



GENERAL PLAN UPDATE

Draft Housing Element

001

002

OCTOBER 2021 – 2029

005

004

003

#001

Posted by **Sage Raval** on **08/18/2021** at **3:09pm** [Comment ID: 3597] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

This is incredibly dense and difficult to understand for those of us who are not versed in the language used. And I can imagine incredibly intimidating for non-tech savvy residents or those who do not have the time to sift through 151 pages.

I would like to know, are you saying that all of Culver City will change from R1 to R2? Or designated areas and streets?

Thank you ahead of time for your response.

#002

Posted by **Ronald E Ostrin** on **09/04/2021** at **2:06am** [Comment ID: 3781] - [Link](#)

Type: Necesita un poco de amor

Agree: 0, Disagree: -1

There is no evidence that R-4 zoning is better for the environment than R-1 zoning. Culver City staff compared R-1 zoning to R-4 zoning and concluded that R-1 zoning results in higher greenhouse gas emissions on a per capita basis. However, its conclusion is misleading as it referred to a report that analyzed a “per household” basis, and not a “per capita” basis. (See below) There is a significant difference between emissions per household and per capita, as R-4 zoning multiplies a land-space by four (4) compared to R-1, which is only a multiple of one (1). Therefore, the actual atmospheric impact of R-4 zoning is $4 \times 3.9 = 15.6$ MTC02e versus the atmospheric impact of R-1 zoning of 4.1 MTC02e.

R-4 zoning will compound greenhouse emissions compared to R-1 zoning, therefore amplifying the consequence of human-caused climate change, which kills more people each year on average than any other weather-related event, according to the National Weather Service. It will create an urban heat island, which would outpace any greenspace’s attempt to absorb greenhouse emissions and reduce the temperature.

Further by denuding, and not expanding, our City of trees and open green areas, we will be prone to flooding when it rains because SB 9 and 10 turns landscapes into hardscapes. The recent flooding in New York City is an eerie example a city with limited green-scape and an expanse of a concrete jungle.

What happens when we place four or ten times the households on land which has 75 year old infrastructure around it? What happens when for-profit developers have no obligation to upgrade that infrastructure? What happens to our sewage system with four to ten times the waste? What happens to our water system already over taxed with our drought? What happens to our electrical grid already at risk for fires?

The environmental degradation is foreseeable with the elimination of R-1 zoning. It is foreseeable that, where there was once one house, there is now 4 to 10 units using the same 70-year-old power grid. That’s four times the water demand and the states in a perpetual drought. That’s four times the electric demand, such as air

conditioning, and the state's in a perpetual heatwave.
R-4 zoning is simply not better for the environment. Voting for the Resolution against SB 9 and 10 and against eliminating R-1 Zoning is places the Democratic Party back on track to protect the environment, the middle class and People of color.

#003

Posted by **David Chow** on **08/17/2021** at **7:08pm** [Comment ID: 3551] - [Link](#)

Agree: 5, Disagree: -1

I'm in favor of keeping single family homes and NOT upsizing.

#004

Posted by **John Helyar** on **09/13/2021** at **11:06am** [Comment ID: 4115] - [Link](#)

Agree: 0, Disagree: 0

I am currently in an R2 area of Carlson Park. I own a single-family dwelling. On my block there are approximately 36 lots. Of those, 7 are duplexes. That number has not changed in the 8 years I have lived on the block.

If your block switches to R2, or R4, do not expect many sudden changes.

And, I will add, the people I am closest to on the block, are all renters in duplexes. So the change you fear may in fact be change you end up gaining from!

#005

Posted by **David Kevin Stewart** on **07/29/2021** at **7:43pm** [Comment ID: 3469] - [Link](#)

Agree: 12, Disagree: -3

No, no, no, no! Not ever do I want R1 to go away in Culver City. I will work tirelessly to remove any council member that votes for this. It won't just stop at the next City Council election, I will continue my efforts to keep these people out of ANY future elected office as well.

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#006

Posted by **Ronald E Ostrin** on **08/24/2021** at **1:07am** [Comment ID: 3710] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

This is a failed process. You need to start over. With the pandemic, the state should understand that we need to start over and not give us any problems. Public Participation was simply directed to groups who supported the YIMBY agenda to eliminate R-1 housing. The process was rigged from the beginning. YIMBY activists flooded the Council with emails making it look like there was a lot of support for eliminating R-1 housing. In reality it was only 85 people or entities, of which only 42 were identified as residents of Culver City. Alex Fisch has been working behind the scenes with YIMBYS since the beginning of 2021 and the City residents did not find out about this agenda until it was exposed in June or July by Citizens. Within a month over 1600 residents objected to eliminating R-1 zoning, but the City Council Majority Fisch, Lee and McMorris were carrying YIMBYS water. They promulgated the Big Lie that present day R-1 zoning was exclusionary to People of Color. In truth eliminating R-1 zoning is exclusionary to the middle class and people of color. The YIMBY agenda is Free Market Libertarian Trickle Down Economics. Here is just a partial list of the Supporters of the Turner Center, a bastion of YIMBY academia at Berkeley: The Ballmer Group, Chan (Mark) Zuckerberg Initiative, Bank of America Foundation, Citi Foundation, JP Morgan Chase Foundation, Kresge Foundation, Morgan Stanley, US Bank, Wells Fargo Foundation, The Community Builders, The John Stewart Company, Union Bank and many others. Fisch, Lee and McMorris are carrying their water and are going to destroy the environment and community if they eliminate R-1 housing.

#007

Posted by **Steven Mullen** on **08/18/2021** at **8:39pm** [Comment ID: 3605] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: -1

Culver City these days is a great brand -- one that's worth preserving. But our city council thinks that increased population density via apartment buildings in areas with only SFRs is the only way to expand. No one decided the city had to expand, no one voted for legislators who would insult every current resident with racist slurs, and virtually sink our brand....it's astonishing how the city council could take action no one wanted and thereby throw our great reputation into upheaval. And if their lack of planning actually comes to fruition, there will be likely financial losses to many residents. Stop the city council's attempts to rob our community of its reputation, caring and home values.

#008

Posted by **Jim Berland** on **08/22/2021** at **5:54pm** [Comment ID: 3670] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Our neighborhood has been R2 for the 46 years we have lived here and is mostly single family with an occasional duplex. In the past 5 years there has been a progression of large single family houses replacing smaller ones. It is not clear what the change in zoning for areas that are currently R1 would bring about. The objective would be to have more affordable housing mixed together with market rate housing and close to public transportation. Density is good.

#009

Posted by **Scott Davis** on **07/22/2021** at **6:53pm** [Comment ID: 3249] - [Link](#)

Agree: 19, Disagree: -2

The historical and projected growth trends for Culver City contained in this report do not warrant the elimination of R-1 single-family housing. As a first step, incremental options should be assessed and exercised to satisfy future housing demand relative to speculative population growth.

Eliminating R-1 zoning to make way for multi-unit housing on small lots next to single-family homes does not generate affordable housing. Instead, it overpopulates quiet neighborhoods, generates additional traffic and creates parking issues; all of which undermine the value of a neighboring single-family homeowner's investment and impedes upon the enjoyment of an already existing quiet neighborhood.

A more reasonable, measured and economical approach to providing affordable housing solutions would be to pave the way for zoning changes that allow for the development of multi-family housing on existing medium and large commercial lots which would better accommodate density in appropriate locations with access to public transportation, city services and retail amenities.

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#010

Posted by **Ronald E Ostrin** on **08/24/2021** at **12:59am** [Comment ID: 3708] - [Link](#)

Type: Needs Love

Agree: 1, Disagree: -1

This is a deceitful document intended to mislead and misinform the public. It does not reduce its intent to eliminate R-1 housing to a simple and clear statement, nor can one find it amongst 151 pages of boilerplate. What is this silly comment type and why is there a two step process to add comment, as many people may think they left a comment, but it requires a second Captcha check box that is obscured. Whoever designed this should not be paid by the City.

#011

Posted by **Ronald E Ostrin** on **08/24/2021** at **12:29am** [Comment ID: 3695] - [Link](#)

Agree: 1, Disagree: -1

I object to any portion of this plan which is intended to eliminate R-1 zoning in Culver City. It is a Dark Money trickle down deregulation movement led by a highly funded organization called YIMBY which has millions of dollars donated to it by Big Tech, Wall Street and Real Estate Investors to buy up California real estate and deprive our residents of the generational wealth building through the ownership of your own home. The City is being bought and sold and its environment damaged by Dark Money interests, the same forces which brought us global warming and climate denial. There is a clear connection of this movement to the Mercatus Center which is a Koch Brothers funded organization.

Consider the water shortage and the electric grid when six times the households are put on one R-1 lot (or if SB 10 passes, many more) without any requirement for upgrading the electrical or water infrastructure. The law of physics cannot be denied. It's as simple as plugging too many appliances into an outlet. A power point overload occurs when you exceed the maximum amperage of the electrical circuit you are using. This can be caused by plugging too many appliances into the one power point or running appliances that draw high amps at the same time. The result of an overload can be a short circuit and quite possibly a fire. What happens when the urban tree canopy is destroyed and where there was one house, there are now 6 or 16 units using the same 70-year-old power grid and requiring more air conditioning due to the removal of the urban tree canopy turning the area into an urban heat trap. We will be turned into a third world country. It's like the City is being run by children.

#012

Posted by **Camille Greenspan** on **08/18/2021** at **8:25pm** [Comment ID: 3604] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Anything that destroys our neighborhoods and single family housing is obscene. I am NOT in favor of changing any zoning in the city. There are areas around the

perimeter of the city where new housing could be put.

#013

Posted by **Ronald E Ostrin** on **08/24/2021** at **12:47am** [Comment ID: 3697] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why can't I get to Appendix B, this website is very unusable? Most people could not navigate it. This is fake outreach.

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INTRODUCTION

Incorporated in 1917, Culver City is centrally located between Venice Beach and Marina Del Rey to the west and downtown Los Angeles. Culver City is a community of just under 40,000 residents and measures approximately five square miles in area. According to the City's 2019-2020 Comprehensive Annual Financial Report, Culver City's top employers include Sony Pictures Entertainment, the Westfield Shopping Mall, Southern California Hospital at Culver City, Culver City Unified School District, City of Culver City, Target, and West Los Angeles College. Once their development projects are complete, Apple, Amazon Studios, and HBO will likely join that list.

Today, Culver City is a destination filled with outdoor cafes, unique shops and galleries opening onto pedestrian-friendly boulevards, nationally-recognized historic buildings, media facilities, creative offices, transit-oriented development, and the Hayden Tract, which serves as a creative industries hub. Throughout its history, Culver City has maintained a small-town atmosphere for its community members, preserved single- and two-family neighborhoods, and nurtured medium-density multiple-family apartments and condominiums.

I. PURPOSE OF THE HOUSING ELEMENT

The Housing Element's purpose is to identify the City's housing needs and outline goals, policies, and programs to address them. The Housing Element is an eight-year plan, extending from October 15, 2021, through October 15, 2029. The Housing Element will primarily address these issues: 1) preserving and improving the existing housing stock, 2) providing housing for special needs populations, 3) supplying enough new housing to meet the City's fair share of the region's need, and 4) affirmatively furthering fair housing.

II. OVERVIEW

State law requires that jurisdiction's prepare a Housing Element as part of its General Plan, which the State also requires (*Government Code* §65302(c)). Since a General Plan serves as a jurisdiction's blueprint for future development and growth, the Housing Element plays a critical role in the overall Plan. A Housing Element is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources.

The 2021-2029 Housing Element has five chapters: 1) Introduction, 2) Housing Needs Assessment, 3) Resources and Opportunities, 4) Constraints, 5) Housing Plan, and Appendices. Appendix A evaluates the 2013-2021 Housing Element and Appendix B contains background information on the City's inventory of sites for housing development. Appendix C identifies affordable housing units that are at risk of converting to market rate during the next ten years and outlines potential resources and methods that could be used to preserve their affordability. Appendix D summarizes the public participation program and Appendix E lists the Acronyms used throughout the Housing Element.

