



COMMUNITY ENGAGEMENT

Summary Report

January 2024



Open House Dates: October 5, October 19, November 6, and November 15, 2023 (Held in-person and virtually over Zoom)

Online comment form: Open September 29 – November 30 2023

Summary Report

On September 29, 2023, the City of Culver City released the Public Draft General Plan. To collect feedback on the Public Draft General Plan, the City hosted in-person and virtual open houses, opened a comment form on its website, and received feedback via email and a general online comment form.

This document summarizes the results of feedback received from the community on the Public Draft General Plan from September 29 through November 30, 2023. All feedback received is recorded in a comment table. The City will respond to all comments received on the General Plan and provide recommended changes to the Public Review Draft General Plan for Planning Commission and City Council consideration.



Open Houses

The City hosted four open houses in October and November 2023. Participants were able to attend the first three meetings in-person or virtually. The last workshop was hosted entirely virtually. The dates, locations, and times for the four open houses are provided below:

- Open House 1: October 5, 2023 at Culver City Hall and live on Webex from 6:00 to 8:00 pm.
- Open House 2: October 19, 2023 at El Rincon Elementary School and live on Webex from 7:00 to 9:00 pm.
- Open House 3: November 6, 2023 at Veterans Memorial Building and live on Webex from 6:00 to 8:00 pm.
- Open House 4: November 15, 2023 held virtually on Zoom from 6:00 to 8:00 pm.

The purpose of the open houses was as follows:

- Provide an overview of the Culver City General Plan and the process to date.
- Describe upcoming engagement events and ways to get involved in the process.
- Launch a process of public review of the Public Draft General Plan.
- Obtain community feedback on the Public Draft General Plan in an open house format.

Online Comment Form and Other Methods of Feedback

In addition to the open houses, the City received input via the online comment form. The online comment form was available on the project website (<https://www.pictureculvercity.com/public-draft-gp>) from September 29 through November 30, 2023. The online feedback form helped to consolidate comments from stakeholders who were unable to attend the open houses workshops and/or had additional comments. Stakeholders were asked their name, email (optional), the Element they were commenting on, and the comment they wanted to make pertaining to the Element.

In addition to feedback received via the open houses and the online comment form, community members provided input on the Public Draft General Plan by email and filling out the general feedback form on the project website.

Summary of Open Houses and Participant Demographics

Attendees of the open houses were given a brief presentation on the General Plan Update process, community engagement efforts throughout the planning process, the structure and organization of the General Plan, and how to provide feedback on the Plan. The presentation was followed by an open house where attendees could walk around the room, visit stations that had 24" x 36" boards posted detailing key ideas for each General Plan Element, and speak to representatives of the General Plan Update team. At this time, virtual participants could ask City staff questions and provide feedback on the General Plan.



Consultants and City staff at Open House 3 at El Rincon Elementary School presented information in the General Plan specific to Fox Hills in the presentation and at a station focused on Fox Hills. After presentations at Open Houses 3 and 4, consultants and City staff hosted a Q&A session for participants to ask questions about the General Plan. The stations were as follows:

- Station 1: Picture Our People
 - Element 1: Community Health and Environmental Justice
 - Element 2: Governance and Leadership
 - Element 3: Arts, Culture, and the Creative Economy
- Station 2: Picture Our Community
 - Element 4: Land Use and Community Design
 - Element 5: Parks, Recreation, and Public Facilities
 - Element 6: Economic Development
 - Element 7: Infrastructure
- Station 3: Picture How We Move
 - Element 8: Mobility
- Station 4: Picture Our Environment
 - Element 9: Greenhouse Gas Reduction
 - Element 10: Conservation
 - Element 11: Safety
 - Element 12: Noise
- Station 5: Density Bonus Update (Note, this is a separate project and inputs received on this topic are not summarized in this report)

In-person participants were encouraged to circulate to each station and provide comments or questions to City staff and consultants. City staff and consultants recorded questions or comments from participants on sticky notes and placed them on the Element boards. Those comments were collected by City staff and placed in the Comment Matrix. Slides, video recordings, and station boards from the open houses are found on the project website: <https://www.pictureculvercity.com/community-workshops-festivals>.

Participant Demographics

Overall the City had 186 touchpoints with the community during the public review period (70 open house participants and 116 online comment form responses). Twenty-two people attended Open House 1, 17 attended Open House 2, 21 attended Open House 3, and 10 people attended Open House 4. Some participants attended two or more open houses. The following describes the open house participant demographics:

- The most represented age group was **65+ years (39% of 56 total respondents)**. The second most represented age group was **55-64 year olds (21% of 56 total respondents)**. Culver City residents' median age: 41.5 (*source: 2022 American Community Survey 5-year estimates*).
- **57% of 51 total respondents identified as male**, compared to 47.5% of Culver City's population (*source: 2022 American Community Survey 5-year estimates*).
- The most represented race/ethnic group was **white (71% of 52 total respondents identified as white)**. The second most represented race/ethnic group identified as **Other (10% of 52 total respondents identified as Other)**. 46.9% of Culver City's population identify as white and 0.1% of Culver City's population identify as some other race alone (*source: 2022 American Community Survey 5-year estimates*).

