

General Plan 2045 *Culver* CITY

PC Meeting Housing Element Update

January 6, 2022

Agenda



- Summary of Planning Commission and City Council Comments from the 11/30 and 12/10 Housing Element Update Progress Meetings
- Summary of Changes to the Housing Element
- Next Steps



Housing Element Update Input



Planning Commission (11/30)

- Would setting a floor on the number of units that may be built in multifamily zones create a burden to homeowners and developers?
- How is multifamily infill development facilitated or constrained with building rehabilitation or new construction?
- How can the City establish design guidelines to encourage more units on multifamily lots?
- What kinds of standards and incentives would be developed to maximize housing production in existing shopping centers?

City Council (12/10)

- Establish a 3-4 unit floor for multifamily development in multifamily zones
- Support 4-plexes by right through incremental infill
- Redevelop shopping centers in commercial and industrial districts as opportunity sites, offering special development incentives
- Implement SB 9
- Streamline projects

Opportunity Site Outreach

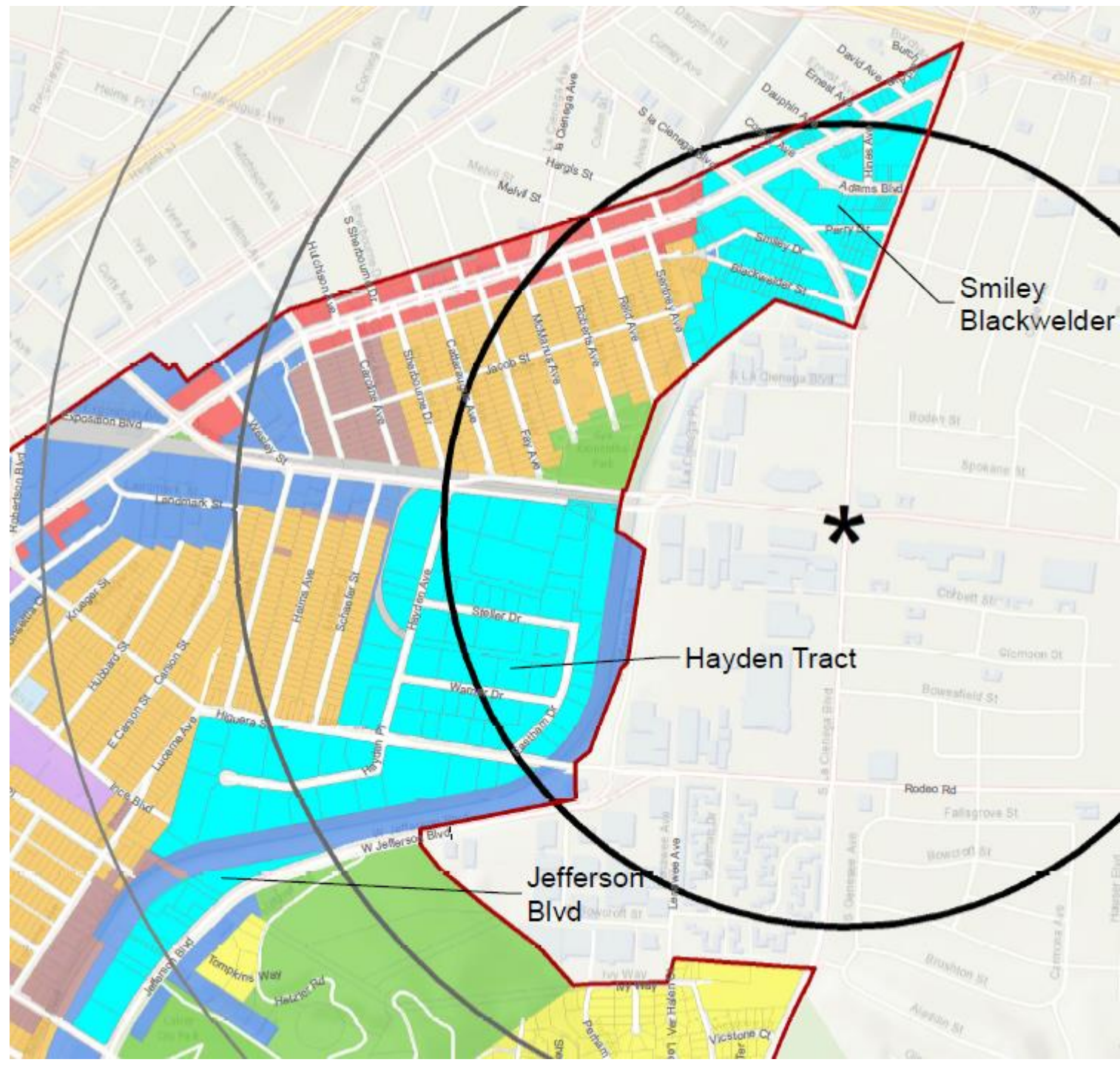
- Reviewed community input on opportunity sites to consider in commercial and industrial areas, including underused shopping centers, and began reaching out to the property owners
- Some sites already included in Sites Inventory
- 12/20/21, staff sent out 30 letters
- Week of 1/3/22, staff will send out remaining letters to all potential opportunity sites identified (about 250 parcels)
- Asking for responses before 1/24
- Include updated information in response to HCD

