

1 RESOLUTION NO. 2024-R____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
3 CALIFORNIA, APPROVING AND CONFIRMING THE FINDINGS OF THE 2023
4 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2023 GENERAL
5 PLAN ANNUAL PROGRESS REPORT.

6 **WHEREAS**, the State of California Department of Housing and Community
7 Development (“HCD”) requires all cities and counties to maintain a Housing Element to guide
8 housing development within jurisdictional boundaries; and,

9 **WHEREAS**, the City of Culver City’s 2021-2029 Housing Element was adopted
10 on August 8th, 2022 and certified by HCD on October 15th, 2022; and,

11 **WHEREAS**, the City of Culver City’s nine other General Plan elements were
12 adopted or updated between 1968 and 2004; and,

13 **WHEREAS**, Government Code Section 65400 mandates all cities and counties
14 to provide annual reports on the implementation of their Housing Element and General Plan
15 including, but not limited to, information on new housing units created and progress on goal
16 and policy implementation; and,

17 **WHEREAS**, The City has prepared its 2023 Housing Element Annual Progress
18 Report, attached as Exhibit A, and 2023 General Plan Annual Progress Report, attached as
19 Exhibit B, in accordance with HCD and OPR Guidelines; and,

20 **WHEREAS**, the City has made adequate progress towards meeting Culver City’s
21 Regional Housing Needs Allocation (“RHNA”) goals for the current planning timeframe; and,

22 **NOW, THEREFORE**, the City Council of the City of Culver City, California, DOES
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HEREBY RESOLVE as follows:

1 **SECTION 1.** The City of Culver City has completed the 2023 Housing Element
2 Annual Progress Report as required by Government Code Section 65400.

3 **SECTION 2.** The City Council hereby approves the 2023 Housing Element
4 Annual Progress Report, attached as Exhibit A to this Resolution, and the 2023 General Plan
5 Annual Progress Report, attached as Exhibit B to this Resolution, and finds the Reports to be
6 consistent with the requirements set forth in the HCD and OPR Guidelines.
7

8 **SECTION 3.** The City Manager, or his designee, is hereby authorized and
9 directed to submit the 2023 Housing Element Annual Progress Report to HCD and the 2023
10 General Plan Annual Progress Report to OPR.
11

12 **SECTION 4.** In accordance with the California Environmental Quality Act
13 (CEQA) and the State CEQA Guidelines, the adoption of this Housing Element Annual
14 Progress Report and General Plan Annual Progress Report is exempt from CEQA review
15 pursuant to California Code of Regulations Section 15306, Information Collection.
16

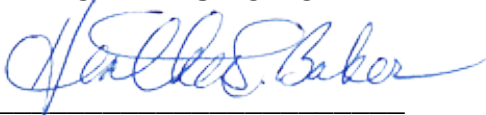
17
18 APPROVED and ADOPTED this 11th day of March, 2024.
19
20

21 _____
22 YASMINE-IMANI MCMORRIN, Mayor
23 City of Culver City, California

24 ATTESTED BY:

25 APPROVED AS TO FORM:

26 _____
27 JEREMY BOCCHINO, City Clerk
28
29

26 _____
27 
28 HEATHER BAKER, City Attorney
29

Jurisdiction	Culver City	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Reporting Period	8/1/2021 - 10/15/2023	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in gray contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (S.F./D.F. to 4 S.F./ADU)	Tenure (R/Owner, O/Owner)	Date Application Submitted- (See Instructions)	Very Low-Income Deed Restricted	Very Low-Income Rent Deed Restricted	Low Income Deed Restricted	Low Income Rent Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Rent Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65917	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	116	116	0						
	4208-000-006	4208-000-006		822-0159	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4214-000-008	4214-000-008		822-0137	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-011-014	4208-011-014		822-0152	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4215-015-028	4215-015-028		822-0284	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-018-024	4208-018-024		822-0401	000	R	1/1/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-088-042	4216-088-042		822-0481	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-021-080	4208-021-080		822-0522	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-018-024	4208-018-024		822-0837	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-021-024	4211-021-024		822-0941	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-000-012	4211-000-012		822-0947	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-000-012	4216-000-012		822-1009	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-007-008	4208-007-008		822-0006	000	R	1/1/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-011-004	4216-011-004		822-0000	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-001-004	4216-001-004		822-0027	000	R	1/1/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4214-000-010	4214-000-010		822-0064	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-008-001	4216-008-001		822-0081	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4210-000-016	4210-000-016		822-0100	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-011-002	4206-011-002		822-0108	000	R	1/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-000-001	4208-000-001		822-0109	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4206-004-006	4206-004-006		822-0128	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-004-006	4216-004-006		822-0143	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4210-000-008	4210-000-008		822-0145	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0171	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-011-003	4206-011-003		822-0193	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4207-001-011	4207-001-011		822-0218	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4210-000-019	4210-000-019		822-0229	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4207-012-007	4207-012-007		822-0231	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-004-002	4216-004-002		822-0222	000	R	8/10/2021								1	1	1	NONE	No	No	Withdrawn	Ministerial	
	4211-001-000	4211-001-000		822-0200	000	R	8/10/2021								1	1	1	NONE	No	No	Withdrawn	Ministerial	
	4206-011-002	4206-011-002		822-0193	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4206-000-006	4206-000-006		822-0099	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4208-018-008	4208-018-008		822-0013	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4211-000-004	4211-000-004		822-0234	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4210-000-001	4210-000-001		822-0245	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-000-001	4211-000-001		822-0277	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-000-007	4211-000-007		822-0279	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4212-000-000	4212-000-000		822-0287	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4212-000-000	4212-000-000		822-0289	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-000-000	4216-000-000		822-0299	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4216-000-000	4216-000-000		822-0307	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4218-000-000	4218-000-000		822-0308	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4204-011-008	4204-011-008		822-0311	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4211-000-007	4211-000-007		822-0315	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4209-014-000	4209-014-000		822-0321	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4201-000-012	4201-000-012		822-0326	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-004-000	4211-004-000		822-0344	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4206-018-008	4206-018-008		822-0362	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4216-000-001	4216-000-001		822-0400	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4216-000-001	4216-000-001		822-0431	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-004-010	4211-004-010		822-0434	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4211-000-000	4211-000-000		822-0422	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4211-000-000	4211-000-000		822-0423	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4211-004-000	4211-004-000		822-0454	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4209-010-000	4209-010-000		822-0456	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0478	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0478	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0478	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0491	000	R	8/10/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4216-000-017	4216-000-017		822-0504	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4209-001-001	4209-001-001		822-0526	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4207-004-007	4207-004-007		822-0531	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-000-000	4206-000-000		822-0545	000	R	8/10/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-000-007	4208-000-007																					

