

General Plan 2045 *Culver* CITY

PC Meeting
Draft Housing Element Update
Progress Update

November 30, 2021

Agenda



- Summary of Housing Element Update Progress
- Review of California Department of Housing and Community Development (HCD) Comments and City Response
- Next Steps



Housing Element Update Progress



Housing Element Update Process

| Steps to Adopt Updated Housing Element | Culver City's Progress |
|--|------------------------|
| 1. Update previous Housing Element | Complete |
| 2. Submit draft to HCD for review | Complete |
| 3. Revise and adopt | In Progress |
| 4. Submit adopted Housing Element to HCD | To be Completed |

Step 1. Update Previous Housing Element

Status: Complete

- Gather input on the Housing Element (September 2019 – May 2021)
 - 9/2019: Launch GPU process
 - 2/8/20: Community Visioning Festival
 - 6/11/21: Culver City existing housing conditions as of 2019 report for the Housing Element
 - General Plan Advisory Committee (GPAC): 8/13/20, 9/10/20, 10/8/20, 4/8/21, 6/10/21, 7/22/21
 - Housing Technical Advisory Committee (HTAC): 12/8/20, 3/11/21, 4/20/21, 7/28/21
 - 1/27/21: Community Land Use Scenarios Workshop
 - 1/27/21: City Council/Planning Commission Study Session
 - 3/22/21: HCD approved SCAG's 6th Cycle Final RHNA Allocation Plan and GPU team met with City Council to discuss the Housing Element Guiding Principles
 - 4/12/21 City Council adopt Housing Element Guiding Principles
 - Land Use Alternatives Workshops 4/29 & 5/5/21
 - 4/29 -6/13/21: Online land use alternatives survey
 - 5/12/21: Planning Commission Housing Element kickoff

Step 1. Update Previous Housing Element

Status: Complete

- Draft Housing Element (May 2021 – July 2021)
 - City Council/Planning Commission Joint Session 6/23 and 6/28/21
- 1st Housing Element Draft
 - 7/19 – 10/1/21: Post 1st draft of Housing Element for community feedback
 - Review Draft HEU with advisory bodies and City Commissions, Boards, and Committees:
 - 7/22/21: General Plan Advisory Committee
 - 7/28/21: Housing Technical Advisory Committee
 - 7/28/21: Planning Commission
 - 8/16/21: Advisory Committee on Housing and Homelessness

Step 2. Submit Draft to HCD for Review

Status: Complete

- HCD comment period
 - 9/13 – 11/9/21: The City submitted a revised 2021-2029 Draft (Second Draft) to the HCD for their 60-day review
- 9/27/21: City Council meeting

HCD Review Process

- HCD requires that jurisdictions submit draft Housing Element for pre-submittal review
- HCD's comments from their first review round are in their letter received on 11/9/21
- The Housing Element Update process is iterative and will conclude after submitting a final draft to HCD by the HCD submittal deadline (February 11, 2022)
- If HCD does not approve and certify the adopted Housing Element, Culver City will need to re-zone to meet the Regional Housing Need Allocation (RHNA) requirements within one year, by October 15, 2022.

Step 3. Revise and Adopt

Status: In Progress

- Finalize Housing Element
 - 10/1: Community comment period ended
 - 11/9: HCD 60-day comment period ended

Environmental Analysis

Initial Study/Negative Declaration

- Tribal Consultation Period
 - 9/9 – 10/9: Tribal consultation on Draft Initial Study/Negative Declaration (IS/ND)
- Community Comment Period
 - 10/7 – 11/8: 30-Day CEQA circulation
- Next step
 - Finalize Environmental Documentation



HCD Review



Housing Element Process

- September 9 - Draft Housing Element submitted to HCD for review
- November 3 – Meeting with HCD to review HCD comments
- November 9 – HCD comment letter
- November 30 – Planning Commission review of Revised Draft
- December 10 – City Council review of Revised Draft
- January 6, 2022 Planning Commission
- January 24, 2022 – City Council Adoption

Summary of HCD Comments

| Comment | Revisions |
|---|--|
| <p>Affirmatively Furthering Fair Housing</p> <ul style="list-style-type: none">- Expand discussions- Refine goals, actions | <ul style="list-style-type: none">- Appendix E expanded with historical trends and other relevant factors- New programs<ul style="list-style-type: none">• 5.C – Landlord Roundtable• 5.D – Community Conversation on Affordable Housing• 5.E – Landlord Fair• 5.F – Inter-Agency Agreement with HACLA• 5.I – Landlord Incentives• 5.J – Plan to Prevent and Combat Homelessness |
| <p>Housing Conditions</p> <ul style="list-style-type: none">- Include specific number of substandard units requiring replacement | <ul style="list-style-type: none">- Provided estimate based on Code Enforcement activities |

Summary of Key HCD Comments

| Comment | Revisions |
|---|--|
| <p>Accommodating the RHNA</p> <ul style="list-style-type: none">- Progress- Sites Inventory- Realistic capacity- Suitability of nonvacant uses- Small sites | <ul style="list-style-type: none">- Elaborated on affordability level of pipeline units- Removed 100 parcels from potential incremental infill list- Expanded discussions on development trends and market conditions- Removed additional mixed use parcels based on comments- Moved small sites from lower income to moderate income RHNA |

Summary of HCD Comments

| Comment | Revisions |
|---|--|
| <p>Development standards as constraints to facilitate housing development</p> <ul style="list-style-type: none">- Parking (live/work and small unit)- Height limit- SRO as mixed use project only- Minimum density to encourage efficient use of multi-family land | <ul style="list-style-type: none">- Emphasized new development standards will be established to implement updated General Plan- Added Program 3.J – Zoning Code Review and Amendments to Address Constraints to Housing |
| <p>Programs</p> <ul style="list-style-type: none">- Include more specific actions with schedule | <ul style="list-style-type: none">- Revised Programs 2A, 4D, 4F, and 6E |



What's Next?



Finalize Draft of Housing Element

- Finish reviewing and responding to community and HCD comments
- Revise the Housing Element where feasible

Options to Consider

1. Additional solutions to encourage housing production to meet the RHNA: set floor on number of units in Residential Two Family (R2) through Residential Medium Density Multiple (RMD) zones
2. Recalculate the number of properties expected to be recycled in single family zones (R1), based on market considerations and adjust Sites Inventory list
3. Examine potential for additional housing sites at under-performing shopping centers
4. Streamline permitting for mixed use development
5. Consider methods to promote recycling of shopping centers for mixed use development: adaptive reuse, outreach to shopping center owners, zoning incentives

What's Next?

- **December 10: City Council meeting on Housing Element**
 - GPU subconsultant present: Veronica Tam and Associates
- **January 6: Planning Commission hearing on Housing Element**
 - GPU subconsultant present: None
- **January 24: City Council Housing Element adoption hearing**
 - GPU subconsultant present: ESA
- **February 11: HCD adoption deadline**

Stay tuned:
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General
Plan 2045
Culver CITY

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