Note that the demographic information may not be entirely accurate because not all open house participants provided demographic information. The City did not request demographic information from people responding to the online comment form.

Feedback Themes

This section details the key themes of the feedback sectioned by Element. Comments included below are unique comments and are not weighted based on how frequently they were heard.

General Feedback

Commenters expressed support for the following:

- Adding details to the History of Exclusionary Policies and Practices section of the General Plan Background.

Picture Our People

Community Health and Environmental Justice

Commenters expressed support for the following:

- The expansion of high-density zoning to increase the housing inventory and residents' access to commercial zones, transportation, parks, and open space
- Increased transportation access as the housing inventory grows
- Expansion of pollution reduction policies and implementation actions to address light pollution
- Growing programs, such as Safe Routes to School and accessible health and social services
- Continuing the evaluation of pilot projects, like the Move Culver

- Accessible health and social services
- Disconnecting inequities with racial injustices since both subjective and objective evidence points are related to economic factors

Governance and Leadership

Commenters expressed support for the following:

- The standardization of evaluation processes for City programs
- Expansion of the City's budget input box suggestion form to allow community members to provide feedback on allocation and distribution of City funds
- Evaluation, annually, of the geographic distribution of public spending
- Increasing civic leadership training and capacity building
- Assessing of appointment procedures
- Adoption of an annual General Plan progress report
- Elimination of rent control and tenant protections, as it hinders housing production

Arts, Culture, and the Creative Economy

Commenters supported the following:

- Recognition and consideration of Indigenous cultural resources
- Expansion of arts programming in parks
- Clear identification of the Culver City Cultural Corridor in the Element introduction along with a list of the art institutions, prominent studios, and public art that are part of the Corridor
- Inclusion/reference of the Culver City Historical Society and their museum in the General Plan
- Defining the Culver Arts and their work
- Separation of the discussion of the arts and culture with the creative economy
- Shifting certain implementation action timelines to be completed in one to five years, rather than five to ten years

Reimagining Public Safety

Some commenters supported the inclusion of the Reimagining Public Safety Element that was created during the General Plan Update Process. However, the Element is not being included in the General Plan Update at this time per City Council direction at the November 13th 2023 meeting.

Picture Our Community

Land Use and Community Design

Commenters supported the following:

- Increasing inventory of housing and affordable housing
- Planting more trees to increase the tree canopy in the city and requiring new development to plant trees
- Studies to evaluate if the City should change its building height limits
- More dense and mixed-use housing with walkable and pedestrian-friendly neighborhoods

- Scaling denser development in specific corridors capable of accommodating greater height
- Changing the land use designation in all of Fox Hills to Mixed Use High
 - **Report amended 2/15/24 to add: The City received comments requesting to decrease, increase, and retain allowed densities in Fox Hills**
- Increasing housing options that are diverse in type and de-prioritize car infrastructure

Opposition to components of the Element spanned the following:

- Overurbanization and densification of the city
- Changing the land use designation for South Culver Boulevard between Sepulveda Boulevard and Elenda Street from its current designation to Mixed Use 1
- Mixed Use Medium and Mixed Use High designations in Fox Hills due to it being an SB 1000 neighborhood and concerns regarding air quality
- Changing designations in certain areas from allowing residential-only to allowing mixed use
- Current designations of 65 du/acre allowing too much density
- Increasing residential density in areas without ensuring there is adequate parking available, public transportation infrastructure, and more resource allocation to schools to reflect the movement of residents to the city

General comments and feedback touched on the following:

- Density for Mixed Use Corridor 1 and Mixed Use Medium are too low based on the existing scale of buildings in the area
- Designating SB 10 areas and allowing the sale of ADUs
- Amending zoning to allow childcare facilities as-of-right
- Concern regarding the impact high density multifamily housing on major streets could have on traffic
- Concern about fault lines impacting development in the Hayden Tract
- Establishing a transfer of development rights to facilitate public benefit and housing density particularly over fault lines in Hayden Tract
- Restoring the incremental infill to allow increased density for single- and two-family areas
- Developing an incentive program that allows homeowners to rent ADUs at an affordable price
- Adopting an affordable housing overlay
- Only having one Mixed Use Corridor designation that is at least 50 du/acre
- Increasing the density Residential Uses 2 to 35 du/acre
- Concern for building height increases blocking the ocean breeze that Fox Hills receives currently
- Removing the height limit waiver that allows developers to build complexes above the three-story height limit if they allocate a certain number of units for affordable housing
- Placing the existing land use map next to the proposed land use map in the General Plan so that readers can see potential changes in land use more easily
- Safety concerns regarding high density zoning around schools and associated traffic impacts
- Conducting a liquefaction hazard assessment for the city

