

Fox Hills Specific Plan

May 26, 2026

Presentation By: Planning & Development



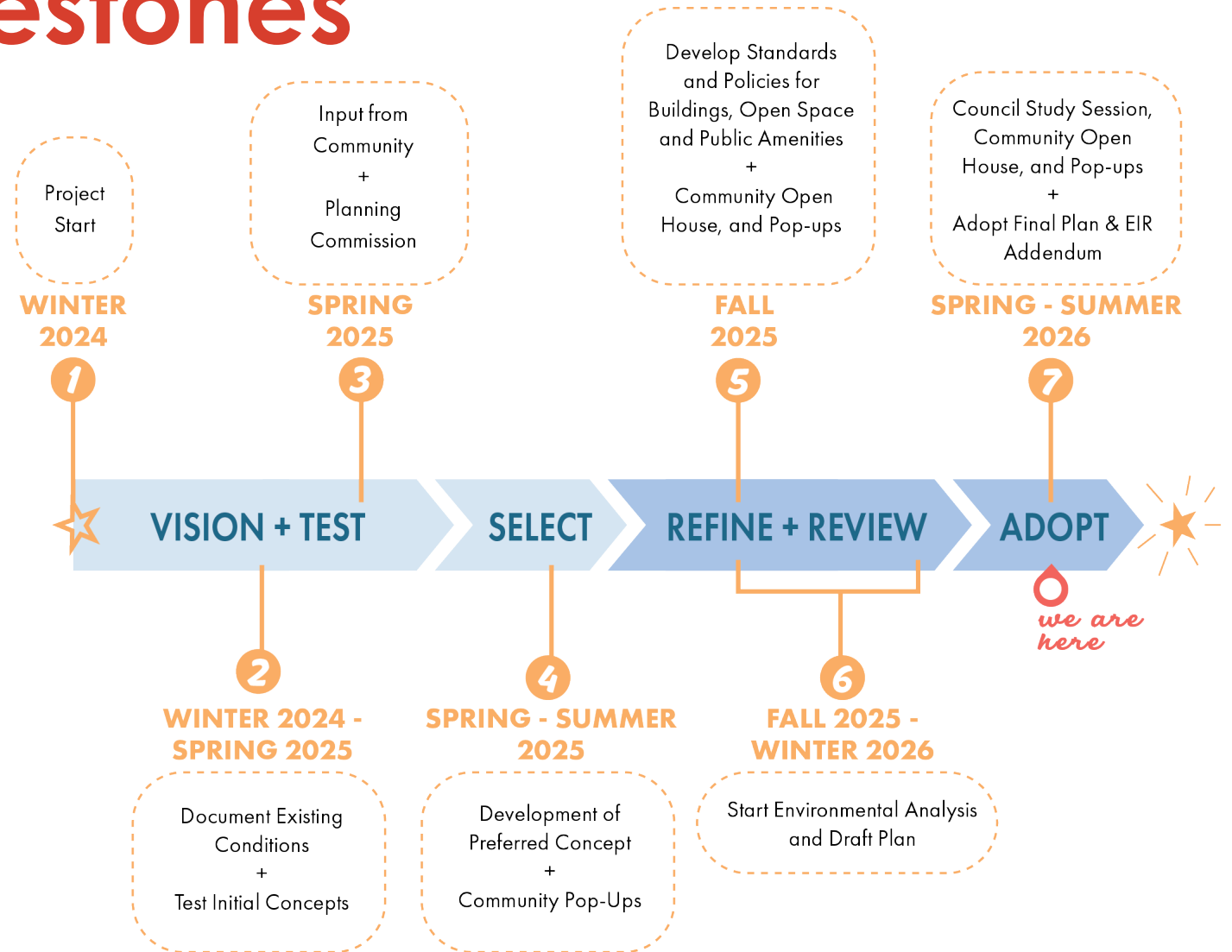


Agenda

- Specific Plan Overview and Milestones
- Community Engagement Overview
- Specific Plan Content
- City Council Deliberation

Specific Plan Milestones

- **Winter 2024:** Kickoff & Existing Conditions
- **Spring 2025:** Concept Testing & Community Engagement
- **Spring – Summer 2025:** Concept Development & Engagement
- **Fall 2025:** Development of Specific Plan Document
- **Summer 2026:** Engagement & Estimated Adoption of Plan



Engagement Overview

227 Community Survey Respondents

99 Community Meeting Participants

145 Virtual Open House Visitors

11 Stakeholder Participants

30 Community Members Engaged Through Park/Parkette Flyering

6 Pop-ups



Vibes After 5
C3 Building Fox Hills



Culver City Pride
Culver Stairs



Community Open House
Veterans Park

Engagement Overview

Buildings & Land Use

- Support for General Plan densities and concerns about development
- Strong support for dining and grocery stores/commercial amenities