Importantly, the Housing Element quantifies how many new housing units the city needs to accommodate growth in the region as part of the Regional Housing Needs Assessment (RHNA). The State and Southern California Association of Governments (SCAG) (our metropolitan planning organization) carry out this process, and allocates to each jurisdiction a share of California's new housing need based on the community's demographic trends, proximity to transit and employment, and other characteristics. As part of the Housing Element, the City must identify adequate land with appropriate zoning and development standards to accommodate the City's RHNA allocation.

When preparing the Housing Element, jurisdictions must consider California Department of Housing and Community Development's Guidelines (*Government Code* §65585). Jurisdictions must periodically review the Housing Element to evaluate (1) the appropriateness of its goals, objectives and policies in meeting the state's housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (*Government Code* §65588).

#014

Posted by **Ronald E Ostrin** on **09/04/2021** at **2:14am** [Comment ID: 3784] - [Link](#)

Agree: 0, Disagree: -1

CA-YIMBY a special interest group representing developers and Wall Street wrote the housing element. It has been put forward by a stealth operation. It needs to start over.

III. PUBLIC PARTICIPATION ⁰¹⁹ ⁰¹⁸ ⁰¹⁷ ⁰¹⁵

The 2021-2029 Housing Element update (6th cycle) is being prepared as part of the comprehensive update to the Culver City 2045 General Plan. Outreach and public participation materials are available on the dedicated website: www.pictureculvercity.com, which will be summarized in Appendix D. Throughout the General Plan update process, numerous opportunities were afforded the public to discuss housing-related issues. These included:

- Interactive Project Website
- Educational Forum Video Series that includes a video on existing housing conditions and a related micro-survey (<https://www.pictureculvercity.com/latest-news/ecr-housing>) ⁰¹⁶
- Stakeholder and Community Leader Meetings
- General Plan Advisory Committee (GPAC) Meetings ⁰²¹
- Housing Technical Advisory Committee (TAC) Meetings
- Community Workshops + Festivals
- Pop-Up Workshops + Community Events
- Online Engagement + Surveys

Key public participation events and comments received related to the Housing Element are summarized in Appendix D.

IV. HOUSING ELEMENT REQUIREMENTS

All Housing Elements must comply with several State laws. The preparation of the Housing Element is guided by California *Government Code*, Article 10.6. The law governing the contents of Housing Elements is among the most detailed of all elements of the General Plan. According to Section 65583 of the *Government Code*:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

V. CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN ⁰²⁰

This Housing Element relies on the Preferred Land Use Map of the General Plan update to provide adequate sites for RHNA. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

Senate Bill (SB) 1087 of 2005 (*Government Code* §65589.7) requires cities to provide a copy of the adopted Housing Element to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

#015

Posted by **Gary Gegan** on **08/24/2021** at **12:58pm** [Comment ID: 3720] - [Link](#)

Agree: 0, Disagree: -1

This is utter baloney. Community outreach has been horrible. Also, we have three City Council members who are determined to bully their agenda through to eliminate R1 zoning in spite of what public sentiment is. They do not respect the opinions and input of their constituents, so it is incredibly cynical to claim there is any meaningful public participation. Fisch, McMorris and Lee's attitudes have been, you can talk, but we aren't even pretending to be listening - We know what is best for you. This is incredibly bad and unrepresentative local government, by far worse than anything I have seen in the 35 years I have lived in Culver City!

#016

Posted by **JT Til** on **07/30/2021** at **2:16pm** [Comment ID: 3486] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

Why not a mailer or some other way to reach people? Not all people that would be concerned with this issue are regularly on the internet and older people would be less likely to access these methods.

Reply by **Andrea Schainen** on **08/21/2021** at **2:31pm** [Comment ID: 3659] - [Link](#)

Agree: 0, Disagree: 0

I agree with JY Till, it was difficult enough getting to this point and overwhelming.

#017

Posted by **Jane Leonard** on **08/03/2021** at **1:24pm** [Comment ID: 3521] - [Link](#)

Agree: 7, Disagree: 0

Considering the significance of this critical item and its impacts on the entire Culver City community, it should have been pulled out of the General Plan Updates discussions as a stand-alone item from the beginning of the GPU process - from the beginning stages years ago. While there exists the plausibility of no malicious intent, the community does feel blindsided and railroaded without sufficient public involvement.

Reply by **Ronald E Ostrin** on **09/04/2021** at **2:12am** [Comment ID: 3782] - [Link](#)

Type: Missing

Agree: 1, Disagree: -1

This process was done by stealth during the pandemic. It was initiated by a small but well funded group. CA Yimby wrote the housing element, gave it to Alex Fisch who then gave it to the staff, and then showered the Council with a concentration of emails making it look like there was a lot of support when in fact there were only approximately 85 people supporting it and less than half were actual Culver City residents. This process was shielded by the Pandemic

when there were no in person meetings. This process has to start over as it has been biased from the beginning and not supported by the Community. A recall has been started for the recall of Fisch and Lee.

#018

Posted by **Jill Vesci** on **07/23/2021** at **2:33pm** [Comment ID: 3353] - [Link](#)

Type: Suggestion

Agree: 8, Disagree: -1

At the 7/22/21 GPAC meeting the consultant Veronica Tam indicated that the land use map for the preferred alternative was not produced until July 2 2021. There has been no meaningful public discussion or consideration of this alternative land use alternative.

#019

Posted by **Jill Vesci** on **07/22/2021** at **9:58pm** [Comment ID: 3330] - [Link](#)

Type: Missing

Agree: 8, Disagree: 0

The incremental infill land use option that is the basis of this housing element update was not presented to the public until July 2020. While the outreach efforts described in this section focused on the general plan and housing issues in the abstract, there has not been significant or meaningful public outreach on the land use alternative or their associated development standards. HCD should discount any outreach that occurred prior to the public release of incremental infill option

Reply by **Jeannine Wisnosky Stehlin** on **07/28/2021** at **10:33pm** [Comment ID: 3462] - [Link](#)

Type: Missing

Agree: 7, Disagree: 0

Correction. I think the person who posted meant to type July 2021, not 2020. The outreach to the public has been few and far between.

Reply by **Jill Vesci** on **07/30/2021** at **5:46pm** [Comment ID: 3502] - [Link](#)

Type: Still True

Agree: 1, Disagree: 0

Thank you for catching that typo. Yes outreach before July of 2021 should be discounted by HCD.

#020

Posted by **Jill Vesci** on **07/30/2021** at **5:51pm** [Comment ID: 3503] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

Given the level of change implied by the land use alternative used in this Housing Element, it is not reasonable for HCD or the city to anticipate adoption and of a revised land use element and implementing zoning code in three years.

#021

Posted by **Jill Vesci** on **08/24/2021** at **1:55am** [Comment ID: 3711] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Please provide specific evidence that the housing element update was discussed at any of these events. Discussing general plan issues is not the same as undertaking a diligent outreach effort for the housing element

#022

Posted by **Kathy Wexler** on **08/19/2021** at **12:51am** [Comment ID: 3607] - [Link](#)

Agree: 3, Disagree: -1

I'm not sure I'm putting this comment in the right place, because this document is so complex. I want to say that I am all in favor of creating more affordable housing, but the re-zoning proposed will NOT do that. Instead, it's a gift to developers to buy single family homes and build over priced condos and apartments.

HOUSING NEEDS ASSESSMENT

This chapter examines the City's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, and costs) are also addressed. Finally, the City's projected housing growth needs based on the 2021 RHNA are examined.

The Housing Needs Assessment uses the most recent data from the U.S. Census Bureau's American Community Survey (ACS), data compiled by SCAG, Department of Finance (DOF) Housing and Population data, and other sources such as the Westside Regional Center (WRC) which serves persons with developmental disabilities.

Many of the data sets in this chapter rely on ACS rather than Decennial Census data. Most data produced from the Decennial Census result from a "short form" questionnaire mailed to all known residential addresses. The short form asks for limited information. Most of the data needed to provide a profile of the City's characteristics are found in the ACS which is released annually. The data are extrapolated from a "long form" questionnaire which is mailed out to a random cross-section of the population. It provides a more detailed picture of the City's population, housing, income, economic, and employment characteristics. This detailed information cannot always be found in the Decennial Census data sets.

I. POPULATION TRENDS & CHARACTERISTICS

1. GROWTH TRENDS

Following its incorporation in 1917, Culver City's population grew rapidly. Culver City had its most dramatic population increase in the decade after it incorporated when the City's population grew from 503 to 5,669 (1,027% increase). The following decades saw continued rapid population growth and the City's population was about 32,000 in 1960. However, the population growth rate began declining after 1960. Between 1970 and 1980, the population growth rate decreased to 7.1% and has remained below 2% since the 1990s. The DOF estimates that as of April 2020, Culver City's population was 39,075, representing a 0.7% growth since 2000 (see

Table 1 1). This trend contrasts with other Westside cities and Los Angeles County, which grew by 5.0% and 6.9% between 2000 and 2020, respectively. As an essentially built-out community, there have been few opportunities for growth during the last 30 years, except through redevelopment and urban infill.

TABLE 1. POPULATION TRENDS IN CULVER CITY, WESTSIDE CITIES, AND LOS ANGELES COUNTY

Jurisdiction	Population by Year			% Change		
	2000	2010	2020	2000-2010	2010-2020	2000-2020
Culver City	38,816	38,883	39,075	0.2	0.5	0.7
Westside Cities*	192,400	197,127	202,040	2.5	2.5	5.0
Los Angeles County	9,519,338	9,818,605	10,172,951	3.1	3.6	6.9

Sources: BOC, 2000 & 2010 Census; DOF, Table E-1, 2020

*Note: Westside Cities includes Culver City, Santa Monica, Beverly Hills, and West Hollywood.

Table 2 shows population, household, and employment projections for Culver City for the years 2020, 2035, and 2045 based on data compiled and analyzed by SCAG using 2016 as the base year for the projections. According to SCAG, the City's estimated population in 2020 would be 40,257, which is slightly higher than HCD's certified 2020 estimates shown in

Table 2. The population's growth rate is expected to increase over the next 25 years to 3.3%. With a low expected population growth rate, the number of households is also not expected to increase by a significant amount (868 households, or 5.1%). However, the projected increase in new jobs over the same period is 3,759 jobs or 6.2%.

TABLE 2: CULVER CITY PROJECTED POPULATION, HOUSEHOLD, AND EMPLOYMENT TRENDS

Jurisdiction	2020	2035	2045	Growth (%) 2020-2045
Population	40,257	41,011	41,573	3.3
Households	17,146	17,675	18,014	5.1
Employment	60,312	62,303	64,071	6.2

Source: SCAG, 2020 Regional Transportation Plan/Sustainable Communities Strategy Data/Map Book, 2017.

However, 2045 General Plan reexamines the City's land use distribution and intensity of uses. The Preferred Land Use Map provides increased opportunities for residential growth – estimated 11,500 net new units (about 67% increase) between 2019 baseline and planning horizon of the General Plan by 2045.

2. AGE COMPOSITION

The age characteristics of residents partially influence Culver City's housing needs. Persons of different ages often have different lifestyles, family structures, and income levels that affect their housing preferences and ability to afford housing. Typically, young adult households may occupy apartments, condominiums, and smaller single-family homes because of size and affordability. Middle-age adults, those between the ages of 45 and 64, may prefer larger homes as they begin to raise their families. In contrast, seniors (aged 65 and older) may prefer apartments, condominiums, mobile homes, or smaller single-family homes that have lower costs and less extensive maintenance needs. Moreover, housing needs also change over time as people age. As a result, evaluating changes in the age groups in a community can provide insight into changing housing needs in Culver City.

