

1 RESOLUTION NO. 2022-P001

2
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
4 CULVER CITY, CALIFORNIA, ADOPTING THE 2021-2029 HOUSING
5 ELEMENT NEGATIVE DECLARATION AND RECOMMENDING TO THE CITY
6 COUNCIL ADOPTION OF THE 2021-2029 HOUSING ELEMENT AND
7 SUBMITTAL OF THE 2021-2029 HOUSING ELEMENT TO THE CALIFORNIA
8 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR
9 CERTIFICATION.

10 (General Plan Housing Element Amendment, P2021-0241-GPE)

11 WHEREAS, California Government Code Section 65302(c) mandates that each
12 City shall include a Housing Element in its General Plan, and that the Housing Element be
13 updated regularly on a schedule set forth in the law to reflect current conditions and legal
14 requirements; and,

15 WHEREAS, the Housing Element must comply with the statutory provisions of
16 California Government Code Section 65580 et seq. and is required to identify and analyze
17 existing and projected housing needs, and include statements of the City of Culver City's
18 ("City") goals, policies, quantified objectives, and programs for the preservation,
19 improvement, and development of the City's share of the regional housing need in Southern
20 California; and,

21 WHEREAS, the existing 2013-2021 Housing Element was adopted on January
22 27, 2014 and the information in the 2013-2021 Housing Element has been revised and
23 expanded to provide a current assessment of housing needs and an inventory of resources
24 and constraints relevant to meeting those needs; and,

25 WHEREAS, the City prepared the update of its Housing Element of the City's
26 General Plan in conformance with State and local planning law and practices, considering
27 local conditions and context, including economic, environmental, and fiscal factors; and,
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1 WHEREAS, in accordance with Government Code Section 65583, the City finds
2 that the 2021-2029 Housing Element complies with the duty to affirmatively further fair
3 housing; and

4 WHEREAS, the City has been assigned an allocation of 3,341 new housing
5 units as its share of the regional housing need assessment (RHNA), including 1,108 very-low,
6 604 low, 560 moderate, and 1,069 above moderate units; and

7 WHEREAS, in accordance with Government Code Section 65583.2, the City
8 finds that the sites identified in the site inventory to accommodate RHNA are likely to result in
9 additional residential development during the period covered by the housing element; and
10

11 WHEREAS, the City does not currently have sufficient existing zones to
12 accommodate the production of the City's RHNA allocation; and
13

14 WHEREAS, the community met to provide feedback on topics related to the
15 2021-2029 Housing Element, including land use and housing at public workshops held on:
16 January 27, 2021; April 29, 2021; and May 5, 2021; and,
17

18 WHEREAS, the Housing Technical Advisory Committee met to provide
19 feedback on topics related to the 2021-2029 Housing Element, including land use, housing,
20 and the draft 2021-2029 Housing Element, at the meetings held on: December 8, 2020;
21 March 11, 2021; April 20, 2021; and July 28, 2021; and,
22

23 WHEREAS, the General Plan Advisory Committee met to provide feedback on
24 topics related to the 2021-2029 Housing Element, including land use, housing, and the draft
25 2021-2029 Housing Element, at the meetings held on: August 13, 2020; October 8, 2020;
26 April 8, 2021; June 10, 2021; and July 22, 2021; and,
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1 WHEREAS, the City Council and Planning Commission held joint meetings to
2 provide feedback on topics related to the 2021-2029 Housing Element, including land use,
3 housing, and the draft 2021-2029 Housing Element, at the meetings held on: January 27,
4 2021 and June 23 and 28, 2021; and,

5 WHEREAS, the Planning Commission met to provide feedback on topics
6 related to the 2021-2029 Housing Element, including land use, housing, and the draft 2021-
7 2029 Housing Element, at the meetings held on: May 12, 2021; July 28, 2021; and November
8 30, 2021; and,

9 WHEREAS, the City Council met to provide feedback on topics related to the
10 2021-2029 Housing Element, including land use, housing, and the draft 2021-2029 Housing
11 Element, at the meetings held on: April 12, 2021; September 27, 2021; and December 10,
12 2021; and,

13 WHEREAS, if the City does not complete timely adoption and submittal to HCD
14 by February 12, 2022, for certification of the 2021-2029 Housing Element, the City will be
15 subject to a range of enforcement penalties set forth per State housing law that could
16 negatively impact the City by court orders, lawsuits and fines by the State, legal action by the
17 State Attorney General, fiscal impacts to the General Fund, potential loss of local control over
18 new housing development and risk to State grants in process and ineligibility for future State
19 grant funding.