Mobility & Streets

- Improved road safety and pedestrian experience
- Better connectivity & Transit Access
- Need for more parking

Neighborhood Amenities

- Additional and better parks, trails, dog parks, and pedestrian connections
- Need for community center, school/daycare facilities, and neighborhood plazas



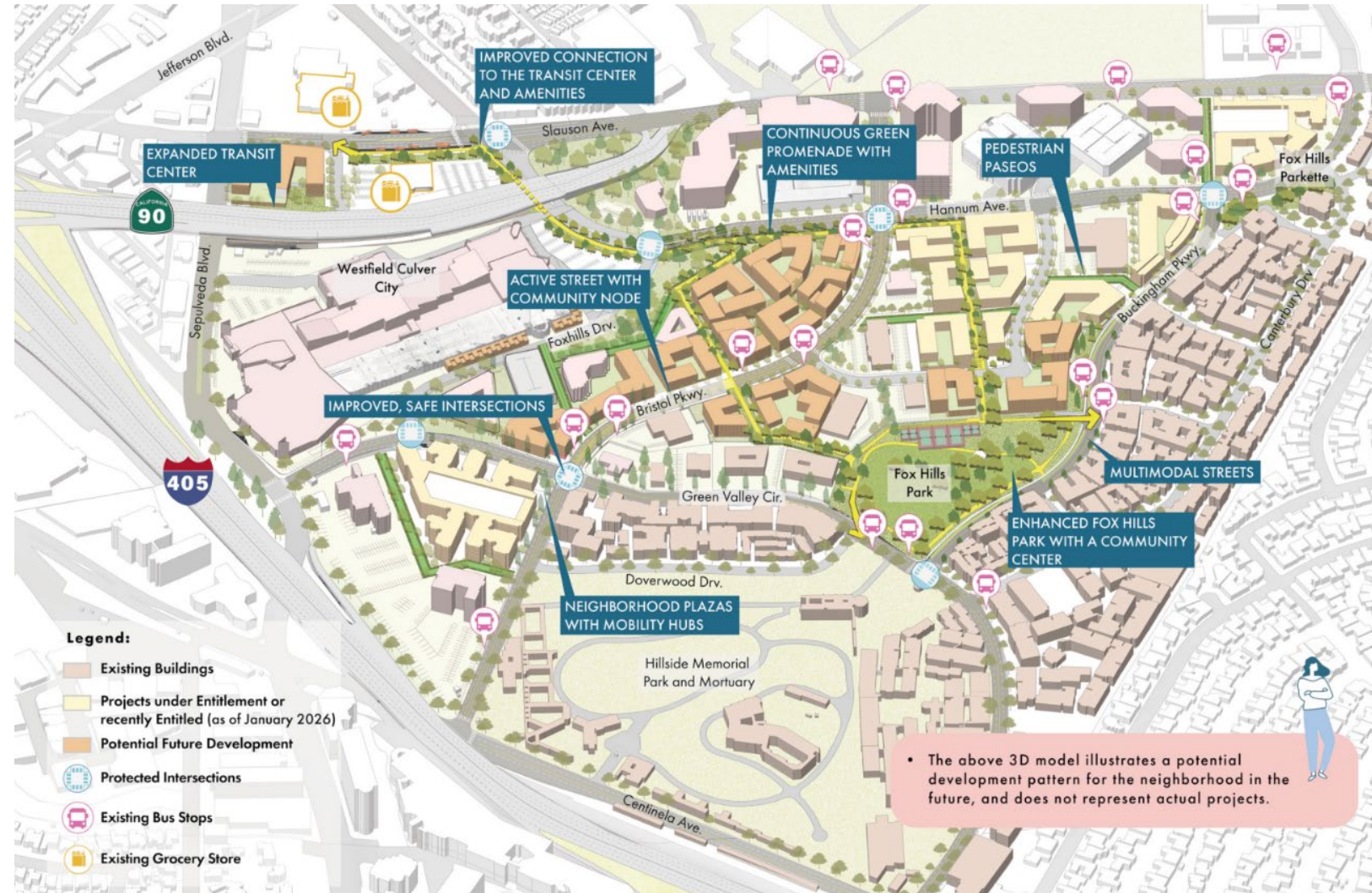
Fox Hills Specific Plan

- User Guide
- Vision
- Regulations



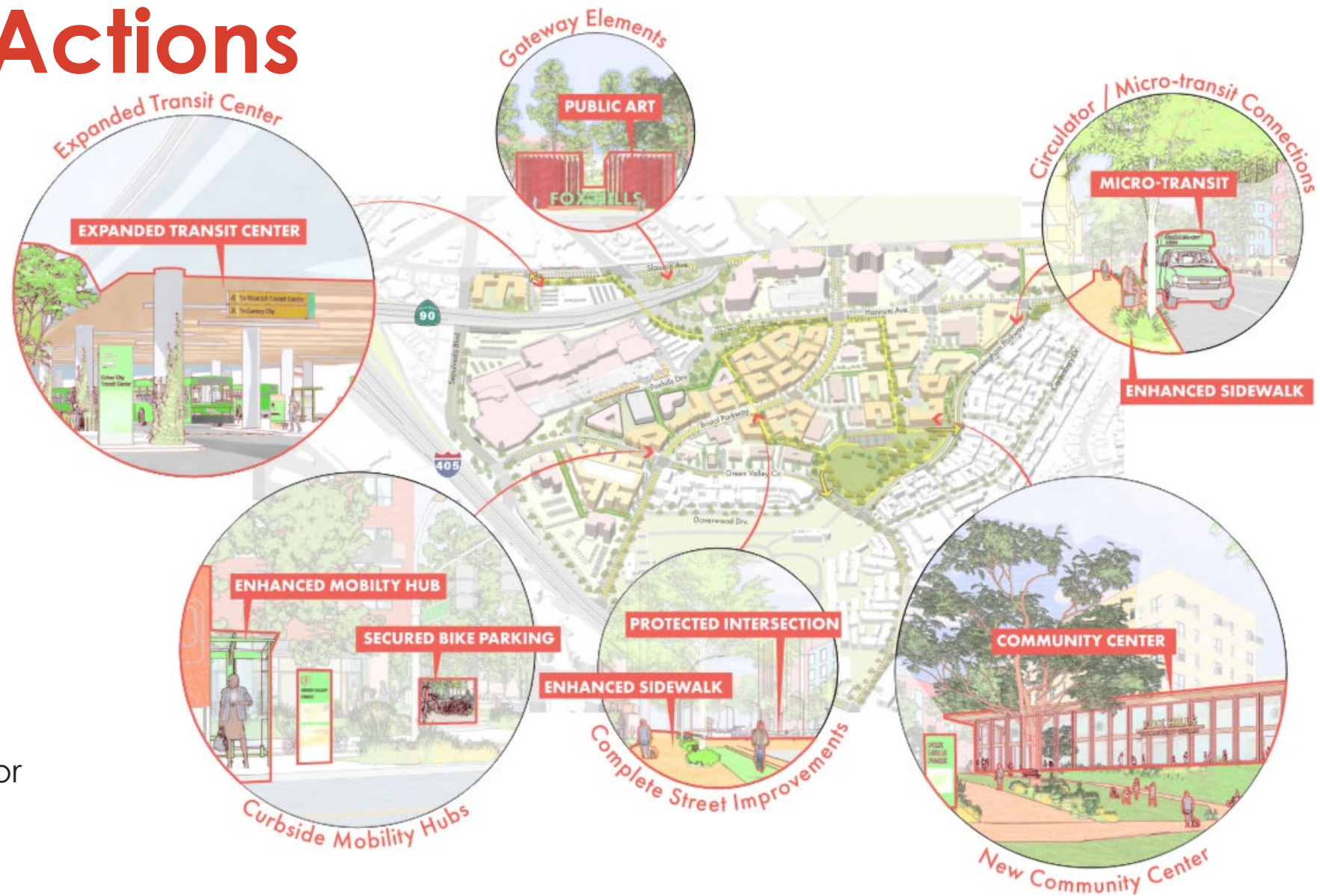
Specific Plan Goals

- Achieve **community benefits** and increase amenities
- Create a **cohesive, connected neighborhood**
- Break up existing large blocks and **increase walkability and access**



Future City Actions

- Culver City Transit Expansion
- Curbside Mobility Hubs
- Circulator & Micro-Transit Connections
- Complete Streets Improvements
- Study Shared Parking Incentives
- Fox Hills Park Community Center
- Neighborhood Gateways & Public Art
- Community Facilities District or Property Based Business Improvement District



Transit Center

- **City to study transit center expansion options**
 - Potential relocation under SR 90 FWY
 - Curbside transit center utilizing ROW of Slauson Avenue
- **Potential site redevelopment with expanded transit center on the ground floor**