Opportunity Site Outreach

- Smiley-Blackwelder
- Hayden Tract
- Jefferson Boulevard

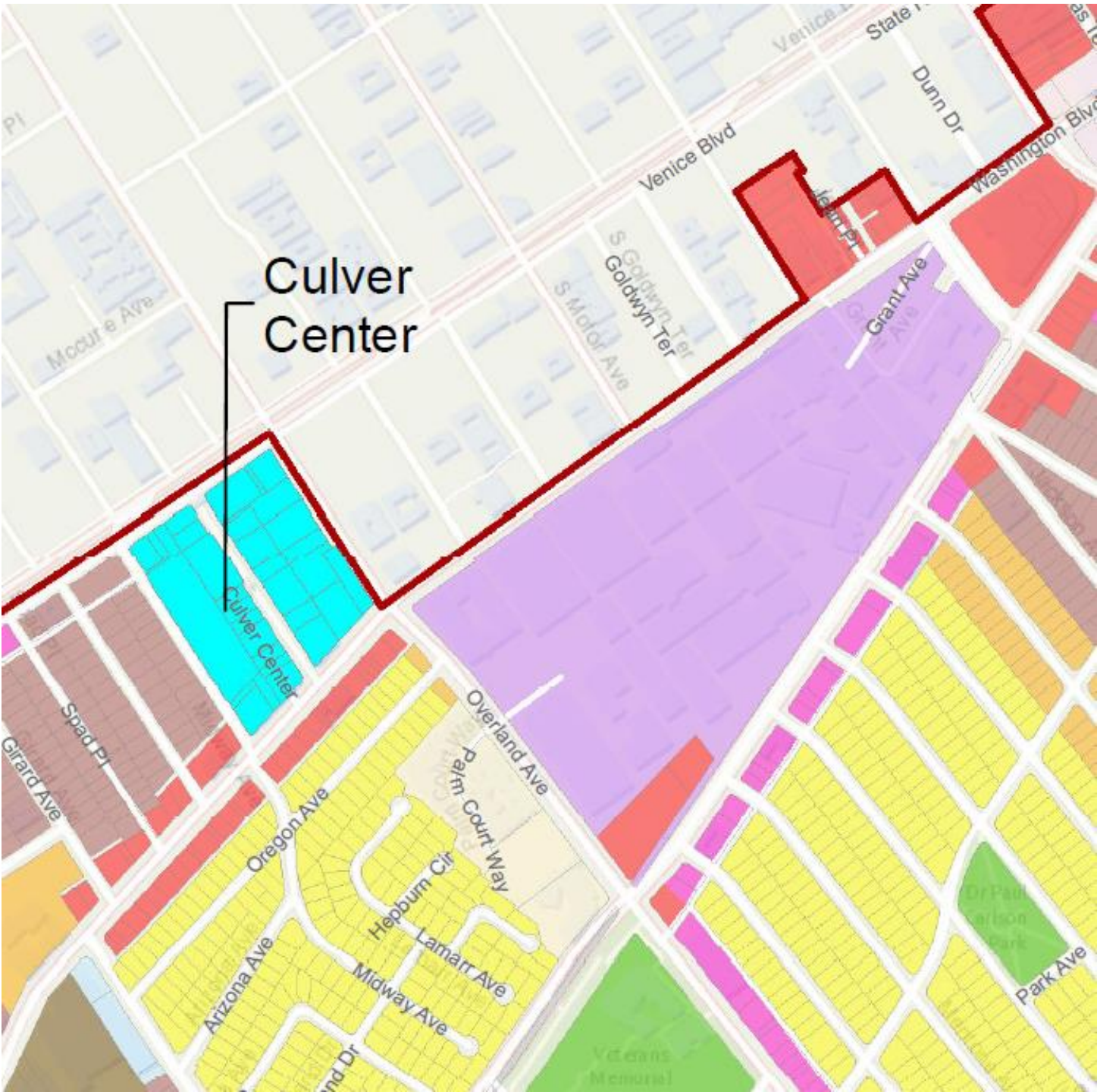
* La Cienega/Jefferson
Expo Station

Buffers: ½, ¾, 1 mi



Opportunity Site Outreach

- Culver Center



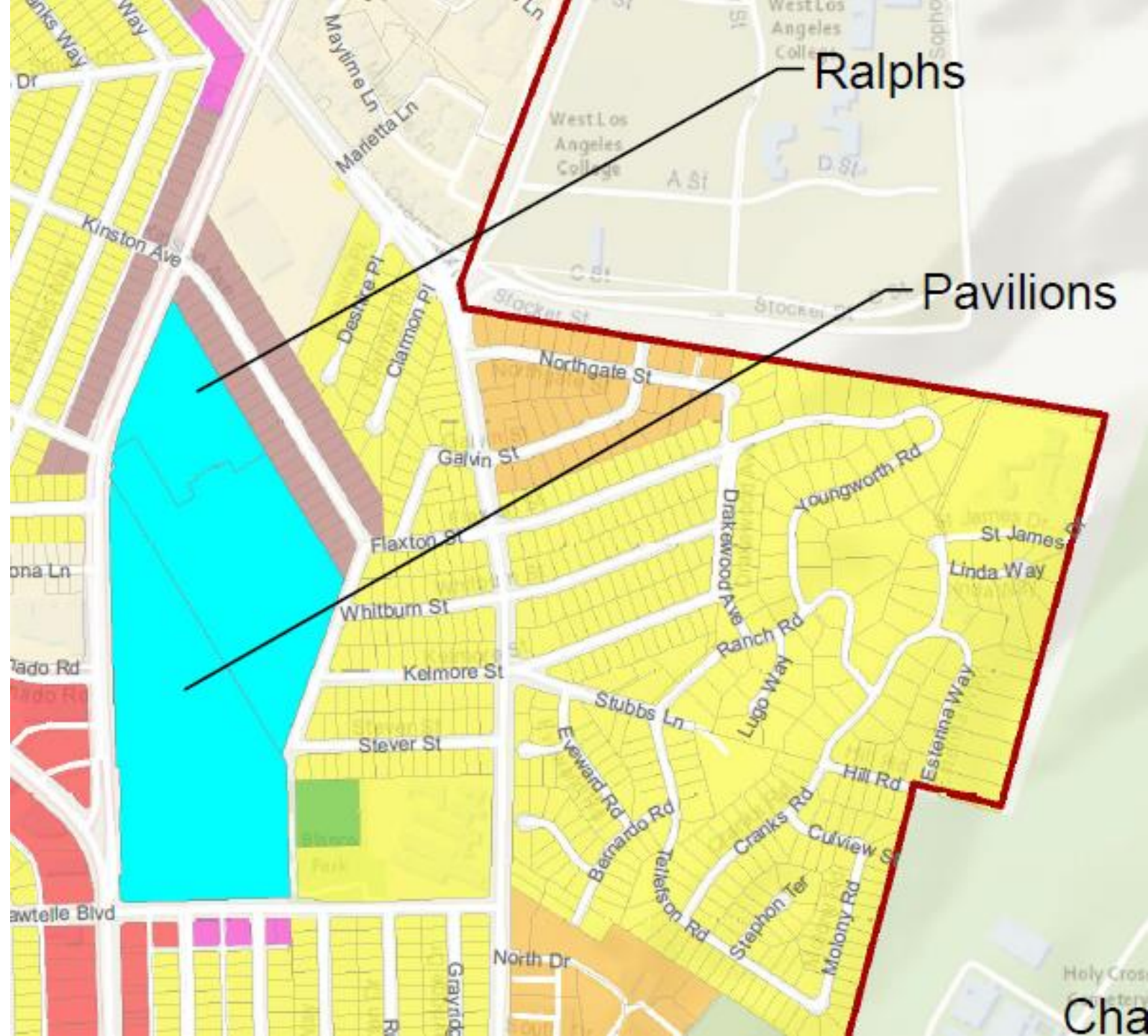
Opportunity Site Outreach

- Del Taco/Petrelli
- Chase
- Dollar Tree
- Westfield



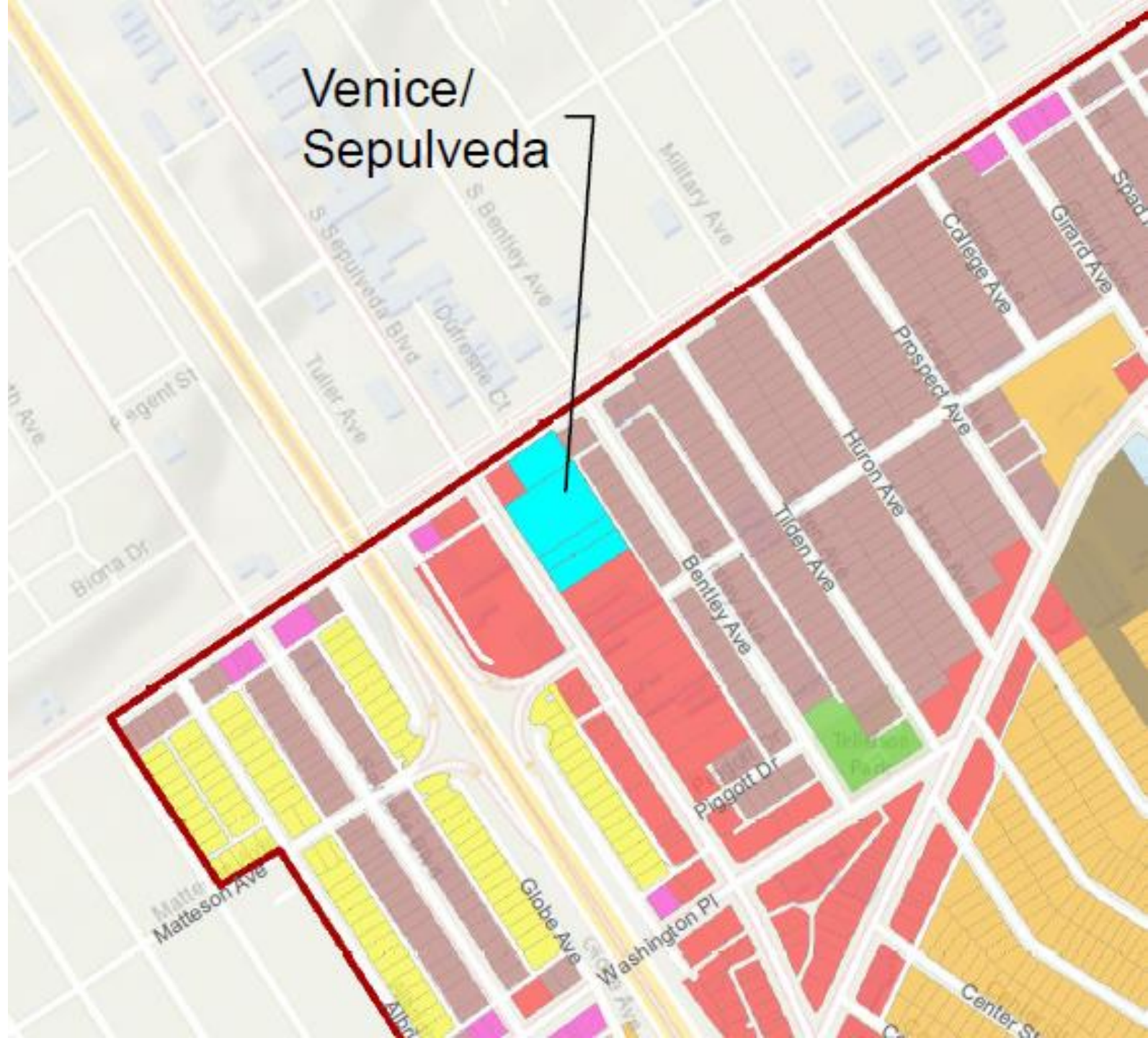
Opportunity Site Outreach

- Ralph's and Pavilions



Opportunity Site Outreach

- Venice/Sepulveda





Summary of Changes to the Housing Element

Environmental Analysis

Initial Study/Negative Declaration

- Environmental Documentation was finalized
- Comments
 - 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

Housing Element Edits

Summary of Key HCD Comments

Comment	Revisions
Sites Inventory	<ul style="list-style-type: none">- Updated inventory and analysis based on input from HCD, the community, Planning Commission, and City Council
Affirmatively Furthering Fair Housing	<ul style="list-style-type: none">- Updated section to reflect changes to the Sites Inventory (e.g., the sites maps and discussions related to AFFH as affected by changes)
Public Participation	<ul style="list-style-type: none">- Expanded on this to discuss outreach approach per HCD comments

Recap of Housing Element Edits Completed Before 11/30

Summary of Key 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

Summary of Key HCD Comments

Comment	Revisions
<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
<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 Key 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?



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

What's Next?

- **January 24: City Council Housing Element adoption hearing**
 - GPU subconsultant present: ESA
- **February 11: HCD certification deadline**

Stay tuned:
www.pictureculvercity.com

Motions

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 2); and,
2. Adopt Resolution No. 2022-P001 (Attachment No. 1) recommending approval to the City Council of the proposed General Plan Element Amendment, P2021-0241-GPE regarding the 2021-2029 Housing Element (Attachment No. 5).

**General
Plan 2045**
Culver CITY

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