Table 3 shows that the median age of residents in Culver City increased notably from 40.5 to 42.3 from 2010 to 2019. The City's population between the ages of 25 and 44 is the fastest-growing age group, having increased by 28% from 2010 to 2019. In contrast, the population of middle-age adults decreased significantly by 18% while the senior population (age 65 and older) increased by 12%. Table 3 shows the changes in the population shares by age and that the share of adults increased most notably, and the share of middle-age adults decreased. These changes reflect a community that is attracting young adults but not families as the share of children aged 18 and under decreased.

TABLE 3: CULVER CITY AGE CHARACTERISTICS AND TRENDS

Age	2010 Estimates		2019 Estimates		2010-2019
	#	%	#	%	% Change
0-19 (children)	8,023	21	7,745	20	-3.5
20-24 (college)	2,000	5	1,936	5	-3.2
25-44 (adults)	9,056	23	11,586	30	27.9
45-64 (middle age)	13,998	36	11,426	29	-18.4
65+ (seniors)	5,806	15	6,476	17	11.5
Total	38,883	100	39,169	100	0.7
Median Age	40.5	-	42.3	-	-

Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S0101

#023

Posted by **Ryan Greene** on **08/18/2021** at **4:23am** [Comment ID: 3556] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Sentence should end with "... community that is attracting young adults while maintaining the level of families as the percentage of children has remained steady."

Reasoning is: Data sources for 2010 and 2019 are both Estimates. The sources disclaim a statistical margin of error of ~1%. There is no statistical difference between the two data points, so the conclusion should show steady levels of children. Showing a decrease would be disregarding the disclaimer in the data about statistical margin of error.

[note - I commented earlier but it didn't save... sorry if this is a double comment]

#024

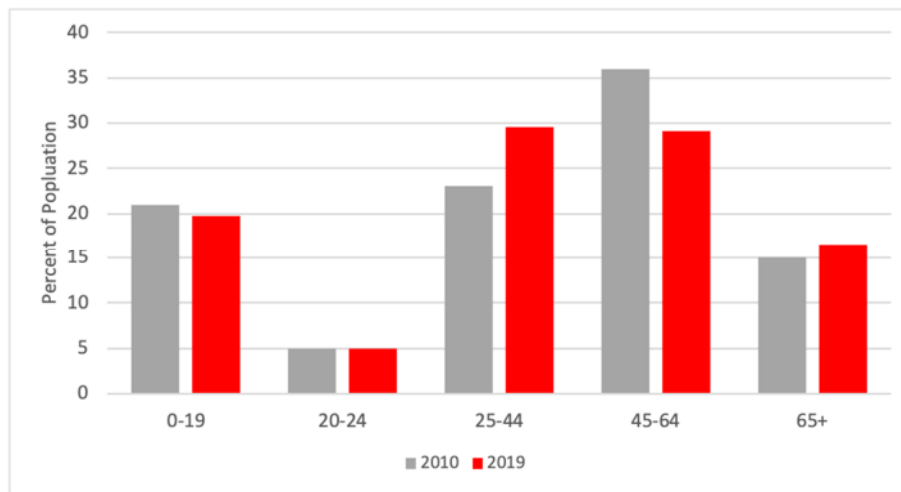
Posted by **Jill Vesci** on **07/23/2021** at **1:54pm** [Comment ID: 3345] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

Should be compared to LA county. Is the age profile in Culver City significantly different than the county as a whole?

FIGURE 1: CULVER CITY POPULATION SHARE BY AGE



Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S0101

3. RACE AND ETHNICITY

027 Cultural practices sometimes influence housing needs and preferences and the nation's demographics are becoming increasingly diverse by race and ethnicity. Culver City also reflected these trends, with 39% of the population identifying as non-White (Table 4). However, Culver City is less diverse than Los Angeles County as a whole, where 48% of the population is non-White. Further, 24% of Culver City residents identified as Hispanic or Latino, compared with 49% of Los Angeles County residents.

As shown in Table 4, White residents made up the largest racial group in Culver City at 61% in 2019. Asians made up 16% of the population and Black residents comprised 9% of the population. The population of Black residents and residents categorized as "All Others" declined by 7% and 27%, respectively. Meanwhile, the population of Asian residents and residents indicating two or more races increased by 11% and 15%, respectively. The share of the population of Hispanic or Latino origin increased by 3% between 2010 and 2019.

TABLE 4: CULVER CITY DEMOGRAPHIC BREAKDOWN AND TRENDS BY RACE AND ETHNICITY

Racial and Ethnic Category	2010		2019		2010-2019
	#	%	#	%	% Change
Race					
White	23,450	60	23,981	61	2.3
Asian	5,742	15	6,396	16	11.4
Black or African American	3,694	10	3,429	9	-7.2
Two or more races	2,361	6	2,707	7	14.7
All Others ¹	3,636	9	2,656	7	-27.0
Total	38,883	100	39,169	100	0.7
Ethnic Identity					
Hispanic or Latino (of any race)	9,025	23	9,291	24	2.9
Not Hispanic or Latino	29,858	77	29,878	76	0.1

Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table DP05

Note: 1. All Others includes residents that identified as American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, and "Some other race."

#025

Posted by **Jill Vesci** on **07/20/2021** at **1:14am** [Comment ID: 3152] - [Link](#)

Type: *Suggestion*

Agree: 8, Disagree: -1

Data on race and ethnicity should be compared to the county. The council keeps calling culver city racially exclusionary but the data would show that for many categories culver city has a similar racial / ethnic composition to the county as a whole

#026

Posted by **JT Til** on **07/30/2021** at **12:56pm** [Comment ID: 3485] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

How does this compare to the Black population of LA county? Did it decrease by 1% also?

#027

Posted by **Ryan Greene** on **08/18/2021** at **4:19am** [Comment ID: 3555] - [Link](#)

Type: *Question*

Agree: 0, Disagree: 0

What does this first sentence mean? Could you please elaborate on it and how it impacts the conclusions we can draw from the data.

Reply by **John Helyar** on **09/13/2021** at **11:21am** [Comment ID: 4123] - [Link](#)

Agree: 0, Disagree: 0

Race and ethnicity influences housing choice.

For instance, some cultures emphasize multi-generational housing, while others emphasize adult children and the elderly living alone, or in institutions. These differences influence housing needs, such as size of dwelling, walkability, etc.

#028

Posted by **Jill Vesci** on **07/22/2021** at **10:04pm** [Comment ID: 3334] - [Link](#)

Type: *Suggestion*

Agree: 4, Disagree: -1

non-Hispanic population by race category should be provided to avoid double counting and to give a more accurate accounting of the city's racial and ethnic diversity.

II. EMPLOYMENT

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford. 029

1. CURRENT EMPLOYMENT

Current employment has a significant influence on the housing needs of the City's residents. Factors which may influence housing needs include the income earned for various jobs, where jobs are located, and whether employees are able to afford to live within a reasonable distance of their workplace. According to the 2015-2019 ACS, the City had an employed population (or workforce) of 22,132 persons. Four of the top five industries in Culver City match those in the County, except that for the City, Information is the top sector, with 19% of the job share.

TABLE 5: EMPLOYMENT BY SECTOR IN CULVER CITY AND LA COUNTY

Sector	Culver City (%)		LA County (%)
	Workforce ¹	Jobs ²	Jobs ³
030 Educational services, and health care and social assistance	23	15	18
Professional, scientific, and management, and administrative and waste management services	21	18	16
Information	9	19	7
Service-related			
Arts, entertainment, recreation, and accommodation/food services	10	11	14
Retail trade	7	12	11
Other services, except public administration	4	5	4
Technical skilled and unskilled			
Finance and insurance, and real estate and rental and leasing	9	4	6
Manufacturing	6	6	9
Transportation and warehousing, and utilities	3	2	5
Construction	2	4	3
Public administration	3	2	N/A
Wholesale trade	2	2	7
Agriculture, forestry, fishing and hunting, and mining	0.2	0.3	0.12
Total	22,132	49,935	3,871,716

Sources: 1. BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S2405; 2. Census Transportation Planning Products 2012-2016; 3. Los Angeles County Business Patterns, 2016

Table 5 shows that the two industries with the largest number of employed Culver City residents were educational services and health care and social assistance (23% of total) and professional, scientific, and management, and administrative and waste management services (21% of total).

While the majority of Culver City's employed residents (54%) are employed in the top three industries, the jobs available within Culver City are more evenly spread out among industries). Educational services, healthcare, and social service jobs constitute only 15% of the jobs in Culver City (compared to 23% of the workforce). Most notably, the largest job sector in Culver City is information (19% of total jobs), but only 9% of the City's population work in this industry. The top city employers are also generally consistent with the most prevalent industries within Culver City: Sony (Arts and Entertainment), Culver City Unified School District and West LA College (Education), Southern California Hospital at Culver City (Healthcare services), and Westfield Shopping Mall (Retail).

Culver City's employment industry patterns are similar to those in Los Angeles County. Four of the top five industries in Culver City match those in the County, except that for the City, Information is the top sector, with 19% of the job share.

#029

Posted by **Philip Lelyveld** on **08/05/2021** at **7:45pm** [Comment ID: 3530] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

This has become an absurdly overvalued factor in the General Plan. The majority of people in a metropolitan area do not live near where they work, often by choice. Even if that was the initial plan, statistically the average American changes jobs every 6 years.

Reply by **Katherine Altschule** on **08/05/2021** at **10:22pm** [Comment ID: 3532] - [Link](#)

Agree: 0, Disagree: 0

Exactly! We work in Los Angeles and every single homeowner and renter on our street works outside of Culver City except one family who works at a business in CC.

#030

Posted by **Jill Vesci** on **07/23/2021** at **1:56pm** [Comment ID: 3347] - [Link](#)

Type: Question

Agree: 7, Disagree: 0

Seems like a lot of teachers live in Culver City. Isn't one of the arguments for getting rid of R1 that we need to create housing that teachers can afford?

Reply by **John Helyar** on **09/13/2021** at **11:26am** [Comment ID: 4124] - [Link](#)

Agree: 0, Disagree: 0

I believe this is jobs, not residents.

2. JOBS - HOUSING BALANCE

A regional balance of jobs-to-housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger share of their income on housing and resulting in overcrowding and longer commutes as workers seek more affordable housing in outlying areas.

Jobs to housing ratios related the spatial match between jobs and housing and are often used as indicators of economic vitality and quality of life. High ratios of more jobs than housing may lead to issues of housing unaffordability and traffic congestion from commutes, as there is not enough housing to accommodate all the workers in the area.

Table 6 shows that the jobs-to-housing ratio was 2.8 in 2016. This is much higher than the balance of the County as a whole, which was about 1.3.¹ Based on the SCAG housing and employment growth estimates, the jobs to housing ratio is also predicted to increase over the next 25 years. However, these statistics do not reflect the fact that many people who work in Culver City live in nearby Westside locations and commute relatively short distances to Culver City jobs. This could mean the workforce living nearby could offset the imbalanced jobs-to-housing ratio. However, various studies have found that over 60% of the Westside's workforce commutes from outside the Westside.^{2,3} These reports indicate a need for more housing in Culver City and the Westside region.

TABLE 6: CULVER CITY JOBS TO HOUSING RATIO

	2016	2020	2035	2045
Total Jobs	49,935	60,312	62,303	64,071
Housing Units	17,528	17,146	17,675	18,014
Jobs to Housing Ratio	2.8	3.5	3.5	3.6

Sources: American Community Survey 2012-2016; Census Transportation Planning Products 2012-2016; 2020 Regional Transportation Plan/Sustainable Communities Strategy Data/Map Book, SCAG 2017.

The General Plan Preferred Land Use Map projects a total of 29,300 (11,500 net new) housing units and 83,000 (23,000 net new) jobs by 2045 – a jobs-to-housing ratio of 2.83. The goal of 2045 General Plan is to facilitate the increase in housing production to reverse the trend of jobs-to-housing imbalance as projected by SCAG.