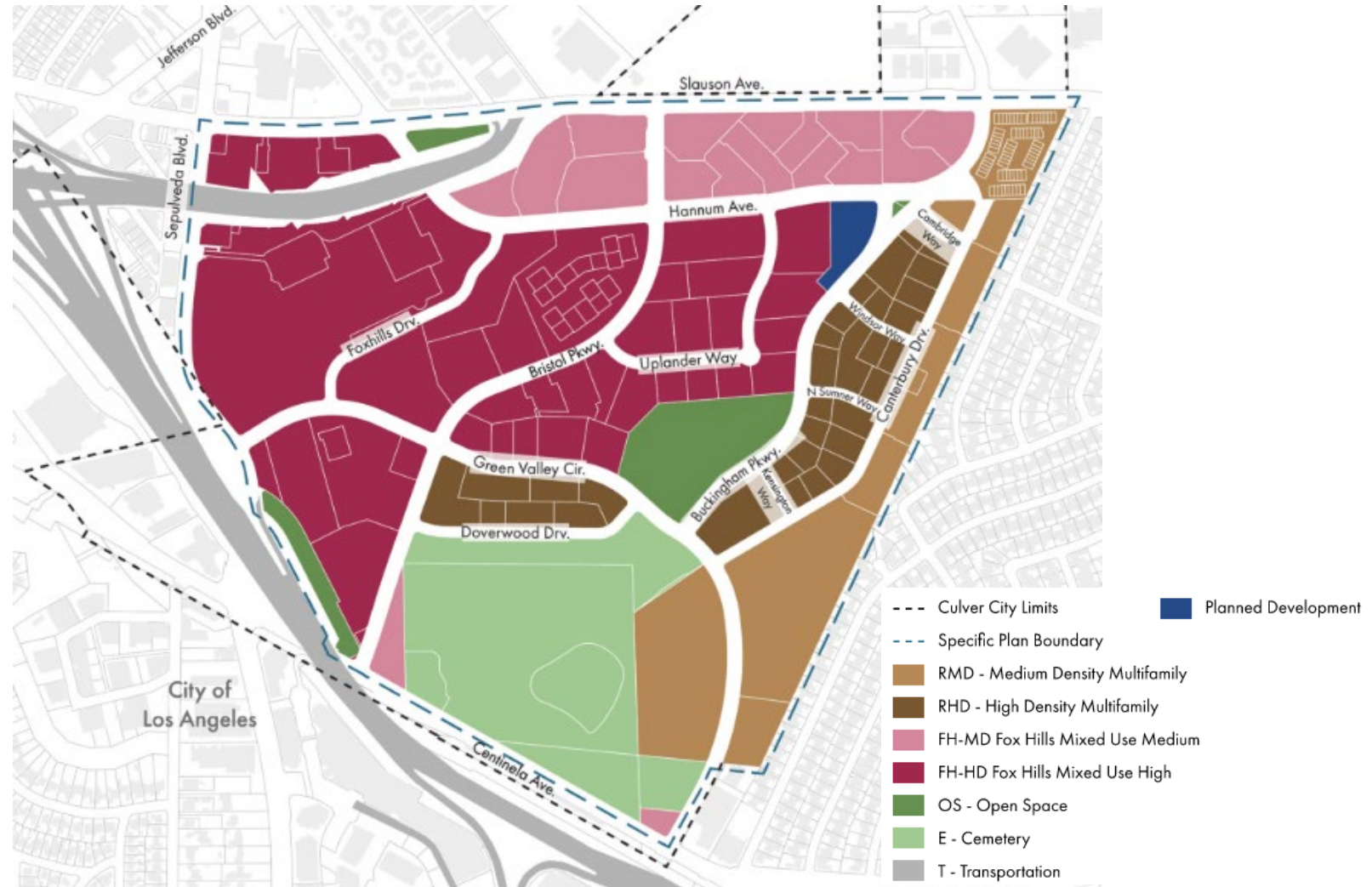
Fox Hills Park Community Center

- City to explore new community center for Fox Hills Park
- Potential to occupy ground floor of future redevelopment fronting the park
- Other alternatives include:
 - Smaller facility within existing park footprint
 - City acquisition of land for new community center.



