered parking on R1 lots.

- **(E) Standard**: Covered parking only; uncovered parking not allowed for required spaces.
- **Proposed Standard**: Required parking may be provided as uncovered, half-covered, or fully covered behind the front yard setback.
Parking: Limit front yard-facing uncovered parking.

- **(E) Standard:** None.
- **Proposed Standards:**
  - Screen uncovered parking.
  - Architecturally-treat screening.
  - Maximum open-to-the-sky paved area in the 20'-0” behind the required front yard setback: 50%.

Uncovered parking shall be screened. Maximum paved area behind the front lot line is 25%. The next 20'-0” behind the required front yard setback shall be no more than 50% paved.
11 Increase the front yard setback for front-facing garages.

- **(E) Standard**: None.
- **Proposed Standards**: Front-facing garages, garage doors, and architectural components screening on-site parking spaces shall be set back 5’-0” in addition to the 20’-0” required front yard setback line.

![Diagram of a 2-story single-family dwelling with attached ADU and garage showing proposed 5’-0” garage setback.]

Typical massing for a 0.50 FAR residence with the proposed 5’-0” garage setback.
Allow one half (½) of an alley, or 10’-0” at a designated open space or park to be utilized for the R1 rear yard setback when garage at rear yard.

Alleys within the R1 (Single-Family Residential) Zone in Culver City. ±450 parcels affected.
Constrain second-story side yard-facing balconies and roof decks.

- Prohibit any balcony with a line of sight into a side yard.
  - Exception: Second-story balconies or decks located within 6'-0” of a rear- or front-facing facade may be open to a side yard setback.
- Require that rooftop decks and terraces be set back 5'-0” from the building face or edge along side yards.
Comments? Questions?
1. Compile and consider community feedback; prepare final DRAFT recommendations. October-December 2019

2. Present updated DRAFT recommendations to Planning Commission and Council ~January 2020
Thank you!