III. HOUSEHOLD CHARACTERISTICS

Household characteristics indicate the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons that share a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, group homes, or other similar living situations are included in population totals, but are not considered households.

1. HOUSEHOLD TYPES

According to the 2015-2019 ACS, there were a total of 16,796 households living in Culver City. The city's average household size of 2.31 persons is small compared to the County as a whole (2.99 persons per household). The overall

¹ SCAG, *Profile of Los Angeles County, Local Profiles Report 2019*, May 2019. <http://www.scag.ca.gov/Documents/LosAngelesCountyLP.pdf>

² Southern California Association of Governments (February 2009). “Westside Cities Workforce Housing Study.” https://www.scag.ca.gov/Documents/WestsideWorkforceHousingStudy_PPT.pdf

³ Los Angeles County Metropolitan Transportation Authority (March 2015). “Subregional Mobility Matrix Westside Cities Final Report.” Prepared by Fehr & Peers. https://media.metro.net/projects_studies/lrtp/images/report_mobility_westside.pdf

#031

Posted by **Ryan Greene** on **08/18/2021** at **4:37am** [Comment ID: 3560] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

One reason why Culver has enjoyed job growth is due to the Expo Line.

We should expect the jobs:housing ratio to change as new mass transit such as the Expo Line allows more people to efficiently commute in. This partially alleviates the traffic and housing demand from bringing jobs to Culver City.

Could you please note the successful development of high quality mass transit to Culver in the last 10 years as an acceptable reason for the housing:jobs ratio? The Expo line to Culver City is a big reason why so many businesses have moved here.

#032

Posted by **Cicely** on **07/20/2021** at **5:17am** [Comment ID: 3178] - [Link](#)

Agree: 2, Disagree: 0

It strikes me that in former times. Ensuring housing for workers was often taken on by the major employer of a given area (i.e. the "company town") This was by no means a perfect system and was subject to abuses. Still, I wonder how, when, and why the provision of housing became more distant from a company's "corporate responsibility"? Are there policy avenues that can encourage or even compel companies to assist in housing development with their workforce in mind? (i.e. Amazon Apartments, Sony "Studios", etc.) University housing strikes me as a current example of an institutional commitment to making housing available to its population, often subsidized (more affordable) and built with frequent turnover in mind.

Reply by **andrea schainen** on **08/27/2021** at **9:32pm** [Comment ID: 3740] - [Link](#)

Agree: 1, Disagree: 0

I was trying to create my own comment but could not. CC residents were made to feel so Honored that Amazon, Apple and HBO were coming to CC. Well, now the truth comes out- we also have to provide housing for a percentage of their employees. What benefit is that to us? Up-zoning? thanks! but not really thanks.

#033

Posted by **Jill Vesci** on **07/23/2021** at **1:31am** [Comment ID: 3343] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

There is no empirical information here to connect the housing element to any transportation, mobility or GHG generation. This should be expanded

#034

Posted by **Jill Vesci** on **07/22/2021** at **10:13pm** [Comment ID: 3338] - [Link](#)

Type: *Suggestion*

Agree: 3, Disagree: 0

LEHD data would suggest otherwise.

#035

Posted by **Jill Vesci** on **07/20/2021** at **1:33am** [Comment ID: 3154] - [Link](#)

Type: *Missing*

Agree: 13, Disagree: -2

what is the normatively "correct" jobs housing balance? this number doesn't say anything about the origin and destinations for journey to work by a) culver city residents or b) culver city employees. The majority of culver city residents work in Los Angeles and other nearby cities. 10% work in culver city. The majority of culver city's labor force lives in neighboring communities -- not necessitating long commutes 46% of culver city residents live less than 10 miles from their place of employment and 67% of culver city's labor force lives less than 10 miles from their job site. (see us census LEHD data). This is not the description of a large scale mismatch between the location of jobs and potation within culver city. Housing policy is being made on a claim that people who work in culver city should be able to live in culver city-- this claim is made without any justification other than it sounds good. An examination of the data shows that the labor force lives mostly nearby and given culver city's geography this is not surprising. Plenty of housing opportunities exist in neighbouring and nearby communities. Culver City is not in general a destination for long range commuters but rather the generally high wage and high skilled jobs in culver city can support households with housing opportunities within 10 miles.

Reply by **Stephen Jones** on **07/23/2021** at **4:58pm** [Comment ID: 3354] - [Link](#)

Agree: 0, Disagree: 0

Unless the home and job in question are on either side of a train line or a bus line that has a dedicated lane, 10 miles could be an hour commute in this city.

Reply by **Jeannine Wisnosky Stehlin** on **07/29/2021** at **3:51pm** [Comment ID: 3464] - [Link](#)

Agree: 8, Disagree: 0

There are many new apartments and condos recently built in Los Angeles, right at the Culver City border. If one were to take a guess, it could be surmised that they were erected there due to Culver City's new jobs. Perhaps there is a way to find out. It is a mistake to think of Culver City as a locale on an island.

#036

Posted by **Jill Vesci** on **07/22/2021** at **10:12pm** [Comment ID: 3336] - [Link](#)

Type: *Missing*

Agree: 11, Disagree: 0

This measure is not particularly valid or quantitatively meaningful. Its a classic modifiable areal units problem. The shape of Culver City's boundaries determine this ratio. For example a worker who lives in Palms north of Venice might be part of the Culver City labor force but still contribute to this so-called imbalance. Use LEHD origin and destination data for a more meaningful analysis. This entire discussion needs to be reworked and contextualized with supportive data

#037

Posted by **Jill Vesci** on **08/02/2021** at **12:43pm** [Comment ID: 3519] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

How about some Culver City specific data? the "West Side labor Force" incudes a lot of low wage retail and hospitality industry workers in cities such as Santa Monica, West Hollywood and Beverly Hills. Culver City's labor force is less reliant on these low wage sectors tehna other westside cities. Please use Culver City data when developing planning/policy documents for Culver City

#038

Posted by **Ryan Greene** on **08/18/2021** at **4:26am** [Comment ID: 3558] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please define regional.


share of household types has shifted little over the past ten years, with family households making up about 57% of the total households and non-family households making up 43% (see Table 7). 

TABLE 7: NUMBER OF HOUSEHOLDS BY TYPE IN CULVER CITY

Household Type	2010		2019		2010-2019
	#	%	#	%	% Change
All Households	16,779	100	16,796	100	0.1
Family Households	9,344	56	9,529	57	2.0
Married-Couple	6,826	41	7,272	43	6.5
Other Families	2,518	15	2,257	13	-10.4
Non-Family Households	7,435	44	7,267	43	-2.3
Single	5,649	34	5,940	35	5.2
Other Non-Families	1,786	11	1,327	8	-25.7
Persons Living in group quarters	311		311		--
Average Household Size	2.30		2.31		--

Sources: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Tables S2501 and S1101; DOF, Table E-1, 2020

2. TENURE

Tenure in the housing industry typically refers to a housing unit's occupancy status – whether the unit is owner- or renter-occupied. Tenure preferences are primarily related to the household's income, composition, and ages of the householders. A household is cost-burdened if it spends more than 30% of its gross income on housing-related expenses, and renters tend to be more cost-burdened than owners. However, the high costs of homeownership in Southern California also result in a housing cost burden for many homeowners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Tenure influences residential mobility, or turnover, as rental units experience a higher turnover rate than owner-occupied units.


Table 8 compares the number of owner- and renter-occupied units in the City to the County in 2000, 2010, and 2019. On average, the homeownership rate in Culver City between 2000 and 2019 was about 6% higher than in the County. The homeownership rate for Culver City and the County declined consistently from 2000 to 2019. 

TABLE 8: OCCUPIED UNITS BY TENURE IN CULVER CITY AND LA COUNTY

Jurisdiction	Tenure	2000		2010		2019	
		#	%	#	%	#	%
Culver City	Owner	9,034	54	9,111	54	8,768	52
	Renter	7,577	46	7,668	46	8,028	48
	TOTAL	16,611	100	16,779	100	16,796	100
LA County	Owner	1,499,744	48	1,544,749	48	1,519,516	46
	Renter	1,634,030	52	1,696,455	52	1,797,279	54
	TOTAL	3,133,774	100	3,241,204	100	3,316,795	100

Sources: BOC, Census, 2000, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

3. HOUSEHOLD INCOME

Household income is a primary factor affecting housing needs in a community. Except for households that own a home with little or no mortgage, residents' ability to afford housing is directly related to household income.

Table 9 shows median household income in Culver City and LA County in 2000, 2010, and 2019. The City's median household income in 2019 (\$95,044) was substantially higher than that reported in LA County (\$68,044), as had been the case in 2010 and 2000. Income growth in Culver City also outpaced growth in LA County from 2010 to 2017.

#039

Posted by **Ryan Greene** on **08/18/2021** at **4:44am** [Comment ID: 3564] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Would rewrite last sentence as: "The homeownership rate for Culver City and the County declined slightly between 2000 and 2019."

Reason: It is a 2% decline and likely almost within the margin of error.

#040

Posted by **Ryan Greene** on **08/18/2021** at **4:40am** [Comment ID: 3562] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agreed that family households hasn't seen a significant shift. This corroborates the comment on page 8 that the language saying Culver is not attracting families should be struck out.

TABLE 9: MEDIAN HOUSEHOLD INCOME IN CULVER CITY AND LA COUNTY

Jurisdiction	Median Household Income			
	2000 (\$)	2010 (\$)	2019 (\$)	2010-2019 (% Change)
Culver City	52,065	72,199	95,044	32
LA County	42,030	55,476	68,044	23

Sources: BOC, Census, 2000, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S1903

Housing needs and assistance programs are based on income categories established in state and federal law. For the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on area median income (AMI), as shown in Table 10.⁴

TABLE 10: HCD INCOME CATEGORIES

Income Category	% of AMI
Extremely Low ¹	Up to 30% of AMI
Very Low ¹	31-50% of AMI
Low ¹	51-80% of AMI
Moderate	81-120%
Above Moderate	Greater than 120% of AMI

Source: California Dept. of Housing and Community Development

Notes: Extremely Low, Very Low and Low categories together are referred to as "Lower Income."

Under state and federal regulations, the AMI refers to the median income for a metropolitan statistical area; in this case, Los Angeles County.⁵ The AMI for Los Angeles County, as determined by HCD, was \$77,300 in 2020. According to HCD, county median income must be used to establish income groups for the Housing Element. About 27% of Culver City households are Lower Income (Table 11). 73% of Culver City households were within the moderate/above moderate income categories (greater than 80% AMI), a higher proportion of households compared to the county as a whole (59%).

TABLE 11: HOUSEHOLD DISTRIBUTION BY INCOME CATEGORY IN CULVER CITY AND LA COUNTY

Income Category	Income Category (% of AMI)	Culver City (%)	LA County (%)
Extremely Low	up to 30	11.7	20.6
Very Low	31 to 50	4.9	5.5
Low	51 to 80	10.4	15.2
Moderate	81 to 120	15.0	16.1
Above Moderate	> 120	58.0	42.6
Total		100	100

Source: SCAG, RHNA Final Allocation Calculator, March 2021⁶

⁴ State income definitions are different compared to federal definitions. For federal housing programs, eligibility is established for households with incomes up to only 80% of the AMI. Under the federal definition these households are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

⁵ A metropolitan statistical area refers to a core area with a substantial population and the adjacent communities that are economically and socially connected to that core.

⁶ SCAG's RHNA methodology does not include the "extremely low" income category defined by HCD as up to 30% AMI. Instead, SCAG combines both the "extremely low" and "very low" income HCD categories into the "very low" income category defined as households below 50% AMI. According to HUD's Comprehensive Housing Affordability Strategy data, 11.7% of households are extremely low income (less than 30% AMI). However, the precise methodology for developing income distribution by these two sources may be different.

#041

Posted by **Cicely** on **07/20/2021** at **5:26am** [Comment ID: 3180] - [Link](#)

Agree: 2, Disagree: -4

It is concerning to think that greater the 1 in every 10 households in CC is surviving on \$23,100 dollars or less. Market rate rent for a small 2 bed apartment is at least \$2K, which means a household like this would spend more than 100% of it's income toward rent.