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SPKJPD 3.14.4.5+ADUJSP)	Tenure Renter/ Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non- Deed Restricted	Low-Income Deed Restricted	Low-Income Non- Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non- Deed Restricted	Above Moderate- Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total UNAPPROVED Units by Project	Please select streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
	4215-002-012	1001 Wacker Ave		023-0597	Other	R	1/1/2020								1	1		NONE	No	No	Pending	Ministerial	
	4206-024-046	1001 Wacker Ave		023-0606	Other	R	1/18/2020								1	1		NONE	No	No	Pending	Ministerial	
	4216-007-026	1001 Wacker Ave		023-0609	Other	R	1/18/2020								1	1	1	NONE	No	No	Approved	Ministerial	
	4213-013-014	1001 Wacker Ave		023-0651	Other	R	10/20/2020								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-308-028	1001 Wacker Ave		023-0660	Other	R	1/1/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4207-021-001	1001 Wacker Ave		023-0673	Other	R	1/12/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4209-020-021	1001 Wacker Ave		023-0679	Other	R	1/18/2021								2	2	2	NONE	No	No	Approved	Ministerial	
	4213-007-010	1001 Wacker Ave		023-0683	Other	R	1/12/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4215-015-020	1001 Wacker Ave		023-0715	Other	R	1/12/2021								2	2	2	NONE	No	No	Approved	Ministerial	
	4217-021-011	1001 Wacker Ave		023-0720	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4219-006-023	1001 Wacker Ave		023-0722	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4219-007-005	1001 Wacker Ave		023-0728	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4206-017-015	1001 Wacker Ave		023-0738	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4214-001-018	1001 Wacker Ave		023-0742	Other	R	1/12/2021								2	2		NONE	No	No	Pending	Ministerial	
	4215-018-032	1001 Wacker Ave		023-0760	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4216-000-001	1001 Wacker Ave		023-0763	Other	R	1/12/2021								5	5	5	NONE	No	No	Approved	Ministerial	
	4216-003-010	1001 Wacker Ave		023-0770	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4209-005-008	1001 Wacker Ave		023-0812	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4206-017-023	1001 Wacker Ave		023-0813	Other	R	1/1/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-017-023	1001 Wacker Ave		023-0815	Other	R	10/16/2020								1	1	1	NONE	No	No	Approved	Ministerial	
	4206-017-023	1001 Wacker Ave		023-0815	Other	R	10/16/2020								1	1	1	NONE	No	No	Approved	Ministerial	
	4204-001-008	1001 Wacker Ave		023-0827	Other	R	10/1/2021								1	1		NONE	No	No	Pending	Ministerial	
	4208-021-014	1001 Wacker Ave		023-0832	Other	R	1/12/2021								1	1	1	NONE	No	No	Pending	Ministerial	
	4212-008-011	1001 Wacker Ave		023-0838	Other	R	1/12/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4213-000-017	1001 Wacker Ave		023-0840	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4205-008-013	1001 Wacker Ave		023-0855	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4205-000-007	1001 Wacker Ave		023-0856	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4213-000-019	1001 Wacker Ave		023-0858	Other	R	1/12/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4208-002-001	1001 Wacker Ave		023-0870	Other	R	10/27/2020								1	1		NONE	No	No	Pending	Ministerial	
	4216-007-014	1001 Wacker Ave		023-0900	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4208-002-020	1001 Wacker Ave		023-0916	Other	R	10/12/2020								1	1		NONE	No	No	Pending	Ministerial	
	4208-027-007	1001 Wacker Ave		023-0930	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4214-001-046	1001 Wacker Ave		023-0934	Other	R	10/12/2020								1	1		NONE	No	No	Pending	Ministerial	
	4210-004-031	1001 Wacker Ave		023-1011	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4209-021-017	1001 Wacker Ave		023-1085	Other	R	10/26/2020								1	1		NONE	No	No	Pending	Ministerial	
	4209-017-017	1001 Wacker Ave		023-1095	Other	R	1/18/2021								2	2		NONE	No	No	Pending	Ministerial	
	4214-001-007	1001 Wacker Ave		023-1107	Other	R	1/12/2021								2	2		NONE	No	No	Pending	Ministerial	
	4213-004-016	1001 Wacker Ave		023-1127	Other	R	1/18/2021								2	2		NONE	No	No	Pending	Ministerial	
	4206-011-013	1001 Wacker Ave		023-1140	Other	R	1/12/2021								1	1		NONE	No	No	Pending	Ministerial	
	4209-023-013	1001 Wacker Ave		023-1141	Other	R	1/18/2021								1	1		NONE	No	No	Pending	Ministerial	
	4205-013-013	1001 Wacker Ave		023-1143	Other	R	1/12/2021								1	1	1	NONE	No	No	Approved	Ministerial	
	4213-007-020	1001 Wacker Ave		023-1146	Other	R	10/27/2020								1	1		NONE	No	No	Pending	Ministerial	
	4213-007-020	1001 Wacker Ave		023-1147	Other	R	10/27/2020								1	1		NONE	No	No	Pending	Ministerial	
	4215-007-020	1001 Wacker Ave		023-1148	Other	R	10/26/2020								1	1		NONE	No	No	Pending	Ministerial	
	4210-003-013	1001 Wacker Ave		023-1151	Other	R	10/18/2020								1	1		NONE	No	No	Pending	Ministerial	

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	95	0	0	0	0		95	
	4231-025-012	4241 MCCONNELL BLVD		B19-0478	ADU	R									0	
	4214-005-015	3817 ALBRIGHT AVE		B20-0973	ADU	R									0	
	4208-020-006	3873 SPAD PL		B21-0159	ADU	R									0	
	4233-030-011	4095 SAWTELLE BLVD		B21-0308	2 to 4	R									0	
	4215-011-006	11107 BRADDOCK DR		B21-0584	ADU	R									0	
	4214-005-013	3822 BLEDSOE AVE		B23-0064	ADU	R									0	
	4231-026-014	4114 MOORE ST		B21-0964	ADU	R									0	
	4312-024-017	3330 CAROLINE AVE		B21-0978	ADU	R									0	
	4231-022-032	4168 MILDRED AVE		B21-0994	SFA	O									0	
	4213-008-053	4109 HURON AVE		B22-0081	ADU	R									0	
	4204-011-014	5965 WRIGHTCREST DR		B22-0152	ADU	R									0	
	4231-019-041	4026 BOISE AVE		B22-0191	ADU	R									0	
	4215-015-029	4362 TULLER AVE		B22-0284	ADU	R									0	
	4209-018-024	4342 MENTONE AVE		B22-0401	ADU	R									0	
	4210-008-022	10942 PICKFORD WAY		B22-0483	ADU	R									0	
	4210-032-001	11017 LINDBLADE ST		B22-0490	ADU	R									0	
	4206-011-001	8902 HUBBARD ST		B22-0522	SFD	O									0	
	4205-016-018	3417 FAY AVE		B22-0624	ADU	R									0	
	4208-018-012	3843 MIDWAY		B22-0625	ADU	R									0	
	5111-003-012	4011 GRAND VIEW BLVD		B22-0674	ADU	R									0	
	4215-002-023	5353 DOBSON WAY		B22-0732	ADU	R									0	
	4210-025-019	10834 FRANKLIN AVE		B22-0743	ADU	R									0	
	4213-017-021	3929 BENTLEY AVE		B22-0831	ADU	R									0	
	4209-019-014	4420 KEYSTONE AVE		B22-0837	ADU	R									0	
	4206-003-010	3548 HELMS AVE		B22-0869	ADU	R									0	
	4213-002-002	3910 HURON AVE		B22-0891	ADU	R									0	
	4210-021-009	10847 WAGNER ST		B22-0897	ADU	R									0	
	4205-013-016	3113 ROBERTS AVE		B22-0919	ADU	R									0	
	4204-001-009	9032 LUCERNE AVE		B22-0923	ADU	R									0	
	4231-023-034	4150 MCCONNELL BLVD		B22-0941	ADU	R									0	
	4231-005-012	4249 MILDRED AVE		B22-0946	ADU	R									0	
	4233-004-010	4034 COOLIDGE AVE		B22-0948	ADU	R									0	
	4209-015-028	4163 MOTOR AVE		B22-0976	ADU	R									0	
	4216-003-013	5452 JANISANN AVE		B22-1009	ADU	R									0	
	4216-014-005	11446 DILLER AVE		B22-1044	ADU	R									0	
	4216-020-026	11213 SEGRELL WAY		B22-1057	ADU	R									0	
	4207-011-006	4037 MADISON AVE		B22-1059	ADU	R									0	
	4215-016-008	4331 TULLER AVE		B22-1062	ADU	R									0	
	4210-034-013	11013 BRADDOCK DR		B22-1064	ADU	R									0	

Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
	4209-004-008	4458 JASMINE AVE		B22-1091	ADU	R									0
	4206-007-017	3563 WESLEY ST		B22-1092	ADU	R									0
	4205-015-004	3456 FAY AVE		B23-0020	ADU	R									0
	4233-001-004	4066 BERRYMAN AVE		B23-0027	ADU	R									0
	4210-009-016	10912 FAIRBANKS WAY		B23-0100	ADU	R									0
	4203-004-090	10769 WHITBURN ST		B23-0128	ADU	R									0
	4210-003-003	5035 FAIRBANKS WAY		B23-0143	ADU	R									0
	4312-028-008	3341 HELMS AVE		B23-0145	ADU	R									0
	4208-030-020	4020 MIDWAY		B23-0171	ADU	R									0
	4207-023-011	4255 LINCOLN AVE		B23-0218	ADU	R									0
	4207-012-007	4042 JACKSON AVE		B23-0233	ADU	R									0
	4233-005-007	4046 MC LAUGHLIN AVE		B23-0279	ADU	R									0
	4312-025-009	3441 SHERBOURNE DR		B23-0297	ADU	R									0
	4312-025-009	3441 SHERBOURNE DR		B23-0299	ADU	R									0
	4209-014-005	4264 LE BOURGET AVE		B23-0325	ADU	R									0
	4203-009-012	10927 KELMORE ST		B23-0335	ADU	R									0
	4210-013-021	11057 OCEAN DR		B23-0400	ADU	R									0
	4213-014-017	4185 COMMONWEALTH AVE		B23-0412	ADU	R									0
	4206-005-023	3643 HELMS AVE		B23-0478	SFD	O									0
	4206-005-023	3643 HELMS AVE		B23-1123	ADU	R									0
	4216-005-017	11160 ORVILLE ST		B23-0504	ADU	R									0
	4205-018-005	3317 CATTARAUGUS AVE		B23-0565	ADU	R									0
	4205-010-027	3045 REID AVE		B23-0583	ADU	R									0
	4216-007-026	11156 MCDONALD ST		B23-0649	ADU	R									0
	4213-013-014	4174 COMMONWEALTH AVE		B23-0651	ADU	R									0
	4207-023-001	4205 LINCOLN AVE		B23-0673	ADU	R									0
	4209-020-021	4509 JASMINE AVE		B23-0680	ADU	R									0
	4206-017-023	8929 HUBBARD ST		B23-0813	SFD	O									0
	4206-017-023	8929 HUBBARD ST		B23-0814	ADU	R									0
	4206-017-023	8929 HUBBARD ST		B23-0815	ADU	R									0
	4205-013-023	3141 ROBERTS AVE		B23-1143	ADU	R									0
	4233-030-019	4052 ALBRIGHT		B23-0858	ADU	R									0
	4210-034-011	11006 BRADDOCK DR		B17-0928	ADU	R									0
	4216-012-021	11215 HAYTER AVE #A		B18-0711	ADU	R									0
	4215-008-023	11106 GARFIELD AVE #A		B19-0506	ADU	R									0
	4204-010-130	3814 MARCIA CT		B19-1120	SFD	O									0
	4204-010-131	3816 MARCIA CT		B19-1121	SFD	O									0
	4216-015-011	11462 PATOM DR		B20-0376	ADU	R									0
	4210-002-009	5034 PICKFORD WAY		B20-0451	ADU	R									0
	4206-004-025	3635 SCHAEFER ST #A		B20-0660	ADU	R									0
	4206-004-036	3649 SCHAEFER ST		B20-0752	ADU	R									0
	4233-003-015	4238 COOLIDGE AVE #A		B20-0917	ADU	R									0
	4233-012-018	11815 ATLANTIC AVE		B20-0952	ADU	R									0
	4233-006-026	4121 COOLIDGE AVE		B20-0958	ADU	R									0
	4209-016-037	4139 LE BOURGET AVE #A		B21-0108	ADU	R									0
	4205-008-005	3118 REID AVE #A		B21-0125	ADU	R									0
	4205-014-006	3330 FAY AVE		B21-0204	ADU	R									0

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Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	1	0	2	0	84		87
4231-025-012	4241 MCCONNELL BLVD								1	9/18/2023	1
4214-005-015	3817 ALBRIGHT AVE								1	1/3/2023	1
4208-020-006	3873 SPAD PL								1	10/10/2023	1
4233-030-011	4095 SAWTELLE BLVD								3	3/21/2023	3
4215-011-006	11107 BRADDOCK DR								1	5/22/2023	1
4214-005-013	3822 BLEDSOE AVE								1	2/2/2023	1
4231-026-014	4114 MOORE ST								1	5/4/2023	1
4312-024-017	3330 CAROLINE AVE								1	9/19/2023	1
4231-022-032	4168 MILDRED AVE								1	9/1/2023	1
4213-008-053	4109 HURON AVE								1	4/20/2023	1
4204-011-014	5965 WRIGHTCREST DR								1	9/5/2023	1
4231-019-041	4026 BOISE AVE								1	3/3/2023	1
4215-015-029	4362 TULLER AVE								2	9/26/2023	2
4209-018-024	4342 MENTONE AVE								1	1/5/2023	1
4210-008-022	10942 PICKFORD WAY								1	4/27/2023	1
4210-032-001	11017 LINDBLADE ST								1	3/27/2023	1
4206-011-001	8902 HUBBARD ST								1	8/16/2023	1
4205-016-018	3417 FAY AVE								1	5/15/2023	1
4208-018-012	3843 MIDWAY								1	5/17/2023	1
5111-003-012	4011 GRAND VIEW BLVD								1	2/14/2023	1
4215-002-023	5353 DOBSON WAY								1	7/7/2023	1
4210-025-019	10834 FRANKLIN AVE								1	3/21/2023	1
4213-017-021	3929 BENTLEY AVE								1	1/20/2023	1
4209-019-014	4420 KEYSTONE AVE								1	4/13/2023	1
4206-003-010	3548 HELMS AVE								1	5/1/2023	1
4213-002-002	3910 HURON AVE								1	5/10/2023	1
4210-021-009	10847 WAGNER ST								1	5/16/2023	1
4205-013-016	3113 ROBERTS AVE								1	4/28/2023	1
4204-001-009	9032 LUCERNE AVE								1	4/27/2023	1
4231-023-034	4150 MCCONNELL BLVD								1	8/18/2023	1
4231-005-012	4249 MILDRED AVE								1	3/22/2023	1
4233-004-010	4034 COOLIDGE AVE								1	7/31/2023	1

Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
4209-015-028	4163 MOTOR AVE								1	5/16/2023	1
4216-003-013	5452 JANISANN AVE								1	11/20/2023	1
4216-014-005	11446 DILLER AVE								1	11/22/2023	1
4216-020-026	11213 SEGRELL WAY								1	6/8/2023	1
4207-011-006	4037 MADISON AVE								1	7/18/2023	1
4215-016-008	4331 TULLER AVE								1	7/19/2023	1
4210-034-013	11013 BRADDOCK DR								1	7/6/2023	1
4209-004-008	4458 JASMINE AVE								1	9/1/2023	1
4206-007-017	3563 WESLEY ST								1	10/24/2023	1
4205-015-004	3456 FAY AVE								1	5/22/2023	1
4233-001-004	4066 BERRYMAN AVE								1	8/7/2023	1
4210-009-016	10912 FAIRBANKS WAY								1	2/9/2023	1
4203-004-090	10769 WHITBURN ST								1	7/7/2023	1
4210-003-003	5035 FAIRBANKS WAY								1	10/2/2023	1
4312-028-008	3341 HELMS AVE								1	8/8/2023	1
4208-030-020	4020 MIDWAY								1	6/22/2023	1
4207-023-011	4255 LINCOLN AVE								1	9/6/2023	1
4207-012-007	4042 JACKSON AVE								1	4/20/2023	1
4233-005-007	4046 MCLAUGHLIN AVE								1	10/23/2023	1
4312-025-009	3441 SHERBOURNE DR								1	6/21/2023	1
4312-025-009	3441 SHERBOURNE DR								1	6/21/2023	1
4209-014-005	4264 LE BOURGET AVE								1	12/28/2023	1
4203-009-012	10927 KELMORE ST								1	8/17/2023	1
4210-013-021	11057 OCEAN DR								1	10/23/2023	1
4213-014-017	4185 COMMONWEALTH AVE								1	12/6/2023	1
4206-005-023	3643 HELMS AVE								1	12/19/2023	1
4206-005-023	3643 HELMS AVE								1	12/19/2023	1
4216-005-017	11160 ORVILLE ST								1	12/13/2023	1
4205-018-005	3317 CATTARAUGUS AVE								1	12/18/2023	1
4205-010-027	3045 REID AVE								1	11/7/2023	1
4216-007-026	11156 MCDONALD ST								1	12/21/2023	1
4213-013-014	4174 COMMONWEALTH AVE								1	12/19/2023	1
4207-023-001	4205 LINCOLN AVE								1	12/7/2023	1
4209-020-021	4509 JASMINE AVE								2	8/8/2023	2
4206-017-023	8929 HUBBARD ST								1	12/14/2023	1
4206-017-023	8929 HUBBARD ST								1	12/14/2023	1
4206-017-023	8929 HUBBARD ST								1	12/14/2023	1
4205-013-023	3141 ROBERTS AVE								1	12/12/2023	1

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Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
4215-016-012	4349 TULLER AVE										0
4218-006-059	5174 DAWES AVE										0
4210-008-015	10906 PICKFORD WAY										0
4207-022-018	4214 LINCOLN AVE										0
4206-004-033	3599 SCHAEFER ST										0
4213-007-034	4137 TILDEN AVE										0
4210-003-005	5025 FAIRBANKS WAY										0
4203-001-043	10737 FLAXTON ST										0
4207-024-019	4210 LA SALLE AVE										0
4231-023-021	4173 MILDRED AVE										0
4233-003-026	4120 COOLIDGE AVE										0
4209-008-008	4134 VINTON #A										0
4203-004-068	10748 WHITBURN ST										0
4231-027-011	4027 MEIER ST										0
4209-003-016	4281 JACKSON AVE										0
4233-003-043	4233 BERRYMAN AVE										0
4214-004-013	3828 ALBRIGHT AVE										0
4209-007-020	4297 JASMINE AVE										0
4210-028-021	10961 BARMAN AVE										0
4218-006-053	5214 DAWES AVE										0
4207-024-027	4248 LA SALLE AVE										0
4213-004-026	11049 MATTESON AVE										0
4213-004-026	3421 CAROLINE AVE										0
4215-009-106	4464 SEPULVEDA BLVD										0
4206-033-057	3727 ROBERTSON BLVD				1		2		9	5/18/2023	12

Table A2	
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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

[illegible]

Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
4233-030-019	4052 ALBRIGHT								1	10/12/2023	1
4210-034-011	11006 BRADDOCK DR								1	8/18/2023	1
4216-012-021	11215 HAYTER AVE #A								1	3/23/2023	1
4215-008-023	11106 GARFIELD AVE #A								1	6/14/2023	1
4204-010-130	3814 MARCIA CT								1	7/19/2023	1
4204-010-131	3816 MARCIA CT								1	6/19/2023	1
4216-015-011	11462 PATOM DR								1	4/24/2023	1
4210-002-009	5034 PICKFORD WAY								1	4/18/2023	1
4206-004-025	3635 SCHAEFER ST #A								1	12/26/2023	1
4206-004-036	3649 SCHAEFER ST								1	6/5/2023	1
4233-003-015	4238 COOLIDGE AVE #A								1	11/20/2023	1
4233-012-018	11815 ATLANTIC AVE								1	10/2/2023	1
4233-006-026	4121 COOLIDGE AVE								1	8/17/2023	1
4209-016-037	4139 LE BOURGET AVE #A								1	3/23/2023	1
4205-008-005	3118 REID AVE #A								1	4/14/2023	1
4205-014-006	3330 FAY AVE								1	2/13/2023	1
4207-008-025	4061 LAFAYETTE PL								1	6/5/2023	1
4213-006-036	3917 TILDEN AVE								1	5/18/2023	1
4231-027-010	4023 MEIER ST								1	7/25/2023	1
4215-002-016	5289 DOBSON WAY								1	3/16/2023	1
4209-001-015	4075 JACKSON AVE								1	12/22/2023	1
4210-025-023	10816 FRANKLIN AVE								1	7/26/2023	1
4209-005-018	4489 JASMINE AVE								1	12/19/2023	1
4210-023-012	10812 LINDBLADE ST #A								1	2/2/2023	1
4206-024-015	4122 VAN BUREN PL #A								1	12/21/2023	1
4206-024-015	4122 VAN BUREN PL #A								1	12/21/2023	1
4209-012-002	4406 MOTOR AVE #A								1	2/2/2023	1
4206-011-012	8952 HUBBARD ST								1	6/8/2023	1
4207-022-019	4220 LINCOLN AVE								1	2/14/2023	1
4209-010-023	4283 VINTON AVE								1	11/21/2023	1
4213-007-005	4037 TILDEN AVE UNIT #A								1	4/5/2023	1
4216-006-008	11139 ORVILLE ST								1	8/22/2023	1
4207-015-012	4161 MADISON AVE								1	3/7/2023	1
4215-023-009	4495 HUNTLEY AVE								1	9/29/2023	1
4209-017-010	4252 MENTONE AVE								1	9/19/2023	1
4205-016-016	3409 FAY AVE								1	5/2/2023	1
4232-009-006	12338 HERBERT ST								2	2/21/2023	2
4215-021-006	11236 FRANKLIN AVE								1	11/28/2023	1