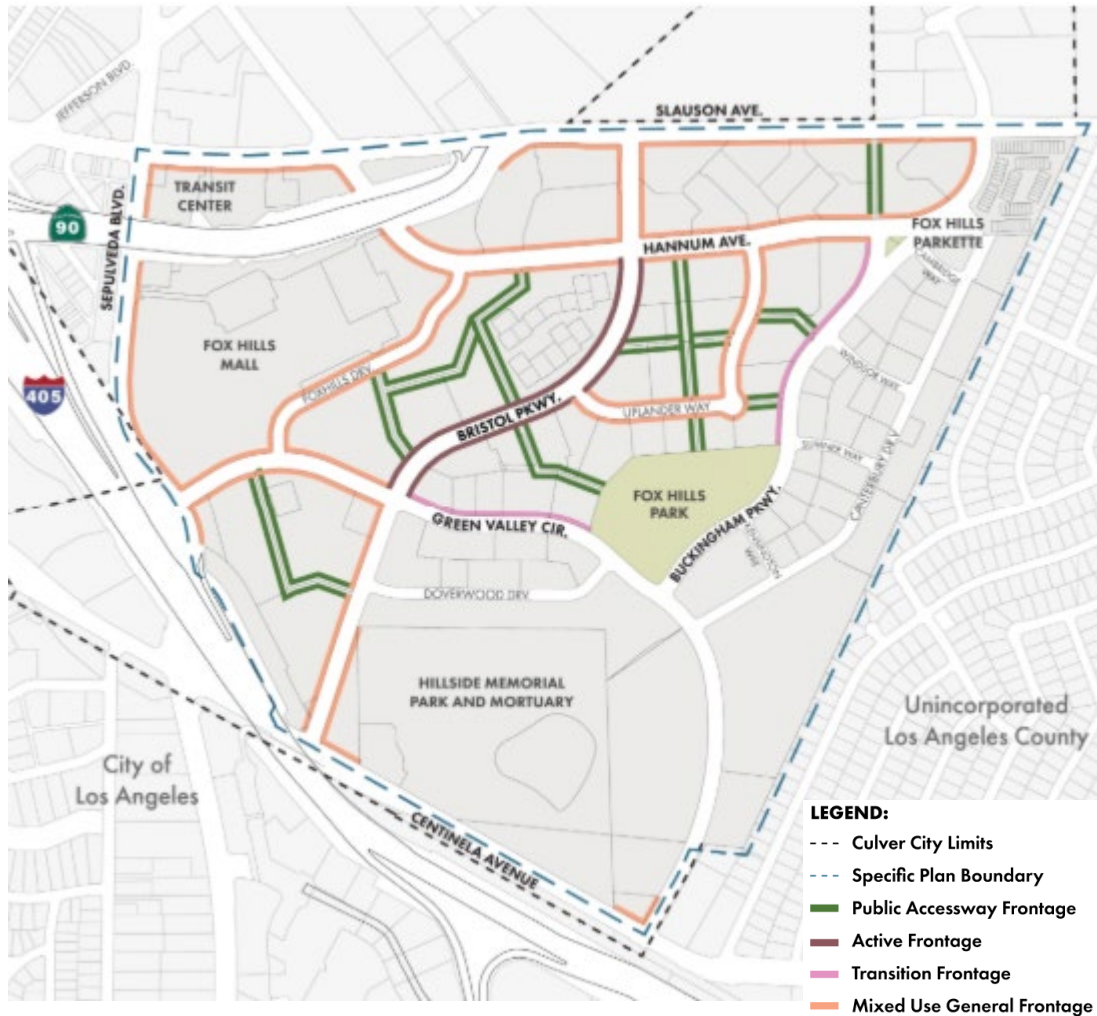
Zoning Regulations

- Two New Zoning Designations that follow the current General Plan densities
 - Fox Hills Mixed Use Medium (FH-MD) - 65 du/ac
 - Fox Hills Mixed Use High (FH-HD) - 100 du/ac
- New tailored development standards specific to the Fox Hills Mixed Use Zones