20 WHEREAS, on January 6, 2022, after conducting a duly noticed public hearing
21 on the General Plan Housing Element Amendment, including full consideration of the 2021-
22 2029 Housing Element (“Project”), staff report, environmental information, and all testimony
23 presented, the Planning Commission (i) by a vote of __ to __, adopted a Negative
24

1 Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the
2 Project will not result in significant adverse environmental impacts; (ii) by a vote of ___ to ___,
3 recommended to the City Council approval of General Plan Element Amendment, P2021-
4 0241-GPE, and adoption of the 2021–2029 Housing Element; and (iii) by a vote of ___ to ___,
5 recommended to the City Council submittal of the 2021–2029 Housing Element to the
6 California Department of Housing and Community Development (HCD) for certification.
7

8 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
9 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

10 SECTION 1. Pursuant to the foregoing recitations and the provisions of the
11 Culver City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.620.030, the
12 following findings for a General Plan Element Amendment are hereby made:
13

- 14 **1. The proposed amendment ensures and maintains internal consistency with the**
15 **goals, policies, and strategies of all elements of the General Plan and will not**
16 **create any inconsistencies with this Title, in the case of a Zoning Code**
17 **Amendment.**

18 The General Plan is undergoing a comprehensive update and is scheduled for
19 adoption in the fall of 2022, after the 2021-2029 Housing Element’s anticipated
20 adoption. The 2021-2029 Housing Element was updated in coordination with the other
21 elements as they are being updated. This is meant to ensure that the goals, policies,
22 and strategies of all the updated elements are consistent. Before the other elements in
23 the GPU are adopted, their goals, policies, and strategies will be reviewed to ensure
24 consistency with the 2021-2029 Housing Element.

25 The Zoning Code will then undergo a comprehensive update after the General Plan is
26 adopted. During that process, the Zoning Code will be updated to address constraints
27 to housing production, as outlined in Measure 4.J of the 2021-2029 Housing Element.
28 Under the Housing Programs section of the Housing Element, Measure 4.J is
29 scheduled to begin in 2023. However, if the City does not complete timely adoption
and submittal to HCD by February 12, 2022, for certification of the 2021-2029 Housing
Element, the City will be required to rezone to accommodate the RHNA by October 15,
2022.

- 2. The proposed amendment would not be detrimental to the public interest,**
health, safety, convenience, or welfare of the city.

1 The proposed General Plan Housing Element Amendment is not detrimental to the
2 public interest, health, safety, convenience, or welfare of the city because adoption of
3 the 2021-2029 Housing Element will not entitle any new development projects. The
4 2021–2029 Housing Element will be consistent with the objectives of the General Plan,
5 the CCMC, and State housing law.

6 **3. The proposed amendment complies with the provisions of the California**
7 **Environmental Quality Act (CEQA).**

8 The proposed General Plan Housing Element Amendment complies with CEQA as
9 outlined in the Initial Study and Negative Declaration environmental finding and related
10 documentation. The Planning Commission’s adoption of the Negative Declaration is
11 made herein by approval of this Resolution. The Initial Study/Negative Declaration
12 reflects the independent judgment of the Planning Commission.

13 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
14 Commission of the City of Culver City, California, hereby adopts the 2021-2029 Housing
15 Element Negative Declaration and recommends to the City Council approval of General Plan
16 Element Amendment, P2021-0241-GPE, to adopt the 2021-2029 Housing Element, and to
17 authorize staff to submit the 2021-2029 Housing Element to HCD for certification, in
18 accordance with the procedures set forth by State law.

19 APPROVED and ADOPTED this 6th day of January, 2022.

20 _____
21 DANA SAYLES - CHAIRPERSON
22 PLANNING COMMISSION
23 CITY OF CULVER CITY, CALIFORNIA

24 Attested by:

25 _____
26 Ruth Martin del Campo, Administrative Clerk
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28
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