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
4231-025-012	4241 MCCONNELL BLVD			NONE	N											
4214-005-015	3817 ALBRIGHT AVE			NONE	N											
4208-020-006	3873 SPAD PL			NONE	N											
4233-030-011	4095 SAWTELLE BLVD			NONE	N											
4215-011-006	11107 BRADDOCK DR			NONE	N											
4214-005-013	3822 BLEDSOE AVE			NONE	N											
4231-026-014	4114 MOORE ST			NONE	N											
4312-024-017	3330 CAROLINE AVE			NONE	N											
4231-022-032	4168 MILDRED AVE			SB 9 (2021) - Duplex in SF Zone	N											
4213-008-053	4109 HURON AVE			NONE	N											
4204-011-014	5865 WRIGHTCREST DR			NONE	N											
4231-019-041	4026 BOISE AVE			NONE	N											
4215-015-029	4362 TULLER AVE			NONE	N											
4209-018-024	4342 MENTONE AVE			NONE	N											
4210-008-022	10942 PICKFORD WAY			NONE	N											
4210-032-001	11017 LINDBLADE ST			NONE	N											
4206-011-001	8902 HUBBARD ST			NONE	N											
4205-016-018	3417 FAY AVE			NONE	N											
4208-018-012	3843 MIDWAY			NONE	N											
5111-003-012	4011 GRAND VIEW BLVD			NONE	N											
4215-002-023	5353 DOBSON WAY			NONE	N											
4210-025-019	10834 FRANKLIN AVE			NONE	N											
4213-017-021	3929 BENTLEY AVE			NONE	N											
4209-019-014	4420 KEYSTONE AVE			NONE	N											
4206-003-010	3548 HELMS AVE			NONE	N											
4213-002-002	3910 HURON AVE			NONE	N											
4210-021-009	10847 WAGNER ST			NONE	N											
4205-013-016	3113 ROBERTS AVE			NONE	N											
4204-001-009	9032 LUCERNE AVE			NONE	N											
4231-023-034	4150 MCCONNELL BLVD			NONE	N											
4231-005-012	4249 MILDRED AVE			NONE	N											
4233-004-010	4034 COOLIDGE AVE			NONE	N											
4209-015-028	4163 MOTOR AVE			NONE	N											
4216-003-013	5452 JANISANN AVE			NONE	N											
4216-014-005	11446 DILLER AVE			NONE	N											
4216-020-026	11213 SEGRELL WAY			NONE	N											
4207-011-006	4037 MADISON AVE			NONE	N											
4215-016-008	4331 TULLER AVE			NONE	N											
4210-034-013	11013 BRADDOCK DR			NONE	N											
4209-004-008	4458 JASMINE AVE			NONE	N											
4206-007-017	3563 WESLEY ST			NONE	N											
4205-015-004	3456 FAY AVE			NONE	N											
4233-001-004	4066 BERRYMAN AVE			NONE	N											
4210-009-016	10912 FAIRBANKS WAY			NONE	N											
4203-004-090	10769 WHITBURN ST			NONE	N											
4210-003-003	5035 FAIRBANKS WAY			NONE	N											
4312-028-008	3341 HELMS AVE			NONE	N											
4208-030-020	4020 MIDWAY			NONE	N											
4207-023-011	4255 LINCOLN AVE			NONE	N											
4207-012-007	4042 JACKSON AVE			NONE	N											
4233-005-007	4046 MCCLAUGHLIN AVE			NONE	N											
4312-025-009	3441 SHERBOURNE DR			NONE	N											
4312-025-009	3441 SHERBOURNE DR			NONE	N											
4209-014-005	4264 LE BOURGET AVE			NONE	N											
4203-009-012	10927 KELMORE ST			NONE	N											
4210-013-021	11057 OCEAN DR			NONE	N											
4213-014-017	4185 COMMONWEALTH AVE			NONE	N											
4206-005-023	3643 HELMS AVE			SB 9 (2021) - Duplex in SF Zone	N											
4206-005-023	3643 HELMS AVE			NONE	N											

Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
4216-005-017	31160 ORVILLE ST			NONE	N											
4205-018-005	3317 CATTARAUGUS AVE			NONE	N											
4205-010-027	3045 REID AVE			NONE	N											
4216-007-026	11156 MCDONALD ST			NONE	N											
4213-013-014	4174 COMMONWEALTH AVE			NONE	N											
4207-023-001	4205 LINCOLN AVE			NONE	N											
4209-020-021	4509 JASMINE AVE			NONE	N											
4206-017-023	8929 HUBBARD ST			SB 9 (2021) - Duplex in SF Zone	N											
4206-017-023	8929 HUBBARD ST			NONE	N											
4206-017-023	8929 HUBBARD ST			NONE	N											
4205-013-023	3141 ROBERTS AVE			NONE	N											
4233-030-019	4052 ALBRIGHT			NONE	N											
4210-034-011	11006 BRADDOCK DR			NONE	N											
4216-012-021	11215 HAYTER AVE #A			NONE	N											
4215-008-023	11106 GARFIELD AVE #A			NONE	N											
4204-010-130	3814 MARCIA CT			NONE	N											
4204-010-131	3816 MARCIA CT			NONE	N											
4216-015-011	11462 PATOM DR			NONE	N											
4210-002-009	5034 PICKFORD WAY			NONE	N											
4206-004-025	3635 SCHAEFER ST #A			NONE	N											
4206-004-036	3649 SCHAEFER ST			NONE	N											
4233-003-015	4238 COOLIDGE AVE #A			NONE	N											
4233-012-018	11815 ATLANTIC AVE			NONE	N											
4233-006-026	4121 COOLIDGE AVE			NONE	N											
4209-016-037	4139 LE BOURGET AVE #A			NONE	N											
4205-008-005	3118 REID AVE #A			NONE	N											
4205-014-006	3330 FAY AVE			NONE	N											
4207-008-025	4061 LAFAYETTE PL			NONE	N											
4213-006-036	3917 TILDEN AVE			NONE	N											
4231-027-010	4023 MEIER ST			NONE	N											
4215-002-016	5289 DOBSON WAY			NONE	N											
4209-001-015	4075 JACKSON AVE			NONE	N											
4210-025-023	10816 FRANKLIN AVE			NONE	N											
4209-005-018	4489 JASMINE AVE			NONE	N											
4210-023-012	10812 LINDBLADE ST #A			NONE	N											
4206-024-015	4122 VAN BUREN PL #A			NONE	N											
4206-024-015	4122 VAN BUREN PL #A			NONE	N											
4209-012-002	4406 MOTOR AVE #A			NONE	N											
4206-011-012	8952 HUBBARD ST			NONE	N											
4207-022-019	4220 LINCOLN AVE			NONE	N											
4209-010-023	4283 VINTON AVE			NONE	N											
4213-007-005	4037 TILDEN AVE UNIT #A			NONE	N											
4216-006-008	11139 ORVILLE ST			NONE	N											
4207-015-012	4161 MADISON AVE			NONE	N											
4215-023-009	4495 HUNTLEY AVE			NONE	N											
4209-017-010	4252 MENTONE AVE			NONE	N											
4205-016-016	3409 FAY AVE			NONE	N											
4232-009-006	12338 HERBERT ST			NONE	N											
4215-021-006	11236 FRANKLIN AVE			NONE	N											
4215-016-012	4349 TULLER AVE			NONE	N											
4218-006-059	5174 DAWES AVE			NONE	N											
4210-008-015	10906 PICKFORD WAY			NONE	N											
4207-022-018	4214 LINCOLN AVE			NONE	N											
4206-004-033	3599 SCHAEFER ST			NONE	N											
4213-007-034	4137 TILDEN AVE			NONE	N											
4210-003-005	5025 FAIRBANKS WAY			NONE	N											
4203-001-043	10737 FLAXTON ST			NONE	N											
4207-024-019	4210 LA SALLE AVE			NONE	N											
4231-023-021	4173 MILDRED AVE			NONE	N											
4233-003-026	4120 COOLIDGE AVE			NONE	N											
4209-008-008	4134 VINTON #A			NONE	N											
4203-004-068	10748 WHITBURN ST			NONE	N											
4231-027-011	4027 MEIER ST			NONE	N											
4209-003-016	4281 JACKSON AVE			NONE	N											
4233-003-043	4233 BERRYMAN AVE			NONE	N											
4214-004-013	3828 ALBRIGHT AVE			NONE	N											
4209-007-020	4297 JASMINE AVE			NONE	N											
4210-028-021	10961 BARMAN AVE			NONE	N											
4218-006-053	5214 DAWES AVE			NONE	N											

Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
4207-024-027	4248 LA SALLE AVE			NONE	N											
4213-004-026	11049 MATTESON AVE			NONE	N											
4213-004-026	3421 CAROLINE AVE			NONE	N											
4215-009-106	4464 SEPULVEDA BLVD			SB 35 (2017)	N											
4206-033-057	3727 ROBERTSON BLVD			NONE	N		DB						20.0%	0	Other	No