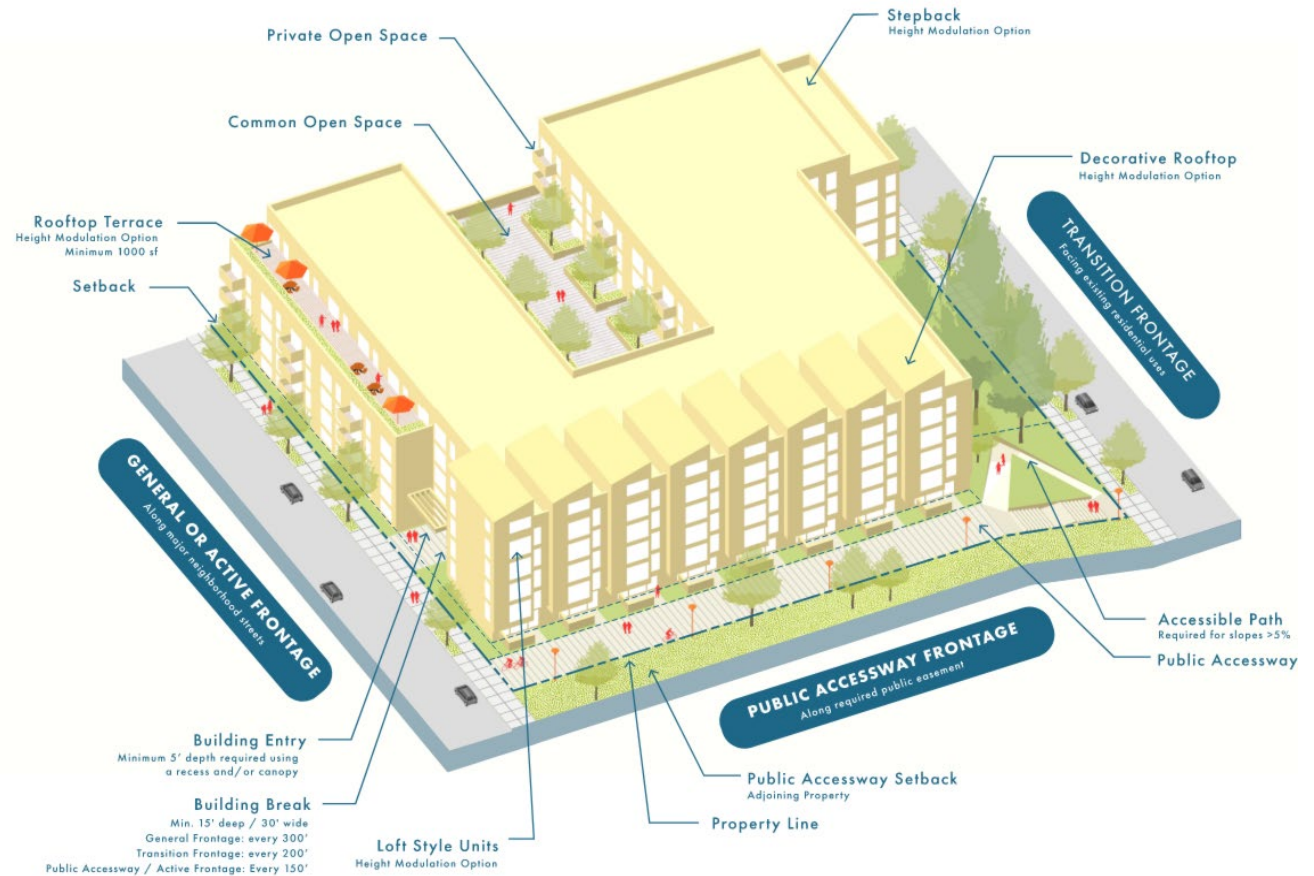


Fox Hills Zoning Map

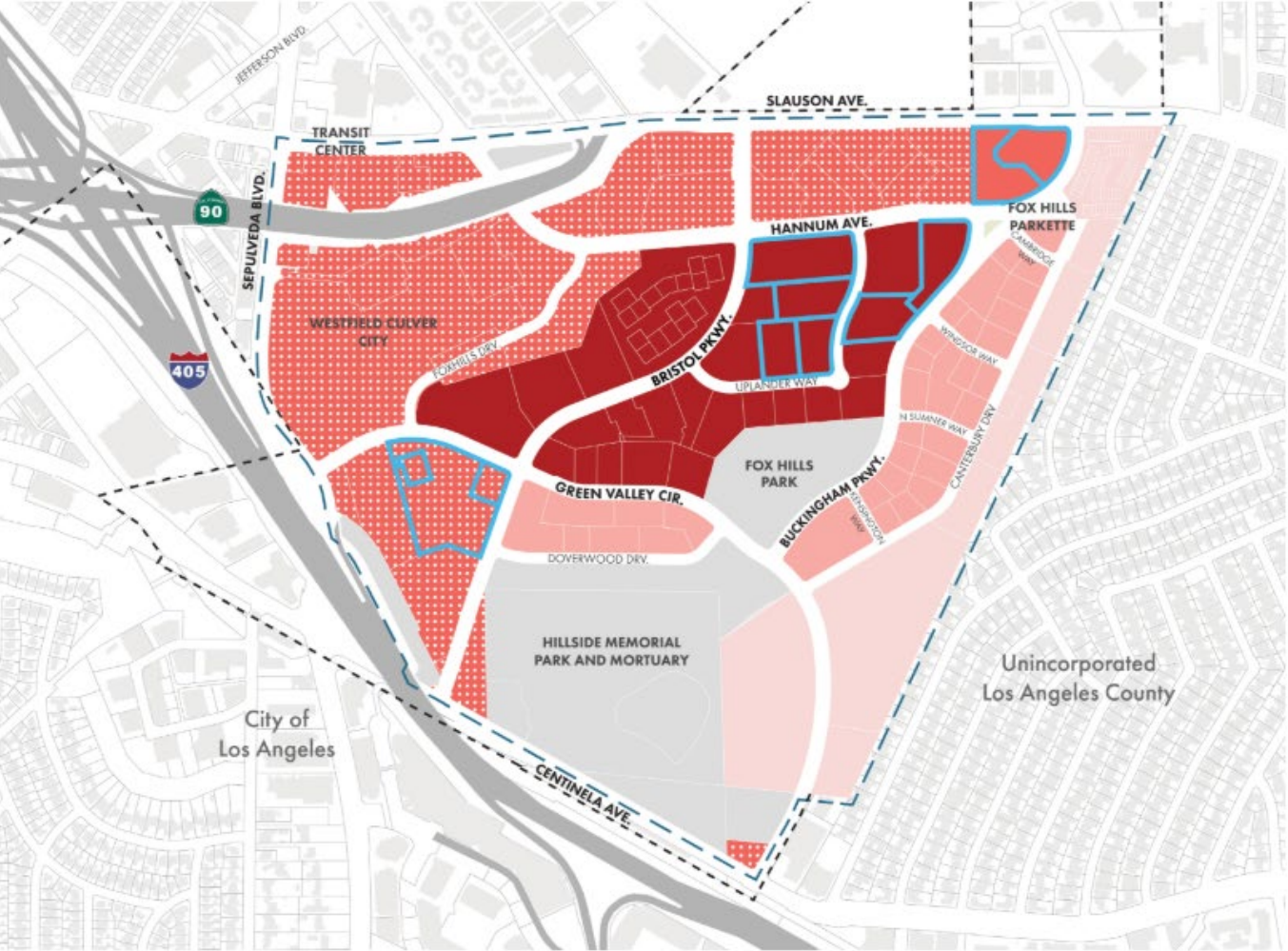
Development Standards



Fox Hills Frontage Map



Hotel Additional Height Zone – 120 Feet



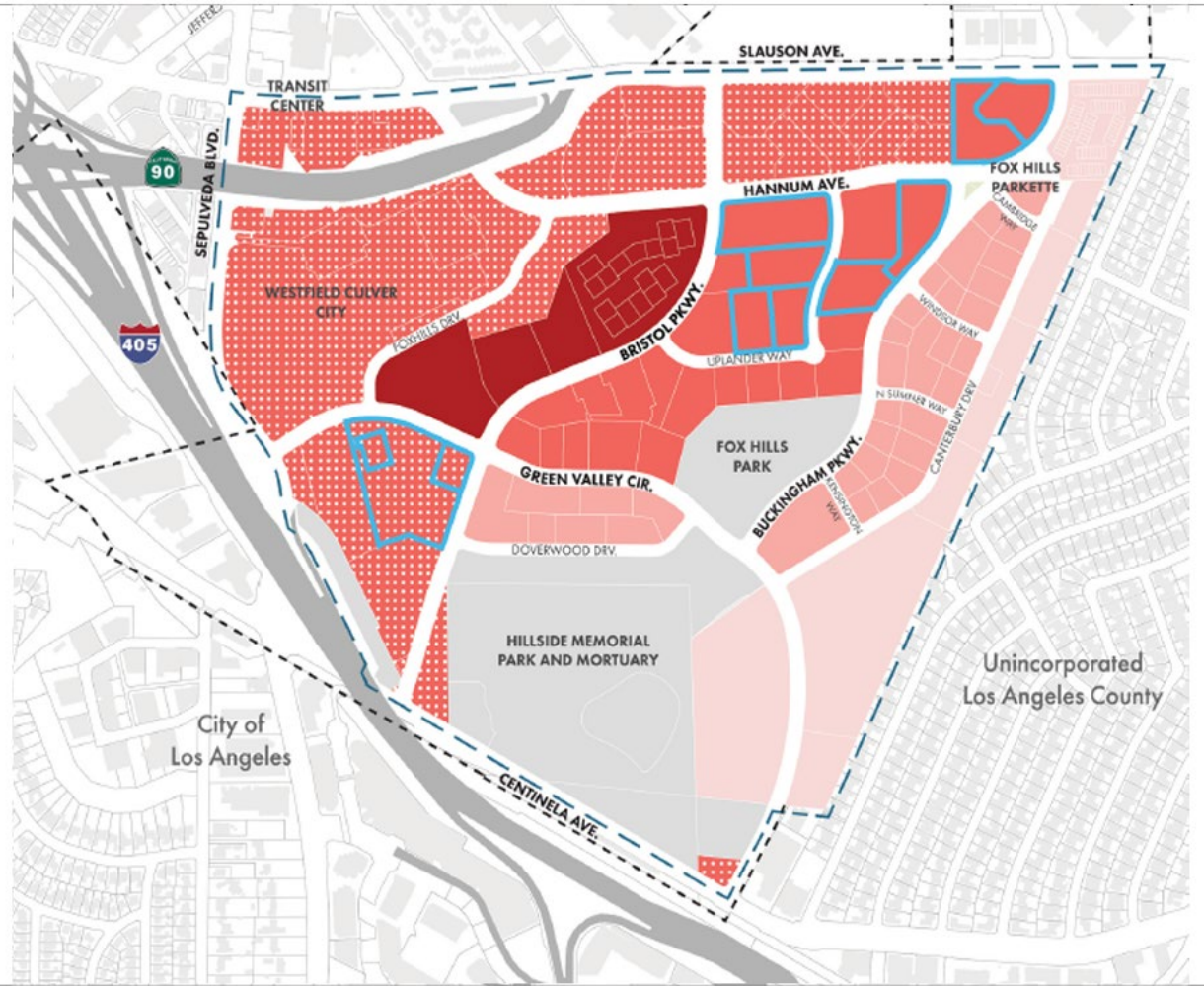
LEGEND:

- Culver City Limits
- Specific Plan Boundary
- 43 ft - Fox Hills Medium Density Multifamily
- 53 ft - Fox Hills Medium Density Multifamily
- 56 ft - Areas limited by 1990 Height Initiative
- 56 ft - Fox Hills Medium to High with 120 ft - Height Incentive Zone for hotel uses
- Parcels with development applications