Reply by **Jill Vesci** on **08/02/2021** at **12:46pm** [Comment ID: 3520] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Incudes students.

#042

Posted by **Jeannine Wisnosky Stehlin** on **07/31/2021** at **12:55am** [Comment ID: 3508] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

It is not clear why we are comparing Culver City to the entirety of LA County. Shouldn't we be comparing to other cities instead? Or at least the income in the areas surrounding Culver City, or similar cities that have new tech industries and other industries coming in?

IV. HOUSING STOCK CHARACTERISTICS

This section evaluates the characteristics of the community's housing stock, such as the number and type of housing units, recent growth trends, age and condition, tenure, and vacancy, and helps identify and prioritize needs. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. HOUSING TYPE AND GROWTH TRENDS

HOUSING GROWTH

Between 2000 and 2020, the rate of housing stock growth in Culver City (4.0%) trailed that of the neighboring cities of Santa Monica (10%) and West Hollywood (7.2%) and was comparable to Beverly Hills (3.7%) (see Table 12). Over the last seven years since the 2013-2021 Housing Element was adopted, Culver City added a total of 333 net new housing units to its housing stock, representing a growth rate of 1.9%. This growth rate is consistently lower than those in the neighboring cities of Santa Monica (2.8%) and West Hollywood (4.7%) and LA County (3.7%) from 2013 to 2020. Beverly Hills was the only neighboring city with a rate lower than Culver City (less than 0.1%) from 2013 to 2020.

044

TABLE 12: WESTSIDE CITIES HOUSING GROWTH

Jurisdiction	# Units			% Change	
	2000	2013	2020	2013-2020	2000-2020
Culver City	17,130	17,486	17,819	1.9	4.0
Santa Monica	47,863	51,210	52,629	2.8	10.0
Beverly Hills	15,856	16,436	16,443	<0.1	3.7
West Hollywood	24,110	24,698	25,853	4.7	7.2
LA County	3,270,909	3,463,492	3,590,574	3.7	9.8

Sources: BOC, Census, 2010; DOF, Table E-1, 2013, 2020

UNIT TYPE AND SIZE

Table 13 provides the DOF estimates for housing types for 2013 and 2020. As shown, the proportional breakdown of various housing types within the city has changed very little over the previous planning period, reflecting the city's slow growth rate and limited home construction. In 2020, the city was almost evenly divided between single-family units (48%) and multi-family units (51%). Single-family detached homes and larger multi-family complexes (5+ units) make up most of the city's housing stock at approximately 39% each. Smaller multi-family complexes (with 2-4 units) comprise approximately 12% of the city's units. About 9% of units were reported as single-family attached units (i.e., condominiums or townhomes), while mobile homes comprised the remaining 1%.

#043

Posted by **Jeannine Wisnosky Stehlin** on **07/31/2021** at **12:56am** [Comment ID: 3510] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

Are you keeping track of new housing stock in the areas of LA adjacent to Culver City?

#044

Posted by **Ryan Greene** on **08/18/2021** at **4:55am** [Comment ID: 3566] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Adding context here would be great to understand our neighboring cities' increases better.

For example, Santa Monica increased by 10%. What steps did Santa Monica do in the last 20 years to grow housing that much? What conclusions can we take away from that? Did Santa Monica abolish R1 zoning?

TABLE 13: NUMBER OF HOUSING UNITS BY TYPE IN CULVER CITY

Housing Type	2013		2020		2013-2020 Change	
	#	%	#	%	#	%
Single-Family Homes	8,507	49	8,564	48	57	0.7
Single-Family Detached	6,920	40	6,963	39	43	0.6
Single-Family Attached	1,587	9	1,601	9	14	0.9
Multi-Family Homes	8,783	51	9,039	51	256	2.9
Multi-Family (2-4 units)	2,086	12	2,089	12	3	0.1
Multi-Family (5+ units)	6,697	38	6,950	39	253	3.8
Mobile Homes	196	1	216	1	20	10.2
TOTAL	17,486	100	17,819	100	333	1.9

Source: DOF, Table E-5, 2013, 2020

According to the 2015-2019 ACS, about two-thirds of housing units had two- to three-bedrooms (see Table 14). Studio and one-bedroom units made up 25% of the city's housing stock. The city's larger housing units (four or more bedrooms) only made up 11% of the housing stock.

TABLE 14: NUMBER OF HOUSING UNITS BY SIZE IN CULVER CITY

Unit Size	2019	
	#	%
Studio	720	4
1 bedroom	3,480	21
2 or 3 bedrooms	10,754	64
4 or more bedrooms	1,842	11
TOTAL	16,796	100

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

VACANCY RATES

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition rates than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units — is considered to be 2-3% for ownership units and 5-6% for rental units.

Housing tenure changed slightly from 2000 to 2019, with the rate of homeownership declining slightly from 54% in 2000 to 52% in 2019 (see Table 8). Similarly, the share of renter-households increased from 46% to 48% during the same period. In Culver City, the vacancy rates increased from 3% to 5.1% between 2000 and 2019 (see Table 15). This rise can be attributed to an increase in vacant for-rent units (which accounted for 32% of vacancies in 2000 versus 55% in 2019). During the same period, the proportion of for-sale vacant units dropped to 0% from 22% in 2000. While the city's rental vacancy rate is within the healthy range, the ownership vacancy rate is well below optimum providing homebuyers with virtually no choice when seeking to purchase a home within the city.

#045

Posted by **David Stout** on **07/22/2021** at **7:05pm** [Comment ID: 3250] - [Link](#)

Type: Question

Agree: 9, Disagree: 0

What is wrong with this? Culver City is a highly desirable place to live and houses are sold within a matter of days. The way houses are sold has changed substantially since 2000. Online presentations and search options means housing can sell faster. This is not a bad thing.

#046

Posted by **Ryan Greene** on **08/18/2021** at **4:57am** [Comment ID: 3568] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Citation needed.

#047

Posted by **Jill Vesci** on **07/20/2021** at **1:44am** [Comment ID: 3156] - [Link](#)

Type: Suggestion

Agree: 10, Disagree: -2

Again, an editorial comment by the authors. One could also see the ownership market as highly efficient at matching buyers and sellers.

Reply by **Philip Lelyveld** on **08/05/2021** at **7:52pm** [Comment ID: 3531] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Agree. This is editorial and does not belong in the report.

Reply by **Byron Wilson** on **08/09/2021** at **5:51pm** [Comment ID: 3535] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Agree.

TABLE 15: CULVER CITY VACANCY STATUSES

Vacancy Status	2000		2010		2019	
	#	%	#	%	#	%
Vacancy by Tenure						
Owner-occupied	112	1.2	65	0.7	0	0.48
Renter-occupied	164	2.1	333	4.1	495	5.7
Overall vacancy rate		3.0		4.1		5.1
Vacancy by Type						
For rent	164	32	333	47	495	55
Rented, not occupied	58	11	31	4	165	18
For sale only	112	22	65	9	0	0
Sold, not occupied	0	0	23	3	0	0
For seasonal, recreational, or occasional use	42	8	62	9	11	1
Other vacant	143	28	198	28	236	26
Total Number of vacant Units	519	100	712	100	907	100

Sources: BOC, Census, 2000, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table B25004

Note: "Other Vacant" as defined by the Census is a housing unit that does not fit into any year-round vacant category. This may indicate the extent of short-term rentals in the City.

2. HOUSING CONDITIONS

AGE OF HOUSING STOCK

050

Housing age is often an important indicator of housing condition. Housing units built before stringent limits on the amount of lead in the paint were imposed in 1978, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 most likely need rehabilitation and have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and pregnant women when it peels off walls, windows, and doors. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials (such as the roof). Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs (such as electrical and plumbing systems).

Figure 2 provides the age composition of Culver City's housing stock. About 63% of the city's housing units were built at least 50 years ago (the dark green bars). The vast majority of the City's housing stock, approximately 92%, are at least 30 years old (the dark green and medium green bars). These findings indicate that much of the city's housing possibly needs some maintenance and rehabilitation, including remediation of lead-based paint.

049

Culver City's housing stock is somewhat older when compared to the County as a whole. In LA County, approximately 86% of units are older than 30 years.

053

052

051

#048

Posted by **David Stout** on **07/22/2021** at **7:09pm** [Comment ID: 3254] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

Percentage-wise, there is very little change on any of these metrics. The housing market is very frantic right now, that comes and goes. Renter vacancy is up, perhaps because an oversupply of expensive rental units. This suggests making more expensive rentals would be counter to making more housing available. Removing R1 may well end up putting more rental properties on the market compared to more owner occupied units. Has this been studied?

#049

Posted by **David Stout** on **07/22/2021** at **7:13pm** [Comment ID: 3257] - [Link](#)

Type: Question

Agree: 9, Disagree: 0

This is a false argument. Many homeowners have renovated and a drive around will show that most houses are well maintained. Lead paint is perfectly safe if covered and left in place. Demolition would result in aerosolization of lead paint. Old houses are also mostly single story wood framed structures, with termite resistant first growth lumber and are the safest structure for earthquakes. Old is also a relative term, as anything in our city would be laughed at as being old in Europe. Why are old houses being denigrated in this report?

#050

Posted by **Jill Vesci** on **07/23/2021** at **2:15pm** [Comment ID: 3349] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

There should be a discussion of the GHG benefits of retaining the embodied carbon/energy in retaining older structures.

#051

Posted by **Ryan Greene** on **08/18/2021** at **5:05am** [Comment ID: 3570] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

I'm having trouble understanding the point of this section? Culver does have older houses, lots of them have been remodeled. What is the takeaway? Is this good? bad?

#052

Posted by **Gary Gegan** on **08/09/2021** at **8:52pm** [Comment ID: 3537] - [Link](#)

Agree: 2, Disagree: 0

There are many Culver City houses originally built from the 30s through the 50s that

have recently been extensively remodeled and enlarged, retaining a small section of original framing and foundation for tax assessment purposes. There does not appear to be a category for this type of upgrade, yet it represents significant number of houses.

#053

Posted by **JT Til** on **07/30/2021** at **2:23pm** [Comment ID: 3487] - [Link](#)

Agree: 8, Disagree: 0

Why are places with newer (and often more expensive) housing stock being characterized as better than old houses? More teardowns in gentrified neighborhoods? Fancy houses in Beverly Hills? Luxury apartments being built?

#054

Posted by **Cicely** on **07/20/2021** at **5:31am** [Comment ID: 3182] - [Link](#)

Agree: 0, Disagree: 0

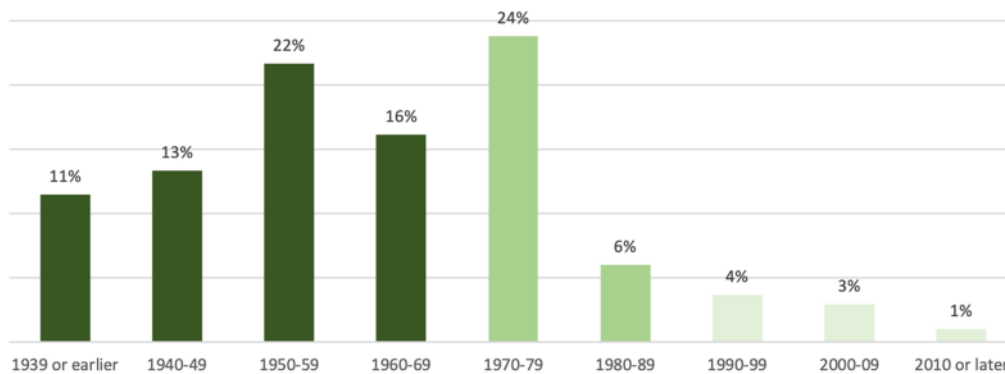
This number is fairly high in 2019. I would love further clarification about what this is attributed to?