Jurisdiction	Culver City	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,108	-	-	73	-	-	-	-	-	-	-	73	1,035
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	604	-	-	-	1	-	-	-	-	-	-	1	603
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	560	-	-	-	2	-	-	-	-	-	-	2	568
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,069	37	20	93	84	-	-	-	-	-	-	234	835
Total RHNA		3,341												
Total Units			37	20	166	87	-	-	-	-	-	-	310	3,031
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		554		-	73	-	-	-	-	-	-	-	73	481

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Culver City	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1A Section 8 Housing Choice Voucher Program	Provide rental assistance to 215 households.	Ongoing	Federally funded rental assistance for very-low and low income households. Funding includes \$1.3 Million which serves up to 215 households annually. Housing Staff has pulled 1,500 applications from the Section 8 Waiting List created in 2016. There are approximately 9,000 applications on the Section 8 Waiting List. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to the persons experiencing homelessness (PEH) in Culver City. This is a total of 5 vouchers for Culver City. To date, 4 turnover vouchers have been issued to the unhoused.
1B Rental Assistance Program	Provide rental assistance to 16 households.	Ongoing	For 2023, the Rental Assistance Program (RAP) size has reduced to 11 participating households. This program is scheduled to sunset over the next 5-10 years. The average monthly Housing Assistance Payment (HAP) is \$16,267 (\$194,204 annually).
1C Shared Housing	Provide rental assistance and supportive services to 5 households.	Ongoing	The shared program was eliminated in fiscal year 2010-2011 due to the elimination of funding from the Redevelopment Agency.
1D Existing Covenanted Buildings	Compliance with affordability agreement, Housing Quality Standard, and occupancy requirements.	Ongoing	Per California Redevelopment Law regulations, monitoring of income and affordable rent restricted units is conducted annually and starts in November. Monitoring for compliance continues on all Mortgage Assistance Program (MAP)(124 units), senior housing (213 units), mobile home park units (81 mobilehome units), group homes for persons with disabilities (30 persons/6 group homes), and multi- family housing units (66 units) with income and rent restrictions . A total of 504 income and rent restricted units are monitored.
1E Preserve At-Risk Affordable Housing Units	Monitor the at-risk status of 231 affordable units that are potentially at risk of converting to market-rate housing.	Ongoing	Program eliminated due to lack of funding (2021)
1F Affordable Housing Development Assistance	Facilitate the development of 250 affordable units over eight years.	Ongoing	City of Culver City (City) through a Construction and Permanent Loan Commitment notice with Community Corporation of Santa Monica (CCSM) has earmarked \$4 million dollars to support the development of a 95 units 100% affordable multi-family project. An additional \$1 million was earmarked for the project through funds from California State Assembly District 55 . The City has also negotiated for the development of up to 8 affordable units for artist with the Wende Museum.
1G Inclusionary Housing	Monitor to ensure the Mixed Use Ordinance effectively supports Affordable Housing production, review and revise as necessary.	Ongoing	The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including the study and potential implementation of programs like an affordable housing overlay or other incentives. This work is anticipated to be completed in 2024.
2A Housing for Homeless and Special Needs	Pursue modular housing on city-owned lots for homeless and supportive housing.	Ongoing	These projects are under review by the City Council.
2B Zoning Code Amendments to Address Special Needs Housing	Amend the zoning code to comply with various state laws.	2023	The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including amendments to comply with state laws on special needs housing, by October 2024.
2C Homeless Service Referrals	Continue to work with St. Joseph and/or another homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services.	Ongoing	Through a contract with Saint Joseph Center (SJC), the City provides homeless outreach, data collection, service referral, and emergency motel voucher. Homeless outreach was expanded to include evenings until 10pm and Saturdays. For April 2023 - December 2023, the following number of unhoused were served: Total # of unhoused enrolled: 136/ Total # of unhoused engaged: 69/ Total # unhoused referred to supportive services: 163 / Total # persons placed in permanent housing: 23.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2D Emergency Shelters	Provide 18 year-round beds for women with dependent children through Upward Bound House Family Shelter.	Ongoing	<p>Upward Bound House (UBH) Family Shelter provides 18 beds of emergency interim housing for unhoused children and their families. Through a contract with UBH, the city provides case management and supportive services to unhoused children and their families as well as homeless children attending the Culver City Unified School District. Since July 2023 to January 2024, the following number of unhoused children and their families were served: 69/ Total # of Persons served: 69/ Total # of Families served: 26 / Total # of Children served: 39/ Total # of Persons placed in Permanent Housing: 26 / Total # of Families placed in Permanent Housing: 9/ Total # of Children placed in Permanent Housing: 17.</p> <p>Culver City opened its first safe sleeping programming, Wellness Village, at a City owned parking lot in August 2023. Safe sleep programming aims to reduce loss of life, eliminate encampments and provide greater access to resources for unhoused neighbors in Culver City. The safe sleep programming is the first of its kind for Culver City. It features 20 transitional tents referred to as suites with around the clock staffing and supportive services – including three meals a day, restrooms, showers, garbage and recycling collection, access to laundry services, health care and additional support. The Wellness Village can support up to 40 residents at the site to allow couple to remain together. Pets are also allowed on site. Wellness Village is operated by Urban Alchemy (UA), a nonprofit with a mission to transform traumatized urban spaces through supportive and compassionate care. To date, 35 unhoused neighbors have participated in the Wellness Village and 11 have transitioned to permanent supportive housing.</p> <p>The City has entered into lease agreements with two local motels in Culver City, which provides 64 units of interim housing for the Culver City unhoused community. The Motel Lease Program also provides 24/7 security as well as 3 daily meals by Every Table to the participants of this program. In 2023, 36 unhoused persons participated in the Every Table meal program.</p>
2E Group Homes	Monitor six group homes for persons with developmental disabilities annually.	Ongoing	Through rent and income restricted covenants, the City provides six group homes that provided affordable service enriched housing to 30 persons with development disabilities.
3A Neighborhood Preservation Program	Provide 10 NPP Deferred Maintenance Grants.	Ongoing	Program was budgeted at \$60,000 to support up to 12 households with \$5,000 grants to address deferred maintenance and code issues.
3B Healthy and Safe Grant	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants.	Ongoing	This program is included with the NPP and will assist up to 12 households.
3C Graffiti Removal	Remove graffiti within 48 hours.	Ongoing	The Culver City Graffiti Crew continues to work with local business and homeowners within the city to abate graffiti.
4A Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166)	Adopt 2045 General Plan and update the zoning code for consistency. Develop procedure to monitor for No Net Loss (AB 166), and update sites inventory to determine adequate capacity for RHNA.	2023	A procedure for monitoring No Net Loss (AB 166) as well as RHNA Sites Inventory updates is in progress. The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element to accommodate RHNA capacity by October 2024.
4B By-Right Approval	As part of the Comprehensive Zoning Code Update to implement 2045 General Plan, amend the Zoning Code to provide by-right approval of projects that set aside 20% affordable units for lower income households.	2023	The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including by-right approval policies, by October 2024.
4C Density Bonus Program	Continue to promote the various density bonus incentives to residential and mixed use development applicants.	Ongoing	Information is provided to applicants who inquire about construction of new housing units.
4D Accessory Dwelling Units Ordinance	Update the ADU ordinance for consistency with the 2045 General Plan and SB 9 requirements.	Ongoing	The City continues to process ADU applications in line with State law and adopted City Codes.
4E Affordable ADU Incentive Program	Provide information on the various incentives the City offers to facilitate affordable ADUs.	Ongoing	Not yet implemented.
4F Affordable Housing Tools and Best Practices	Study and prioritize the various affordable housing tools for research and analysis, such as Affordable Housing Overlay Zones, Transit Oriented Communities (TOCs) programs, affordable housing funding opportunities, and Livable Communities Initiative.	2022	The study is in the beginning stages of planning and may be informed by the zoning code update process.
4G Hotel/Motel Conversion	Continue to identify properties and negotiate for acquisition and adaptive reuse or redevelopment as affordable and special needs housing, pursue funding through Project Homekey.	Ongoing	The City was awarded \$26.6 million under the HCD Homekey Round 2 for the production of 73 units of interim and permanent supportive housing for the chronically unhoused. The interim housing units are located at 3868 Sepulveda (formerly Deano's Motel). The permanent supportive housing units are located at 3900 Sepulveda (formerly Sunburst Motel). Certificates of Occupancy (CO) was issued to both sites in November 2023. Enrollment of residents began December 2023. There are currently 21 residents occupying the project with full occupancy of 90% - 95% by March 2024.
4H Objective Design Standards	Develop Objective Design Standards to comply with SB 330.	Ongoing	The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including new zoning designations and associated objective development standards, by the end of 2023.
4I Permit Streamlining and Monitoring	Establish a permit processing time tracking, monitoring, and reporting system.	Ongoing	The City has made efforts in streamlining applications with affordable housing components. This is currently done with no special application fee or request by the developer.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4J Zoning Code Review and Amendment to Address Constraints to Housing Production	Consider and implement updates to the zoning code to address constraints to housing production, including expansion of SRDs, development standards, parking requirements, and building height limits.	2023	The Current and Advance Planning Divisions are working with a consultant team to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element including these considerations, to be completed by October 2024.
5A Fair Housing Counseling	Provide fair housing counseling services.	Ongoing	The City has contracted with Bet Tzedek to provide Fair Housing counseling services. The City enacted Permanent Rent Control and Tenant Protection Ordinances (Ordinances) in September 2020. Bet Tzedek provides legal services for Culver City residents under the Ordinances. Bet Tzedek also provided legal services for Culver City resident under the Statewide Eviction Moratorium before its expiration. Bet Tzedek also held 52 legal clinics held for Culver City in 2023, with 56 participants served from the months of March through December 2023, when the program begin recording weekly attendance data.
5B Source of Income Protection	Develop outreach and education materials and implement an outreach campaign, include a fair housing factsheet in ADU, Incremental Infill, and SB9 application packets.	Ongoing	Not yet implemented.
5C Landlord Roundtable	Hold joint roundtable discussions with LTMB and ACOHH.	2023	Event scheduled for April 2024
5D Community Conversation on Affordable Housing	Conduct community meetings on affordable housing issues.	2023	The first "Conversation" was held on September 14, 2023 with Dr. Stuart Gabriel, one of the region's most knowledgeable authorities on affordable housing. Dr. Gabriel is a distinguished Professor of Finance and Arden Realty Chair at the University of California, Los Angeles Anderson School of Management. Professor Gabriel discussed challenges and opportunities in housing policy.
5E Landlord Fair	Host landlord fairs.	2023	Event scheduled for May 2024
5F Inter-Agency Agreement with HACLA	Establish agreement with HACLA to allow use of City vouchers within one mile from city limits.	2023	Agreement is still pending
5G Accessory Commercial Uses	Initiate study to integrate accessory commercial uses in single-family neighborhoods.	2024	Not yet implemented.
5H Permanent Rent Control Ordinance	Continue to implement the Rent Control Ordinance.	Ongoing	The City enacted permanent Rent Control and Tenant Protections Ordinances in September 2020. Since January 1, 2023, Rent Control staff has responded to 1,401 telephone calls, 91 walk-ins and 1,188 emails related to the various provisions of the ordinances. There are 5,999 units fully registered with 97% of units that were registered in the previous registration cycle renewed in 2023, aiding in the enforcement and implementation of ordinance protections.
5I Landlord-Tenant Mediation Board	Provide services as requested throughout the planning period	Ongoing	There was one (1) mediation request received.
5J Landlord Incentive	Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)	Ongoing	Funded was included in the Fiscal Year (FY) 2023/2024 budget to offer property owners security deposits, signing bonuses and damage claim funds to lease units to Section 8 and unhoused households.
5K Plan to Prevent and Combat Homelessness	Update plan to address homelessness	2023	The Plan to Prevent and Combat Homelessness was approved by Council in 2018. This document was intended to be a 5 year document. The document is proposed for updating starting fiscal year 24/25.
5L Replacement Housing	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	Ongoing	Ongoing.
5M Promotion of Housing Programs	Market the availability of various housing programs with brochures, flyers, and other public information materials. Specifically, focus promotion of housing programs to neighborhoods with concentrated areas of housing issues.	2023	The City has retained two public relations and communication firms to assist with community communication and engagement surrounding homeless services including Project Homekey and Wellness Village (Safe Sleep), the Landlord Tenant Mediation Board, Rent Control and Tenant Protections, and the Mobile Crisis Team (MCT) . Various promotional documents have been prepared and distributed to the public to foster greater awareness including updating information on the City website, mailers, flyers, and invitation to open houses for PHK , Wellness Village and MCT.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6A Temporary Emergency Rental and Relocation Assistance Program	Explore available funding from County, State, and Federal programs.	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.
6B Property Acquisition and Rehabilitation Program	Explore available funding from County, State, and Federal programs.	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.
6C West Culver City Residential Rehabilitation	Explore available funding from County, State, and Federal programs.	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.
6D Reduced Surcharge Fee for New Construction/Other Fees	Explore available funding from County, State, and Federal programs.	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.
6E Homebuyer Assistance	Pursue funding sources available from HCD and HUD and to seek partnership with nonprofits and lenders to provide homebuyer assistance.	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.
6F Community Land Trust	Explore resources, financing mechanisms, and/or partnership with nonprofits and lenders	When funding becomes available	To be initiated or reinstated with additional funding; funding not yet secured.

