



City of Culver City

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Staff Report

File #: 21-1075, **Version:** 1

Item #: A-1

GPAC - Presentation on and Discussion of the Proposed General Plan Update Land Use Alternatives and Draft Preferred Land Use Map.

Meeting Date: June 10, 2021

Contact Person/Dept: Ashley Hefner/CDD/Advance Planning

Phone Number: (310) 253-5744

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☒ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - General Plan Advisory Committee, Notify Me - General Plan Update (06/07/2021)

Department Approval: Sol Blumenfeld, Community Development Director (06/07/2021)

RECOMMENDATION

Staff recommends the General Plan Advisory Committee (GPAC) review and discuss the proposed General Plan Update (GPU) land use alternatives and draft Preferred Land Use Map.

BACKGROUND

Most recently, the GPAC has received presentations on, and discussed, Culver City's existing conditions, issues, and opportunities on GPU topics including:

- August 13, 2020: Housing
- August 13, September 10, and October 8, 2020: Land use and community design
- November 12, 2020: Transportation and mobility
- December 10, 2020: Sustainability and climate change
- February 11, 2021: Parks, recreation, and open spaces
- March 13, 2021: Community health and environmental justice
- April 8, 2021: Proposed land use alternatives

- May 13, 2021: Proposed mobility alternatives

DISCUSSION

The GPU team will recap community input received on the proposed land use alternatives at the April 20 Housing Technical Advisory Committee meeting, May 13 GPAC meeting, April 29 and May 5 community workshops, and the land use alternatives survey and community correspondence. They will then present the land use alternatives analysis conducted, growth projections, proposed land use designations, and the draft Preferred Land Use Map.

GPAC Members' input will be shared with the City Council and Planning Commission as they consider these items at a joint meeting on June 23, 2021. The Planning Commission will be making a recommendation and the City Council will be providing direction on a Preferred Land Use Map at that meeting to allow the project team to move into the next phase of the project (Policy and Plan Development).

This phase includes preparing public review drafts of the policy frameworks, General Plan Elements (including the Housing Element and Housing Sites Inventory), and the Environmental Impact Report, including technical studies. The Vision Statement, Core Values, and Guiding Principles; Housing Element Guiding Principles adopted by City Council; and the feedback received during the alternatives process will guide this work. Documents prepared in this phase will be available for review in 2022.

The GPU team will not cover existing conditions at this meeting, so GPAC Members may want to review background materials on land use in Culver City and materials from previous GPAC discussions linked in Attachment 1. The memo in Attachment 1 is longer than past meetings and contains the following information:

- Section 1: Process: Provides background information on the process.
- Section 2: Draft Preferred Land Use Map, Land Use Designations, and Growth Projections: Describes the proposed Preferred Land Use Map, Land Use Designations, and growth projections.
- Section 3: Land Use Alternatives and Analysis: Reviews the land use alternatives presented in April and May, including technical analysis of the alternatives. It also includes existing conditions report analysis used to develop the growth projections.
- Section 4: Community Engagement: Summarizes community engagement related to the land use alternatives.
- Section 5: Guide to Key Terms: Provides a list of key terms related to the land use alternatives to assist GPAC and community members.
- Section 6: Additional Resources: Provides links to additional resources, including GPAC materials, community workshop materials, and existing conditions reports.

GPAC Members should review the memo in advance of the meeting to inform the discussion.

FISCAL ANALYSIS

There is no fiscal impact associated with this item.

ATTACHMENTS

1. 2021-06-10_ATT_GPAC Meeting #17 Memo

MOTION

None.