

# GPAC Meeting #7

Dear GPAC Members,

On Thursday, August 13th, 2020, from 7:00 – 9:00 PM, the City of Culver City will hold our 7th GPAC meeting. We will cover three primary topics:

1. Key **housing** issues and opportunities, including:
  - Current housing conditions in Culver City
  - New State housing laws
  - Housing Element update + Regional Housing Needs Assessment
2. **Land Use** and **Community Design** discussion topics, include:
  - Jobs-housing balance
  - Diversity of housing and commercial types
  - City structure
  - Parcel size and recent growth
  - Neighborhoods and existing development types

The memo provides background information on each topic and poses some questions for you to consider before the meeting.

Unlike previous GPAC meetings which included longer existing conditions presentations, the project team will give short presentations synthesizing key issues and opportunities identified in the existing conditions reports and highlighting key topics/questions for discussion. The majority of time will be spent in GPAC discussion. Therefore, it would be helpful to spend some additional time preparing for this meeting.

## Housing Overview

Housing was one of the most frequently mentioned topics during the preliminary community outreach activities. At this GPAC meeting, housing expert Veronica Tam (Principal of Veronica Tam + Associates and a member of the General Plan update consulting team) will briefly summarize existing housing conditions in Culver City and State regulations impacting the city's housing.

Before the meeting, please think about the underlying causes of the housing issues in the city, and consider the following high-level questions:

- What income or demographic groups cannot afford to live here or are unable to find appropriate housing options in the city, and any housing types that are needed?
- What are the housing needs among the current residents in Culver City, such as assistance to achieve homeownership, rehabilitation assistance, solar energy, or other energy efficiency improvements?

In advance of the meeting, please [watch Veronica summarize existing conditions](#) and review the [Housing Conditions Report](#).

## Land Use and Community Design Overview

In addition to housing, the project team led by Martin Leitner (Principal of Perkins & Will) and Eric Yurkovich (Associate Principal of Raimi + Associates) will summarize existing land use and community design in Culver City. State law requires the City of Culver City to prepare and adopt a General Plan as a tool to guide growth and development in the community. The Land Use Element is a mandatory element of the General Plan, whereas community design is an optional but related element.

The purpose of the Land Use Element is to describe present and planned land uses and their relationship to the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and extent of land uses such as open space, residential, commercial, and mixed use. The current use of land is called the "existing land use." The future intended use of land is called a "land use designation" and cities are required to produce a map of land use designations in the Land Use Element. The land use designations must include the range of land uses allowed and the density or intensity allowed on each parcel (as measured in Floor Area Ratio [FAR] or dwelling units per acre). The City's Zoning Code provides more detailed project development standards and guidelines. In areas where change is expected, the land use designation may identify new uses or more intense development than what is currently built (the existing land use).

As we begin to discuss existing land use and future land use policy in the city, please consider the following high-level questions:

- What are the most critical outcomes related to land use and community design for the General Plan?
- What does equitable development mean to you?
- How important is it to you that future jobs and housing growth is balanced in the City?
- Where should the City guide new housing growth to support the housing needs of current and future residents?
- What types of non-residential development should the City be prepared to accommodate in the future? Where?

We are trying to finish the Land Use and Community Design Existing Conditions Report by the meeting. If it is ready in time, a link will be shared for your review. If it is not, then we will prepare a slide summary of key highlights for the meeting and share the report later when it is completed.

Should you have any questions before the meeting, please feel free to reach out. Thank you, and we look forward to seeing you on Thursday the 13<sup>th</sup> at 7 PM sharp. Please plan for the meeting to end around 9 PM.

- The General Plan Team