Jurisdiction	Culver City	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here : https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

[illegible]

Jurisdiction	Culver City		ANNUAL ELEMENT PROGRESS REPORT					
Reporting Period	2023	(Jan. 1 - Dec. 31)						
Planning Period	6th Cycle	10/15/2021 - 10/15/2029						
Table K								
Tenant Preference Policy								
Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.								
Does the Jurisdiction have a local tenant preference policy?			No					
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.								
Notes								

Jurisdiction	Culver City	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$150,000.00

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
14.1: Retail Resiliency and Development Feasibility	\$36,000.00	\$63,000.00	Completed	None	Work on tasks 4 and 5 was incorrectly attributed to task 1 on RRF #2
14.2: Property Assessment	\$20,000.00	\$20,000.00	Completed	None	
14.3: Concept Design Studies	\$20,000.00	\$19,220.00	Completed	None	
14.4: Pro Forma Analysis of Development Feasibility	\$24,000.00	\$3,500.00	Completed	None	
14.5: Incentives and Standards to Increase Housing Production	\$30,000.00	\$1,197.50	Completed	None	
14.6: General Plan Integration	\$12,500.00	\$12,492.50	Completed	None	
Administrative Costs	\$7,500.00	\$2,189.25	Completed	None	
6.1 Land Use Element	\$0.00	\$17,600.75	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	95
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Total Units		95

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	84
	Non-Deed Restricted	0
Total Units		87

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	62
	Non-Deed Restricted	0
Total Units		62

City of Culver City
Advance Planning Division

General Plan Annual Progress
Report
2023 Reporting Period

03/11/2024

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Introduction

The State of California, under Government Code Section 65300, requires that each local jurisdiction adopt a General Plan to guide the development of the built environment, with specific elements covering a range of issues. Culver City's existing General Plan includes ten elements that were adopted between 1986 and 2022, and guide the City's land use, open space, and circulation, as well as the safety and enjoyment of the city's residents.