Parks, Recreation, and Public Facilities

Commenters supported the following:

- Making parks more versatile, multipurpose, and accessible

- Developing and maintaining joint use agreements with the Culver City Unified School District to access sports fields, open spaces, and recreational facilities
- Requiring new developments to provide park space
- Not increasing development fees for parks and schools
- Ensuring existing parks, recreational facilities, and public facilities are well-maintained and upgraded
- Providing programming at parks to meet community health, social, educational, and safety needs
- Developing a joint agreement with West Los Angeles College for residents to access their facilities
- Increasing opportunities for after school programs, youth activities, and resources for families at these facilities
- Developing more parks, sports areas, community gardens, and other areas around Metro property and other areas of the city
- Addressing safety concerns at city parks, recreation, and public facilities
- Building a new lesson pool in the city
- Looking into the potential to adding an outdoor gazebo stage and sound system at Veterans Park

Economic Development

Commenters supported the following:

- Reducing permitting timelines
- Streamlining the City's development process to increase the potential for housing and mixed use development
- Increasing staff capacity to actively attract, retain, and support small businesses

Commenters opposed the following:

- Requiring stormwater dedications/fees for new development as part of the approval process
- Reducing the need for discretionary approvals because it hinders community engagement, public discourse, and discussion of community benefits

Commenters also detailed the following:

- Providing a living wage so that employees can afford to live within Culver City

Infrastructure

Commenters supported the following:

- Maintaining the pavement and infrastructure of the arterials in Culver City

Picture How We Move

Mobility

Commenters supported the following:

- Safe Routes to Schools programs for Fox Hills
- Transit priority corridors and increased transit frequency
- Lowering speed limits by design and not through stop signs
- Circulator route from Fox Hills to Culver City or La Cienega/Jefferson Metro stations

- Expansion of frequent and reliable bus services
- Expanding and maintaining pedestrian-friendly sidewalks and pedestrian infrastructure
- Shifting towards transit that is not car-reliant
- Improving the connectivity of bike lanes throughout the city
- Balancing the building of bike lanes with safety of roadways
- Protecting Class II bike lanes and avoiding Class III bike lanes
- Increasing opportunities for pedestrians to cross streets without being dependent on pedestrian push buttons
- Adding scramble phases for bikes and pedestrians
- Introducing Idaho bike laws where bicyclists are allowed to treat a stop sign as a yield sign and a red light as a stop sign
- Increasing frequency of buses to the airport, with a focus on the Fox Hills region
- Increasing transportation connectivity of Fox Hills, especially to Downtown Culver City and the Culver City Expo Line stop
- Increasing the frequency of the circulator to the subway station
- Expanding accessibility to Downtown Culver City
- Keeping the senior population in mind when the City is making mobility decisions
- Wanting every lane to be a protected bike lane
- Allocating more funding to improving the environment around bike lanes such as landscaping and trash cleanup
- Adding mobility trainings for City staff to advance mobility and cycling infrastructure

Picture Our Environment

Greenhouse Gas Reduction

Commenters supported the following:

- Implementation actions that monitor greenhouse gas emissions and establish emission reduction targets
- Expanding the microgrid network to reduce reliance on greenhouse gases
- Being more aspirational and moving beyond Title 24 of California Energy Commission's Building Energy Efficiency Standards

Commenters also shared the following:

- Wanting to have a clear understanding as to what is mandated for GHG reduction, both at the State and federal levels
- Wanting more information on how the City will evaluate new technology and create productive rooftops
- Not wanting the General Plan to focus on GHG reduction, as it assumes catastrophic global warming
- Expanding the policies and actions to reduce single-use plastics

Conservation

Commenters supported the following:

- Transforming Ballona Creek so that it is safe and clean to walk and ride through

- Ensuring that once the Inglewood Oil Field is phased out, the space is utilized

Safety

Commenters supported the following:

- Securing adequate and safe infrastructure so that when future hazards and climate disruptions occur, the City can mitigate the impacts of large storms
- Making wildfire hazard mitigation policies and procedures an ongoing action and prioritizing the tasks necessary to achieve security

Noise

A commenter was interested in shifting towards drones to replace helicopter activity due to the noise disturbance.

Next Steps

The City staff and consultants will review and respond to every comment in the Comment Matrix and identify what changes will be made to the General Plan based on comments received. City staff will publicly release the final Comment Matrix containing responses to comments, including changes to the General Plan, and present the Final General Plan to Planning Commission for recommendation and City Council for adoption in summer 2024.