



City of Culver City

Staff Report

File #: 21-340, **Version:** 1

Item #: A-1

GPAC - Presentation on and Discussion of Models for, and Areas of, Land Use Change in Culver City.

Meeting Date: October 8, 2020

Contact Person/Dept: Ashley Hefner/CDD

Phone Number: (310) 253-5744

Fiscal Impact: No **General Fund:** N/A

Public Hearing: No **Action Item:** No **Attachments:** Yes

Public Notification: (E-Mail) Meetings and Agendas - General Plan Advisory Committee, Notify Me - General Plan Update (10/05/2020)

Department Approval: Sol Blumenfeld, Community Development Director (09/30/2020)

RECOMMENDATION

Staff recommends the General Plan Advisory Committee (GPAC) receive a presentation on and discuss models for, and areas of, land use change in Culver City.

BACKGROUND

At a regular meeting on September 10, 2020, the GPAC received a presentation on and discussed land use and growth alternatives. The topics included areas of change, the “usual approach” (concentrating new growth onto a limited number of opportunity sites and designating areas for no growth), a menu of strategies, and models for change.

DISCUSSION

Perkins and Will, the urban design subconsultant for the GPU, will present alternative approaches to growing Culver City’s housing options. The presentation and discussion will deepen our exploration of models and areas of change discussed at the September 10, 2020, GPAC meeting. Three maps will be presented that showcase alternative development models ranging from concentrated growth along the commercial corridors to more distributed, incremental growth throughout the city.

In order to prepare for the meeting, please review the following:

- Does concentrating significant development on few sites (such as large sites along major corridors) or distributing incremental growth city-wide (such as accessory dwelling units in existing neighborhoods)

better keep the existing character of Culver City?

- What areas in Culver City can and cannot accommodate growth?
- What areas in the Los Angeles region accommodate growth well? Are there any model areas Culver City should emulate?

Please refer to Attachment 1 for further information.

FISCAL ANALYSIS

There is no fiscal impact associated with this item.

ATTACHMENTS

1. GPAC Meeting #10 Memo

MOTION(S)

None.