Government Code Section 6400 and 65700 requires cities to submit an annual report on General Plan implementation status each year to their legislative bodies, the Governor's Office of Planning and Research (OPR). And the Department of Housing and Community Development (HCD). The purpose of the Annual Progress Report (APR) is to update the legislative body and the public on the progress made in implementing the General Plan policies, goals, and actions. The 2023 General Plan APR covers the period from January 1, 2023 to December 31, 2023.

Existing General Plan Elements

Culver City adopted its 2021-2029 Housing Element in August 2022

Table 1: General Plan Elements, year of adoption or latest major update	
Name	Adopted Year
Recreation Element	1968
Conservation Element	1973
Seismic Safety Element	1974
Public Safety Element	1995
General Plan Overview	1995
Noise Element	1995
Open Space Element	1995
Circulation Element	2004
Land Use Element	2004
Housing Element	2022

Ongoing General Plan Update- Elements in Progress

Culver City began a comprehensive update to the General Plan in 2019. After an extensive community engagement process, drafts of the following elements were under review by City Staff throughout 2023, with a public draft out in 2023 and Council adoption planned for early 2024.

Table 1: General Plan Element drafts in progress	
Name	Adoption
Introduction	2024
Community Health and Environmental Justice	2024
Governance and Leadership	2024
Arts, Culture, and the Creative Economy	2024
Land Use and Community Design	2024
Parks, Recreation, and Public Facilities	2024
Economic Development	2024
Infrastructure	2024
Mobility	2024
Green House Gas Reduction	2024
Conservation	2024
Safety	2024
Noise	2024
Implementation	2024

General Plan Implementation

City Projects

1. The City Council passed a City-initiated zoning code amendment on February 8 to modify various sections of the Zoning Code related to accessory residential structures, accessory dwelling units, definitions, nonconforming structures, and a statutory exemption pursuant to CEQA guidelines section 15061(b)(3). This City project is in line with Measure 4 of the Housing Element, which seeks to further programs that facilitate additional housing.
2. The City adopted an Ordinance amending the Culver City Municipal Code Title 17: Zoning Code to clarify and clean up internal inconsistencies related to residential structures, definitions, and nonconforming structures. This is consistent with measure 1 of the Culver City Land Use Element to revise the City's Zoning Ordinance.
3. The City Council adopted an Ordinance approving City-initiated zoning code amendment P2023-00971-ZCA amending title 17 chapter 17.400.095 Residential Uses – Accessory Dwelling Units to align with state law by revising various sections including, but not limited to, the total number of ADUs allowed on a lot citywide, including the Culver Crest neighborhood. This City project fulfills Measure 4 of the Housing Element to facilitate additional housing through Accessory Dwelling Units Ordinance and compliance with SB 9.
4. The City completed the Higuera Street Bridge Replacement Project in 2023 which; replaced the old bridge with a safer and wider structure with 27 additional feet, added a travel lane resulting in two lanes in each direction to alleviate congestion, introduced bike lanes with lane line buffers to promote safe cycling, added a new bike ramp connection to the Ballona Creek Bike Path connecting Hayden Tract businesses to the bike path, widened sidewalks making it safer for pedestrians, upgraded traffic signals at Jefferson Boulevard and new striping to improve traffic flow, and added retaining walls, landscaping and irrigation for an aesthetically pleasing bridge area. This project fulfills various City implementation measures including Measure 5 of the Circulation Element (adopt a citywide Bikeway Master Plan), and Measure 2 of the Circulation Element (continue roadway improvements).
5. The City Council approved a budget amendment of \$100,000 from General Funds for the Street for All organization to support funding of a Feasibility Study for the Ballona Creek Bike Path Extension Project for general use in development and funding application. This is in line with the Circulation Element implementation Measure 11 to continue to pursue diversified funding.
6. The City's Transportation Department was awarded a contract for Sepulveda Design for the MOVE Culver City Project, and additionally won the Caltrans Excellence in Transportation Award for MOVE Culver City. The Transportation Department also received the Transit and Intercity Rail Capital Program (TIRCP) Grant for zero emission buses to continue providing improved mobility services throughout the City. The projects and achievements of the Transportation Department help fulfill Measure 4 of the Circulation Element (adopt new transit system developments and standards) and Measure 11 of the Circulation Element (pursue diversified funding).

General Plan Implementation & Community Engagement

As a part of the City's General Plan update process, City staff has conducted extensive community outreach and engagement strategies to encourage public involvement in planning activities. The City has hosted in-person and virtual open houses, opened a comment form on the dedicated General Plan update website, and received feedback via email.

1. **Open Houses:** The City has hosted 4 General Plan update open houses from October to November 2023. The purpose of the open houses was to provide an overview of the General Plan process, describe ways to get involved with the process, launch a public review process of the plan, and obtain community feedback. The date locations, and times for the four open houses are provided below:
 - a. **Open House 1:** 10/5/2023 at Culver City Hall and live on Webex from 6:00pm to 8:00pm
 - b. **Open House 2:** 10/19/2023 at El Rincon Elementary School and live on Webex from 7:00 to 8:00pm
 - c. **Open House 3:** 11/6/2023 at Veteran Memorial Building and live on Webex from 6:00pm to 8:00pm
 - d. **Open House 4:** 11/15/2023 held virtually on Zoom from 6:00pm to 8:00pm
2. **Picture Culver City Website:** The draft General Plan website, Picture Culver City, was launched to provide online access to the draft General Plan and to publicize open houses dates and the draft general plan timeline.
3. **Online Comment Form:** The Picture Culver City website included an online comment form to help consolidate comments from stakeholders who were unable to attend the open houses 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.

Compliance with OPR General Plan Guidelines

General Plan Update

The City is currently in the process of updating its General Plan, which will address the OPR Guidelines and state legislation made since the last update to the General Plan. The updated General Plan will include all required elements plus several optional elements. Each element includes goals, policies,

actions, and implementation measures to effectively monitor the progress of the General Plan. A summary of each element follows:

- 1) The **Introduction** summarizes the General Plan, guiding principles, equity framework, and history and demographics of the City, as well as the outreach process.
- 2) The **Equity, Community Health, and Environmental Justice Element** identifies SB 1000 disadvantaged communities in the City and sets goals and policies to address compounded health risks.
- 3) The **Governance and Leadership Element** aims to increase governmental transparency, broaden outreach and engagement, and center equity in local decision-making.
- 4) The **Arts, Culture, and the Creative Economy Element** discusses how the City can reimagine its investments and partnerships with the arts, culture, and the creative economy, and innovate in civic issues.
- 5) The **Land Use and Community Design Element** sets forth the proposed distribution and location of different land uses, as well as community intentions for urban form and design.
- 6) The **Housing Element** was adopted and certified in 2022 and provides for 249% of the City's Regional Housing Needs Assessment allocation.
- 7) The **Economic Development Element** addresses sustainable economic development, community benefits to be provided by new development, a balanced housing supply, and equitable opportunity for wealth creation.
- 8) The **Infrastructure Element** addresses the equitable distribution and resiliency of water and energy infrastructure.
- 9) The **Mobility Element** sets policies to create and bolster a transportation system that improves all transportation options, including transit, cyclists, and pedestrians.
- 10) The **Parks, Recreation, and Public Facilities Element** aims to preserve, expand, and improve parks and open spaces, encourage healthy lifestyles, and maintain and upgrade public facilities.
- 11) The **Greenhouse Gas Reduction Element** addresses environmental, social equity, and economic impacts from climate change.
- 12) The **Conservation and Open Space Element** addresses the stewardship and conservation of cultural and natural resources.
- 13) The **Safety Element** evaluates and mitigates the risk of climate change and associated natural hazards.

14) The **Noise Element** identifies and evaluates noise problems in the community from a range of sources like highways, arterial streets, rail, aviation, and industrial plants.