Reply by **Stephen Jones** on **07/20/2021** at **11:43am** [Comment ID: 3185] - [Link](#)

Agree: 0, Disagree: 0

Per the note below, sort-term rentals such as Airbnb?

FIGURE 2: AGE COMPOSITION OF CULVER CITY'S HOUSING STOCK



Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table B25034

HOUSING CONDITIONS

Housing is considered substandard when the living conditions do not meet the minimum standards defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to require housing assistance due to the threat to health and safety, even if they are not seeking alternative housing arrangements.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often indicates substandard conditions. Table 16 identifies the number of Culver City owner- and renter-occupied housing units lacking complete kitchen or plumbing facilities. Units lacking complete facilities are rare in Culver City. According to the 2015-2019 ACS, no owner-occupied units and just 0.1% of renter occupied units lacked complete plumbing facilities. Further, only 0.1% of owner-occupied housing units and 2.8% of renter occupied units lacked complete kitchens. These numbers indicate that complete kitchen facilities are a greater need than plumbing facilities and that renter-occupied units have a greater need for rehabilitation. 055

TABLE 16: OCCUPIED HOUSING UNITS LACKING COMPLETE KITCHEN AND PLUMBING FACILITIES

	Owner				Renter			
	2009		2019		2009		2019	
	#	%	#	%	#	%	#	%
Occupied housing units	9,579		8,768		6,699		8,028	
Lacking complete plumbing facilities	19	0.2	0	0.0	13	0.2	11	0.1
Lacking complete kitchen facilities	38	0.4	8	0.1	134	2.0	226	2.8

Source: BOC, 2005-2009 & 2015-2019 American Community Survey, 5-Year Estimates, Table S2504

Compared to the housing conditions reported in the 2013-2021 Housing Element, housing conditions have improved overall since 2009. However, the number of rental units lacking complete kitchen facilities has increased since 2009. It is also important to note that the ACS typically undercounts substandard housing conditions as it is not able to report on other subtler housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating⁷. Despite the increase in units lacking kitchen facilities, Culver City's housing stock is in relatively good condition with basic facilities present for most of its occupied units.

Assessing code enforcement activities provides additional insight on the overall condition of the city's housing stock. The City's Code Enforcement Services Division responds to an average of 470 code enforcement cases per year, and is

⁷ While the ACS also reports on the lack of telephone services, in today's mobile world, landline telephone services are no longer a required service. However, the ACS does not measure Internet access, which is a more important utility for communications.

#055

Posted by **Ryan Greene** on **08/18/2021** at **5:07am** [Comment ID: 3572] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Just wondering - do ADU / Jr ADU's play into this? I'm not sure if they require complete kitchens. It would help explain the increase from 2010.

#056

Posted by **Jill Vesci** on **07/23/2021** at **2:16pm** [Comment ID: 3351] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

could these be JADU's or SRO housing? If so isn't that an increase in affordable options

currently (June 2021) addressing 660 unresolved or ongoing cases. Code enforcement cases are generally initiated when the Division receives a complaint of a violation, which is then confirmed by staff. Code enforcement focuses on violations of the municipal code in a variety of areas, including animal regulations, business licenses, graffiti, building code violations, property maintenance, and substandard housing. Of the City’s average of 470 cases per year, an average of nine are related to significant property maintenance issues, substandard housing, or hoarding. The most common issues reported were related to mold, leaks (roof or plumbing), and lack of heat. It is estimated that about half of these properties with violations need substantial rehabilitation while the other half need more minor repairs. Since code enforcement activity is primarily complaint-driven, it is difficult to make accurate assumptions about the overall condition of the city’s housing stock based upon this data. However, if just nine of the city’s 16,796 occupied housing units have significant property maintenance issues, this represents less than 0.01% of the City’s housing stock.

V. HOUSING COSTS & AFFORDABILITY GAP ANALYSIS

Comparing the costs of homeownership and renting to a household’s ability to pay for housing can help determine how affordable a community is. This section provides information on the homeownership costs and rental costs in Culver City and compares this to an affordability analysis for households at various income levels.

1. HOME VALUES

Home values in this section are based on the Zillow Home Value Index (ZHVI), a smoothed seasonally adjusted measure of the typical home value for homes in the 35th to 65th percentile range within a specific geography. According to the ZHVI, the typical home in Culver City was valued at \$1,295,775 in December 2020. As shown in Table 17, home values have increased drastically since 2013 (69% increase overall). The value of single-family homes increased at a greater rate than condominiums (67% and 57%, respectively).

TABLE 17: CHANGE IN TYPICAL HOME VALUES IN CULVER CITY

	December 2013 (\$)	December 2020 (\$)	% Change
Typical Home Value	766,110	1,295,775	69
Single-family homes	888,187	1,486,379	67
Condominiums	410,233	642,220	57

Source: Zillow Home Value Index, accessed March 2021.

Figure 3 compares typical home values in the Westside cities and LA County as a whole, based on the ZHVI. As shown, home values in the Westside are significantly higher than the County. Typical home values in Beverly Hills and Santa Monica are higher than in Culver City, while home values in West Hollywood are lower.

#057

Posted by **Gary Gegan** on **08/09/2021** at **8:54pm** [Comment ID: 3539] - [Link](#)

Agree: 0, Disagree: 0

I have found that Zillow tends to inflate values by a significant amount.

#058

Posted by **Jill Vesci** on **07/20/2021** at **1:54am** [Comment ID: 3158] - [Link](#)

Type: Question

Agree: 10, Disagree: 0

Why is a commercial data set like Zillow being used? The authors could have looked at actual transactions from the assessor's office or used ACS Data

#059

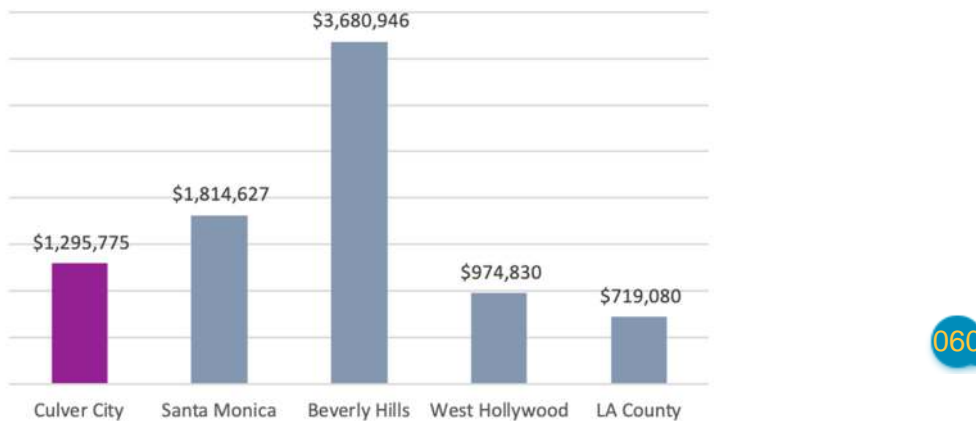
Posted by **Ryan Greene** on **08/18/2021** at **5:17am** [Comment ID: 3574] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I'm having trouble finding those numbers on ZHVI. I see lower values. Would you mind double checking?

FIGURE 3: WESTSIDE CITIES TYPICAL HOME VALUES (DECEMBER 2020)



Source: Zillow Home Value Index, accessed March 2021.

2. RENTAL HOUSING

Information on current rental rates in the city was obtained by reviewing advertisements posted on Zillow during June 2021. Table 18 summarizes median multi-family (apartment, condo, townhouses) and single-family home rents by unit size. A total of 192 units were listed for rent on Zillow in June 2021, with the majority of the listings for multi-family units (95%). Just nine single-family homes were listed for rent, with median monthly rents ranging from \$2,775 for a one-bedroom unit to \$5,200 for a three-bedroom unit. The median monthly rent for multi-family units ranged from \$3,120 for a studio unit to \$3,798 for a three-bedroom unit. It should be noted that the median monthly rent for a one-bedroom apartment (\$3,480) was higher than the rent for a two-bedroom apartment (\$3,125). The median rent for studio apartments and two-bedroom apartments were nearly the same. This is likely because many studio and one-bedroom apartments located in newly constructed buildings were listed for rent.

TABLE 18: MEDIAN RENT BY UNIT SIZE IN CULVER CITY (JUNE 2021)

Unit Type	# Available	Median Rent by Unit Size (\$)			
		Studio	1-Bedroom	2-Bedrooms	3+ Bedrooms
Multi-Family Unit	183	3,120	3,480	3,125	3,798
Single-Family Unit	9	N/A	2,775	4,250	5,200
All Units	192	3,120	3,475	3,150	4,990

Source: Zillow rental listings, www.zillow.com, accessed June 2, 2021

3. HOUSING AFFORDABILITY GAP ANALYSIS

Housing affordability is defined as paying no more than 30 to 35% of the gross household income (depending on tenure and income level) on housing expenses (including utilities, taxes, and insurance).

Table 19 provides general estimates on affordable rents and home purchase prices by income category based on the 2020 HCD median household income of \$77,300 for LA County and general cost assumptions for utilities, taxes, and property insurance.⁸ Given the high costs of homeownership, lower income households are usually confined to rental housing, but the affordability problem also persists in the ownership market. The situation is exacerbated for seniors with

⁸ State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

#060

Posted by **Ryan Greene** on **08/18/2021** at **5:20am** [Comment ID: 3576] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Fun fact: ZHVI says that a single family home in Santa Monica as of Dec-2020 is \$2.82m - almost double Culver City at \$1.48m.

Since SFH are at the crux of the issue, consider adding SFH to the bar graph, please!

#061

Posted by **Jill Vesci** on **07/20/2021** at **1:56am** [Comment ID: 3160] - [Link](#)

Type: Suggestion

Agree: 5, Disagree: 0

Compare to county? Other west side cities?

#062

Posted by **Ryan Greene** on **08/18/2021** at **5:34am** [Comment ID: 3578] - [Link](#)

Agree: 2, Disagree: 0

I'm really, really concerned that this ad-hoc Zillow lookup is being used for substantive conclusions later on. At the very least, it should look at prices during non-COVID times as we've seen wild volatility in 2020/2021.

I appreciate that the authors have explained some of the unusual outputs such as 1br costing more than a 2br. However, I really think the authors need to understand the story here better before using it in a meaningful way. Questions like:

- Why does the median for 3+br change from \$3,798 to \$4,770 with just the inclusion of the single family units (which are just 5% of the total units on the market).
- Why is 1br in a single family unit the least expensive option here when the 2br and 3br are more expensive than the multi-family unit options?
- Where are ADUs in here?
- How many data points are there in each size? i.e. I see multi-family has 183 available, but I don't see the breakdown between studio, 1br, etc.

their fixed incomes and for large households with lower and moderate incomes given the limited supply of large rental units.

064

Based on the estimated affordable purchase prices shown in Table 19 and the typical home values presented in Table 17, lower income and moderate income households are unable to afford to purchase a single-family home or condominium in Culver City. This data illustrates that public subsidies are generally required to reduce sales prices to a level that is affordable to low and moderate income buyers. With a typical condominium within the city valued at \$642,000, there is an approximately \$300,000 “gap” between the market value and the price a moderate income household can afford to pay, depending on household size. For low income households, this gap ranges from \$300,000 to over \$410,000, depending on household size.

063

Rental housing that does not impose a cost burden is also difficult to obtain for the city’s lower income and moderate income households. Median rents in the city ranged from \$3,120 for a studio apartment to \$4,990 for a three-bedroom unit (Table 18). As shown in Table 19, affordable monthly rents for lower income and moderate income households range from \$442 to \$2,240, depending on income category and household size. Therefore, a lower income or moderate income renter-household would not be able to afford a median priced rental unit without being cost burdened. More specifically, there is a \$2,500 gap between what an extremely low income four-person household can afford to pay and the median monthly rent for a two-bedroom apartment. For a moderate income four-person household, there is an affordability gap of about \$1,030 between what the household can afford and the median market rent for a two-bedroom unit.

