WELCOME!

to

Culver City Blair Hills R-1 Neighborhood COMMUNITY WORKSHOP

Community Meeting 2
Single Family Neighborhood Design Study
October 24, 2019
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 HAVE 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
   October 2018-February 2019
   Alternatives

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/
Hetzer 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.
BLAIR HILLS OVERLAY DISTRICT RECOMMENDATIONS
The vast majority of parcels with slopes ≥15% are concentrated in the Culver Crest and Blair Hills/Hetzler Road neighborhoods.
Establish a Blair Hills/Hetzler Road Overlay District with “hillside” development standards to reflect the topographical specificity of this community.

- Utilize the recently-adopted Culver Crest Hillsides Overlay Standards for the proposed Blair Hills/Hetzler Road Overlay with the following difference:

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culver Crest Overlay</td>
<td>Blair Hills Overlay</td>
</tr>
<tr>
<td><strong>Detached Garages</strong></td>
<td><strong>Blair Hills Overlay</strong></td>
</tr>
<tr>
<td>Garages detached from the primary structure are not included in the FAR calculation.</td>
<td>Garages detached from the primary structure are included in the FAR calculation.</td>
</tr>
<tr>
<td><strong>Attached Garages</strong></td>
<td><strong>Garages attached to the primary structure are included in the FAR calculation.</strong></td>
</tr>
<tr>
<td>Garages attached to the primary structure are included in the FAR calculation.</td>
<td>The first 400 square feet of attached garages with tandem parking, or the first 200 square feet of any attached garage, shall be exempt from the FAR calculation.</td>
</tr>
</tbody>
</table>
Reduce the maximum floor area ratio (FAR) from 0.60 to 0.45.
Further regulate the maximum FAR for lots with slopes exceeding 15% by utilizing slope-band methodology.

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Floor Area (FAR)</strong></td>
<td></td>
</tr>
<tr>
<td>0.6</td>
<td></td>
</tr>
<tr>
<td>0% ≤ Slope &lt; 15% = 0.45</td>
<td>15% ≤ Slope &lt; 30% = 0.40</td>
</tr>
<tr>
<td>30% ≤ Slope &lt; 45% = 0.35</td>
<td>45% ≤ Slope &lt; 60% = 0.30</td>
</tr>
<tr>
<td>60% ≤ Slope &lt; 100% = 0.25</td>
<td>100% ≤ Slope = 0.00</td>
</tr>
</tbody>
</table>
Further regulate the maximum FAR for lots with slopes exceeding 15% by utilizing slope-band methodology.
Modify setback standards to increase sunlight, air, and privacy between homes and encourage views between houses.

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Min Front Yard Setback - 1st Story</strong></td>
<td>20 FT</td>
<td>20 FT</td>
</tr>
<tr>
<td><strong>Min Front Yard Setback - 2nd Story</strong></td>
<td>25 FT</td>
<td>30 FT</td>
</tr>
<tr>
<td><strong>Min Side Yard Setback - 1st Story</strong></td>
<td>5 FT</td>
<td>10% of Lot Width but not &lt;5 feet and not &gt;10 feet</td>
</tr>
<tr>
<td><strong>Min Side Yard Setback - 2nd Story</strong></td>
<td>[N/A]</td>
<td>Narrower Setback 16% of Lot Width but not &lt;8 feet and not &gt;16 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wider Setback 24% of Lot Width but not &lt;12 feet and not &gt;24 feet</td>
</tr>
<tr>
<td><strong>Min Rear Yard Setback</strong></td>
<td>15 FT</td>
<td>15 FT</td>
</tr>
</tbody>
</table>
Modify setback standards to increase sunlight, air, and privacy between homes and encourage views between houses.
Adjust the maximum allowable building height.

<table>
<thead>
<tr>
<th>EXISTING</th>
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</tr>
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<tbody>
<tr>
<td><strong>Building Height</strong></td>
<td><strong>Flat roofs on slopes &lt;50% (2:1) - 2 stories and 26'-0&quot;, inclusive of a parapet</strong></td>
</tr>
<tr>
<td>Flat roofs - 2 stories and 31'-0&quot; (26'-0&quot; + a 5'-0&quot; parapet)</td>
<td>Sloped roofs on slopes &lt;50% (2:1) - 2 stories and 30'-0&quot;</td>
</tr>
<tr>
<td>Sloped roofs - 2 stories and 30'-0&quot;</td>
<td>On slopes 50%-100% (2:1-1:1) - 1 story and 14'-0&quot;</td>
</tr>
<tr>
<td>N/A</td>
<td>Slopes &gt;100% (2:1) - Not allowed</td>
</tr>
</tbody>
</table>

Note: The existing and proposed heights are not directly comparable due to the parapet inclusion in the existing criteria.

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**DRAFT RECOMMENDATION (BLAIR HILLS)**
Adjust the maximum allowable building height.

Proposed Flat-Roof Height Limit: 26'-0", inclusive of a parapet.
Adjust the maximum allowable building height.

Proposed Sloped-Roof Height Limit: 30’-0”.
4B

Limit the height of structures on slopes ≥ 50% to one (1) story and 14’-0”.

Proposed Zoning Envelope | Front Yard Property Line
Refine “Story” Definition: Amend the definition of a “Story” to include a numerical height limit of 14’-0”.

<table>
<thead>
<tr>
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</tr>
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<tbody>
<tr>
<td><strong>Definition of a &quot;Story&quot;</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>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. <strong>A story shall be defined as the floor to bottom-of-plate height and can be no taller than fourteen (14) feet.</strong></td>
<td></td>
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</tbody>
</table>
### DRAFT RECOMMENDATION (BLAIR HILLS)

#### Refine Story Height: Count double height volumes twice towards floor area.

<table>
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</tr>
</thead>
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<tr>
<td><strong>Double Height Volumes</strong></td>
<td><strong>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.</strong></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
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</tbody>
</table>
Prohibit ADUs in Hillside areas.

<table>
<thead>
<tr>
<th>EXISTING</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Flat R1 Neighborhood Standards</td>
<td>Culver Crest Standards</td>
<td>Blair Hills Standards</td>
</tr>
<tr>
<td>ADUs are permitted in the Non-</td>
<td>ADUs are prohibited in the</td>
<td>ADUs are prohibited in the</td>
</tr>
<tr>
<td>Hillside R1 Zone.</td>
<td>Hillside Areas.</td>
<td>Hillside Areas.</td>
</tr>
<tr>
<td>New ADU Construction</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ADDITIONAL PROPOSED CITY-WIDE STANDARDS APPLICABLE TO BLAIR HILLS
Limit the pitch of sloped roofs to ≤ 1:1.

- **(E) Standard**: No maximum limit for sloped roofs.
- **Proposed Standard**: Introduce a slope maximum ≤ 1:1 (45°).
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 address community feedback
   October-December 2019

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