Hotel Additional Height Map



Reduced Hotel Additional Height Zone



- Culver City City Limits
- - - Specific Plan Boundary
- 43 ft - Fox Hills Medium Density Multifamily
- 53 ft - Fox Hills High Density Multifamily
- 56 ft - Fox Hills Medium to High
- 56 ft - Areas limited by 1990 Height Initiative
- 56 ft - Fox Hills High with 120 ft - Height Incentive Zone for hotel uses that provide community benefits
- Parcels with Development Applications

Hotel Additional Height Map



Public Accessways

- Break Up Large Blocks to Improve Access & Mobility
- Implemented Through Required Easements & Setbacks



Fox Hills Public Accessways Map

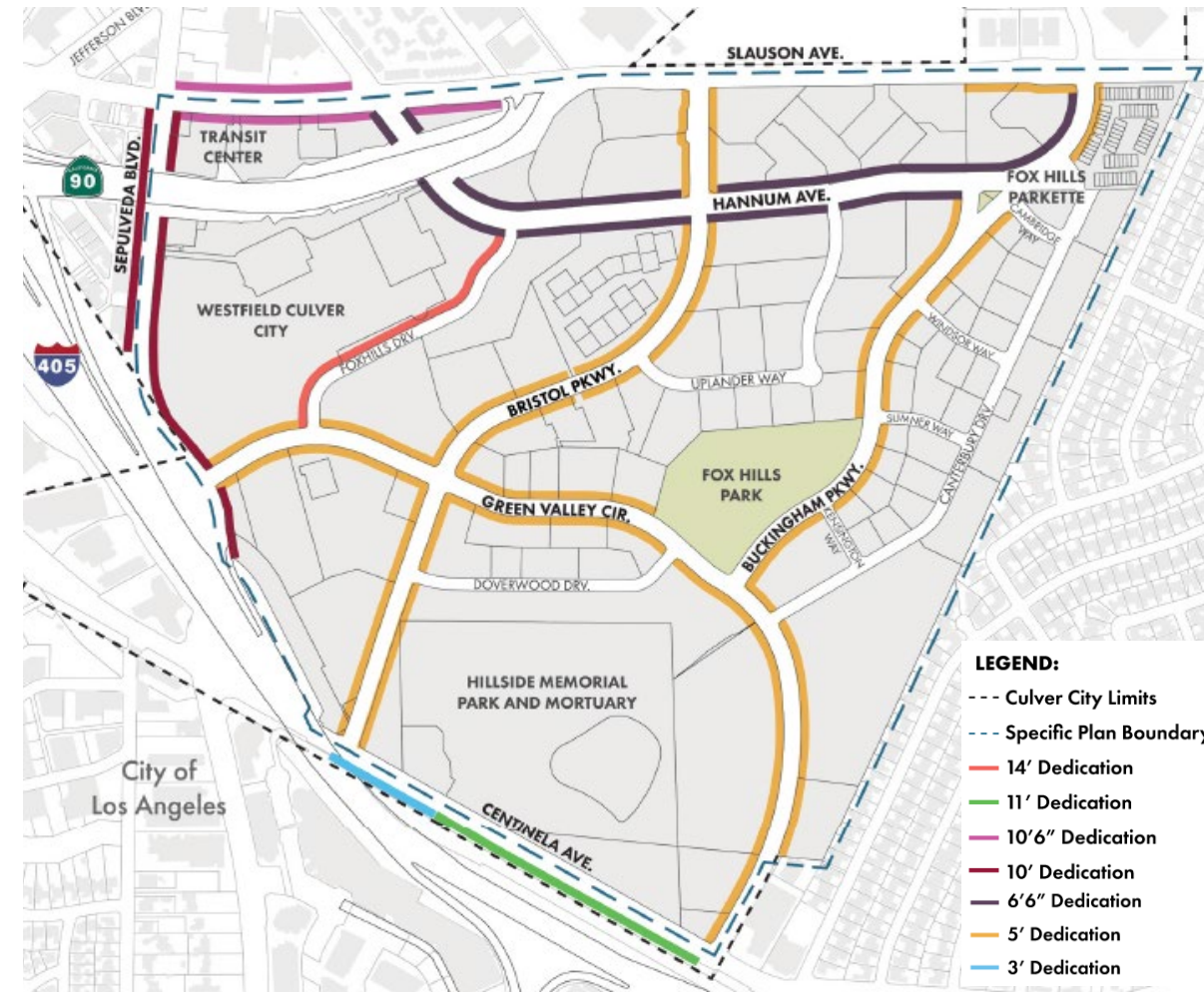


Complete Streets Improvements

- **Improve safety** by separating active transportation from high vehicle roadway speeds.
- **Improve health & transportation efficiency** by providing access key destinations by biking and walking.



Fox Hills Street Dedications Map



Fox Hills Specific Plan

Questions?