#063

Posted by **Ryan Greene** on **08/18/2021** at **5:39am** [Comment ID: 3580] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Recommend changing the table 18 and this section to analyze housing prices at the 25th percentile rather than median. This gives more actionable "gap" data.

Thinking of it this way - suppose 4 housing units are created with the idea that 3 are market rate and 1 is affordable. If we compare income to median, we'd get the market rate housing unit. If we compare income to bottom quartile, then we've properly identified the affordable option.

#064

Posted by **Ryan Greene** on **08/18/2021** at **5:44am** [Comment ID: 3582] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Should compare Culver City housing prices vs Culver City [not LA County] median incomes in table 19 and show the gap results here. Is there a reason we're mixing the two?

The comparison of LA median income vs Culver was discussed earlier in the paper, it should be pretty quick in Excel to just pro-rata the difference to the table 19.

TABLE 19: HOUSING AFFORDABILITY MATRIX - LA COUNTY (2020)

Household	Annual Income (\$)	Monthly Affordable Housing Costs (\$)	Utilities (\$)	Taxes and Insurance (\$)	Affordable Monthly Rent (\$)	Affordable Home Purchase Price (\$)
Extremely Low Income (under 30% MFI)						
1-Person	23,700	593	151	207	442	61,790
2-Person	27,050	676	166	237	510	72,096
3-Person	30,450	761	190	266	571	80,244
4-Person	33,800	845	223	296	622	86,069
5-Person	36,550	914	264	320	650	86,953
Very Low Income (31 to 50% MFI)						
1-Person	39,450	986	151	345	836	129,241
2-Person	45,050	1,126	166	394	960	149,182
3-Person	50,700	1,268	190	444	1,077	166,966
4-Person	56,300	1,408	223	493	1,185	182,427
5-Person	60,850	1,521	264	532	1,257	191,020
Low Income (51 to 80% MFI)						
1-Person	63,100	1,578	151	552	1,427	230,524
2-Person	72,100	1,803	166	631	1,637	265,026
3-Person	81,100	2,028	190	710	1,837	297,157
4-Person	90,100	2,253	223	788	2,030	327,179
5-Person	97,350	2,434	264	852	2,170	347,334
Moderate Income (81 to 120% MFI)						
1-Person	64,900	1,623	151	568	1,472	238,233
2-Person	74,200	1,855	166	649	1,689	274,020
3-Person	83,500	2,088	190	731	1,897	307,435
4-Person	92,750	2,319	223	812	2,096	338,527
5-Person	100,150	2,504	264	876	2,240	359,325

Sources: HCD Income Limits (2020), and Veronica Tam and Associates (2020)

Assumptions:

1. CA Dept. of Housing and Community Development (HCD) Income Limits, 2020.
2. Affordable housing costs are 30 percent of gross household income.
3. Utility costs based on Los Angeles County Development Authority (LACDA) Utility Allowance Schedule, 2020.
4. Taxes, insurance, PMI (private mortgage insurance), and HOA (homeowners association) are calculated at 35% of monthly affordable cost.
5. Affordable home price assumes a 30-year fixed mortgage with a 3% interest rate and 10% down payment.
6. Taxes and insurance costs applies to owners only; renters do not usually pay taxes or insurance.

VI. HOUSING ASSISTANCE NEEDS

This section outlines Culver City's existing housing needs, including those resulting from being housing cost-burdened or living in overcrowding situations. It also evaluates the housing needs for special needs groups such as seniors; persons with disabilities or those experiencing homelessness; and female-headed, large, and/or extremely low-income households.

1. HOUSING COST BURDEN

Housing cost burden is generally defined as households paying more than 30% of their gross income on housing-related expenses. For renters, housing costs include rent and utilities. For owners, housing costs include the mortgage payment, taxes, insurance, and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Households paying more than 50% of their income on housing are experiencing a severe housing cost burden. These households may be at risk of homelessness in the event of illness/disability or sudden loss of income.

This section uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by the U.S. Department of Housing and Urban Development (HUD). The CHAS provides information related to households with housing problems, including cost burden and overcrowding.⁹ The most recent estimates posted by HUD were derived from the 2013-2017 ACS.

As shown in Table 20, nearly half of renter-households in Culver City experienced one or more housing problem, and 43% paid more than 30% of their incomes towards housing costs in 2017 compared to about one-third of homeowners. Extremely low-income households are the most vulnerable group. With limited income, 80% of the households in this income group experienced one or more housing problems, compared to 73% of very low-income households, 69% of low-income households, and 42% of households citywide. Severe housing cost burden impacted 72% of the extremely low-income households, compared to 45% of very low-income households, 26% of low-income households, and 18% of households citywide.

⁹ The CHAS collects data on four housing issues: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened.

#065

Posted by **Ryan Greene** on **08/18/2021** at **5:52am** [Comment ID: 3586] - [Link](#)

Agree: 0, Disagree: 0

Disregard my above comment re: overcrowding definition - I see it on p23. Ty!

#066

Posted by **Ryan Greene** on **08/18/2021** at **5:48am** [Comment ID: 3584] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

I see overcrowding mentioned a few times. Could you please elaborate on what it means and what the ramifications are?

#067

Posted by **Jill Vesci** on **07/20/2021** at **1:59am** [Comment ID: 3162] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

Why use older CHAS data when ACS is available?

TABLE 20: HOUSING PROBLEMS AND COST BURDEN IN CULVER CITY BY INCOME AND TENURE

069 068

Household by Type, Income & Housing Problem	Renters (#)	Renters (%)	Owners (#)	Owners (%)	Total HHs (#)	Total HHs (%)
Extremely Low (0-30% AMI)	1,280	66	660	34	1,940	12
with any housing problems	1,045	82	510	77	1,555	80
with cost burden > 30%	1,020	80	515	78	1,535	79
with cost burden > 50%	925	72	475	72	1400	72
Very Low (31-50% AMI)	750	55	625	45	1,375	8
with any housing problems	695	93	315	50	1,010	73
with cost burden > 30%	680	91	305	49	980	71
with cost burden > 50%	495	66	135	22	625	45
Low (51-80% AMI)	1,015	50	1,025	50	2,040	12
with any housing problems	845	83	570	56	1,415	69
with cost burden > 30%	805	79	570	56	1,370	67
with cost burden > 50%	225	22	310	30	535	26
Moderate/Above Moderate (>80% AMI)	4,660	42	6,530	58	11,190	68
with any housing problems	1,200	26	1,750	27	2,950	26
with cost burden > 30%	770	17	1,565	24	2,330	21
with cost burden > 50%	30	1	335	5	365	3
Total Households	7,705	47	8,840	53	16,545	100
with any housing problems	3,780	49	3,145	36	6,925	42
with cost burden > 30%	3,275	43	2,955	33	6,215	38
with cost burden > 50%	1,675	22	1,255	14	2,930	18

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

2. OVERCROWDING

HCD defines overcrowding as more than one person per room, including the living room and dining room, but excluding the kitchen and bathroom. Overcrowding occurs when some households cannot accommodate high-cost burdens and instead accept smaller housing or share housing with other individuals or families. The following situations may result in overcrowding:

- A family living in a home that is too small;
- A family that houses extended family members; or
- Unrelated individuals or families doubling up to afford housing.

However, cultural differences may also contribute to the overcrowded conditions. Some cultures may prefer to share living quarters with extended family members, increasing their household sizes and creating a need for appropriately sized, affordable units.

Due to the additional stress imposed by more people living within a unit, overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking in a neighborhood, and accelerate the deterioration of homes.

According to the 2015-2019 ACS, about 5% of Culver City households are living in overcrowded conditions (786 households) (Table 21). Overcrowding was significantly more common among renter-households when compared to owner-households. About 82% of overcrowded households are of renter households. Culver City residents live in relatively less crowded housing conditions than the rest of Los Angeles County, according to the ACS. The overall rate of overcrowding in the County is more than double that of Culver City at 11%, compared to 5% in the city.

#068

Posted by **David Stout** on **07/22/2021** at **7:21pm** [Comment ID: 3269] - [Link](#)

Type: Suggestion

Agree: 10, Disagree: -1

Culver City is a tiny area is a huge metropolitan cityscape. Whatever we see in our city is likely mirrored in surrounding areas, and this needs to be shown. We cannot solve LA's housing issues in our tiny town.

#069

Posted by **Jill Vesci** on **07/20/2021** at **2:00am** [Comment ID: 3164] - [Link](#)

Type: Suggestion

Agree: 8, Disagree: 0

Compare to LA County or other West Side Cities to give context. Now way to tell if these values are "typical"

#070

Posted by **Ryan Greene** on **08/18/2021** at **5:57am** [Comment ID: 3588] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Could you please elaborate on what "strain physical facilities and the delivery of public services" means?

#071

Posted by **Ryan Greene** on **08/18/2021** at **5:58am** [Comment ID: 3590] - [Link](#)

Type: Less Relevant

Agree: 0, Disagree: 0

Off topic, but note that opponents to ending R1 zoning argue that increasing neighborhood density causes similar issues as overcrowding: strained facilities, slower public services, and worse parking.

TABLE 21: OVERCROWDING BY TENURE IN CULVER CITY (2019)

	Renters		Owners		Total	
	#	%	#	%	#	%
Overcrowded Households (1.01-1.5 persons per room)	363	4.5	116	1.3	479	2.9
Severely Overcrowded (1.5+ persons per room)	283	3.5	24	0.3	307	1.8
All Overcrowded Households	646	82.2	140	17.8	786	4.7
All Households	8,028	47.8	8,768	53	16,796	100.0

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table DP04

3. SPECIAL NEEDS

Certain groups in a community may have greater difficulty finding decent, affordable housing due to special circumstances, such as those related to one's age, family characteristics, disability, or employment. As a result, some Culver City residents are at a greater risk of experiencing a cost burden, overcrowding, or other housing problems.

State Housing Element law considers persons with disabilities (including those with developmental disabilities), seniors, large households, female-headed households with children, persons experiencing homelessness, farmworkers, and extremely low-income persons and households to be "special needs" groups. These groups are not mutually exclusive, as a person or household may fall into more than one category. For example, a senior living alone may have a disability and live below the poverty level; or a large household may be female-headed and include a senior. Table 22 summarizes the population and households within these groups in Culver City.

TABLE 22: CULVER CITY'S SPECIAL NEEDS POPULATIONS/HOUSEHOLDS (2019)

Special Needs Group ¹	# of Persons/ Households	% of Population/ Households
Households with Seniors ²	4,779	28
Senior-Headed Households	4,136	25
Persons with a Disability	3,638	9
Persons with a Developmental Disability	485	1
Single Female-Headed Households with Children	577	3
Large Family Households (5+ persons)	658	4
Farmworkers (persons) ³	29	<0.1
Persons Experiencing Homelessness	216	1
Extremely Low-Income Households	1,940	12

Sources: BOC, 2015-2019 American Community Survey, 5-Year Estimates; CA Dept. Developmental Services, 2019; Los Angeles Housing Services Authority (LAHSA), Greater Los Angeles Homeless Count, 2020; HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

Notes:

1. All data is from the 2015-2019 ACS, except for Persons with Developmental Disabilities (CA DDS), Persons Experiencing Homelessness (LAHSA), and Extremely Low-Income Households (CHAS).
2. Includes all households with one or more person age 65 and over.
3. Includes all members of the civilian population over 16 employed in farming, fishing, and forestry occupations.

#072

Posted by **Jill Vesci** on **07/20/2021** at **2:02am** [Comment ID: 3166] - [Link](#)

Type: Question

Agree: 4, Disagree: -1

Is employment a protected class? How is this a special need?

Reply by **Stephen Jones** on **07/20/2021** at **11:46am** [Comment ID: 3186] - [Link](#)

Agree: 0, Disagree: -4

"Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next)."

from

<https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers/docs/screen10farmworkers.pdf>

Reply by **Jill Vesci** on **07/23/2021** at **5:21pm** [Comment ID: 3355] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

OK yes farm workers are called out in Housing Element law, but to extrapolate that to other occupations is misleading

3591] - [Link](#)

Reply by **Ryan Greene** on **08/18/2021** at **6:02am** [Comment ID:

Agree: 0, Disagree: 0

The authors appear to be using only Farmworkers in the actual data presented. I don't see them pulling in other occupations.

PERSONS WITH DISABILITIES

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

According to the 2015-2019 ACS, about 9% (3,638 persons) of the population reported one or more disabilities. Disabilities are more common among the senior population, with 63% of the population with disabilities being 65 years or older (see Table 23). Disability type also varies by age. Most seniors with disabilities have ambulatory difficulties and independent living difficulties, while cognitive difficulties are most common among children (see Table 24).

TABLE 23: POPULATION WITH DISABILITIES IN CULVER CITY (2019)

Age (Years)	# Persons with a Disability	% of Population with a Disability	% of Total Population
Under 5	0	0	0
5 - 17	232	6	4
18 - 64	1,128	31	4
65 years and over	2,278	63	36
Total	3,638	100	9

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

TABLE 24: DISABILITY TYPE BY AGE IN CULVER CITY (2019)

Disability Type ¹	% of Population with a Disability			
	Under 18	18 to 64	65+	Total
With a hearing difficulty	25	21	34	30
With a vision difficulty	16	23	26	24
With a cognitive difficulty	71	46	33	39
With an ambulatory difficulty	14	39	57	49
With a self-care difficulty	58	14	29	26
With an independent living difficulty	--	41	60	50
Total Disabled Persons	232	1,128	2,278	3,638

Source: BOC, 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

Note: 1. A person may have more than one disability type.

Because a disability may prevent a person from working, restrict mobility, or make independent living and self-care difficult, persons with disabilities often have special housing needs. These needs may be related to limited income, accessibility, and location near public transportation and other services. Additionally, some persons with disabilities may need to reside in supportive housing or an institutional setting. State and federal legislation, including the Americans with Disabilities Act (ADA) mandate that a percentage of units in new or substantially rehabilitated multi-family projects be made accessible to individuals with limited physical mobility. However, given the age of Culver City's housing stock, there are limited accessible units within the city. The City's Zoning Code allows for reasonable accommodations following state and federal requirements to allow exceptions to zoning regulations to better accommodate a person with a disability. Reasonable accommodations are discussed in further detail in the Housing Constraints section of the Housing Element.

PERSONS WITH DEVELOPMENTAL DISABILITIES

State law considers an individual's "developmental disability" to be severe and chronic if it:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Manifests before the individual attains age 18;¹⁰
- Is likely to continue indefinitely;
- Substantially limits a person's ability to function in three or more of the following major life activity areas: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and
- Requires a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. However, according to the California Department of Developmental Services, there are an estimated 485 persons with developmental disabilities living in Culver City. About 52% of these residents with developmental disabilities were 18 years or older. About 75% of the residents with developmental disabilities were living with parents or guardians while 15% were living independently.


While many persons with developmental disabilities can live and work independently, some may require a group living environment with supervision and support. Individuals with more severe disabilities may require an institutional setting where regular medical care and physical therapy can be provided.

According to the State Community Care Licensing Division, there are two facilities with a total capacity for 10 individuals providing 24-hour non-medical care for adults ages 18-59 who need assistance with their daily needs. Additionally, there are seven facilities within the City providing residential care for persons over 60, with a total capacity of 324 persons. Residential care facilities for six or fewer persons are permitted by-right in Culver City in all residential zones and all commercial zones allowing residential development. Larger facilities are generally permitted with a conditional use permit. These requirements are discussed in more detail in the Housing Constraints section of the Housing Element.

ELDERLY

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of the population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly households are vulnerable to housing problems due to limited income, the prevalence of physical or mental disabilities, limited mobility, and high healthcare costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations.

According to the 2015-2019 ACS, about 17% of the city's population was seniors (Table 25). Between 2010 and 2017, the proportion of elderly persons increased slightly from 15 to 17% (an increase of 670 persons) and senior-headed households increased from 23 to 25% (an increase of 260 households).

Many seniors depend on fixed incomes and many have some type of disability. According to the 2015-2019 ACS, 36% of the total senior population has a disability (Table 23). Senior homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs. 

¹⁰ The State of California defines developmental disabilities slightly differently than federal law. The main difference is the manifestation age, which is established at 22 under the federal definition.

#073

Posted by **Ryan Greene** on **08/18/2021** at **6:14am** [Comment ID: 3593] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is the basis for this conclusion? i.e. citation needed.

TABLE 25: SENIOR POPULATION AND HOUSEHOLD SHARES IN CULVER CITY

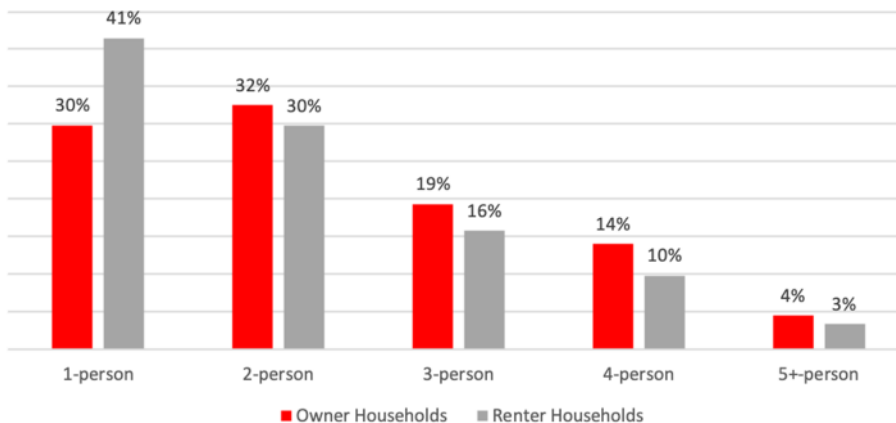
Year	Population over 65		Senior-Headed Households	
	#	% of total	#	% of total
2010	5,806	15	3,876	23
2019	6,476	17	4,136	25

Source: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

LARGE HOUSEHOLDS

Large households are defined as those with five or more members. These households are usually families with two or more children or families living with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit to save on housing costs. Large households are a special needs group because the availability of adequately-sized, affordable housing units to serve their needs is often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may live in smaller units, resulting in overcrowding.

As shown in Figure 4, households with five or more members comprise the smallest proportion of households in Culver City, at just 4% of owner households and 3% of renter households. While this is generally consistent with the size composition of the city's housing stock (see Table 14), it may also suggest that high housing costs for larger units deter large families from moving into the community. 076

FIGURE 4: HOUSEHOLD SIZE IN CULVER CITY BY TENURE 075

Source: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table B25009

SINGLE-PARENT AND FEMALE-HEADED HOUSEHOLDS

Single-parent households, particularly female-headed households, often require special consideration and assistance because they tend to have a greater need for affordable housing, accessible daycare, healthcare, and other supportive services. Due to their relatively lower per-capita income and higher living expenses, including daycare, single-parent households have limited opportunities to find affordable, decent, and safe housing. 074

The number of households that are families with children has not changed greatly in the past decade. In 2019, 27% of households had children, compared with 25% of households in 2010. According to the 2015-2019 ACS, about 825 single-parent households lived within Culver City, representing 5% of the city's households. The majority (70%) of these single-parent households were female-headed. The number of single-parent households, including female-headed, single-parent households, has declined slightly since 2010. While these households make up a small proportion of the

#074

Posted by **JT Til** on **07/30/2021** at **2:28pm** [Comment ID: 3488] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Many of these services should be provided by the county and city - they are not related to zoning or housing.

#075

Posted by **Jill Vesce** on **07/23/2021** at **5:23pm** [Comment ID: 3357] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Compare to LA county?

#076

Posted by **Ryan Greene** on **08/18/2021** at **6:20am** [Comment ID: 3595] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I would remove this conclusion. There could be many reasons, it isn't proper to just guess at one and document it.

Also note that this conclusion runs contrary to the earlier section about overcrowding. High home prices should drive up overcrowding, which would in turn drive up the % large households

If we aren't seeing lots of large households, then it isn't logical to do a 180 and blame high home prices again...

population, their needs may be particularly acute due to the factors listed above. Additionally, families with children still make up a quarter of the households in Culver City and may require special assistance.

TABLE 26: HOUSEHOLDS WITH CHILDREN IN CULVER CITY

077

Household Type	2010		2019	
	#	%	#	%
Households with children under 18	4,266	25	4,464	27
Single-parent households	1,050	6	825	5
Female-headed households with children	722	4	577	3
All Culver City households	16,870	100	16,796	100

Source: BOC, 2006-2010 and 2015-2019 American Community Survey, 5-Year Estimates, Table S1101

FARM WORKERS

Farmworker households tend to have high rates of poverty, disproportionately live in housing that is in poor condition, have high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Migrant farmworkers generally live near agricultural areas. Although agriculture produces a total annual gross value of about \$136 million per year in LA County, no agricultural activities are found in Culver City or the surrounding communities.¹¹ Further, the city does not have any areas zoned for agriculture. The 2019 ACS identified only 29 persons (0.1% of the civilian employed population 16 years over) working in farming, fishing, and forestry occupations in Culver City. Based on the above, farm workers are not considered to be a special needs group in Culver City.

PERSONS EXPERIENCING HOMELESSNESS

HUD considers a person to be living in a state of homelessness if the person lacks a fixed, regular, and adequate night-time residence, or if:

- The person is living in a place not meant for human habilitation, in emergency shelter, transitional housing, or is exiting an institution where they temporarily resided;
- The person may lose their primary nighttime residence, which may include a motel or hotel, or a doubled-up situation, within 14 days;
- A family with children or unaccompanied youth is unstably housed; or
- The person is fleeing or attempting to flee domestic violence.

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. A Continuum of Care (CoC) is a program designed to assist a community in its effort to end homelessness by funding nonprofit providers, helping State and local governments quickly rehouse individuals and families experiencing homelessness; improve access to homeless services; and help individuals and families experiencing homelessness become self-sufficient. Los Angeles County's CoC approach to homelessness is a coordinated and systematic local approach to meet the needs of individuals and families experiencing homelessness within these subgroups: chronic persons experiencing homelessness, episodic persons experiencing homelessness, and persons at risk of becoming homeless.

¹¹ 2017 Crop and Livestock Report, Los Angeles County Agricultural Commission.

#077

Posted by **Jill Vesci** on **08/19/2021** at **10:39am** [Comment ID: 3618] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Compare to county

HOMELESS COUNT

While HUD mandates a homeless count every two years for all communities that receive federal funds for homeless programs, the Los Angeles Housing Services Authority (LAHSA), the lead agency for the Los Angeles CoC, conducts a homeless count yearly. The Point-in-Time Count provides a snapshot of the number of people without a permanent, habitable place to live.

The Count revealed a 68% increase in the number of men, women, and children experiencing homelessness in the Los Angeles CoC between 2016 and 2020. There were 66,436 persons experiencing homelessness in 2020, compared to 39,587 in 2016. There were notable increases in the number of unsheltered individuals (56%).

For Culver City, the Count showed a 67% increase in the total number of persons experiencing homelessness. The number of unsheltered persons increased dramatically by 109%, and the largest increase was for those living in tents and encampments (142% increase).

TABLE 27: POINT-IN-TIME HOMELESS POPULATION COUNTS IN CULVER CITY AND LA COUNTY 078

	Culver City			Los Angeles County		
	2016 #	2020 #	% Change	2016 #	2020 #	% Change
All	129	216	67	39,587	66,436	68
Unsheltered	80	167	109	30,753	48,041	56
On the Street	28	62	121	10,850	17,059	57
In Cars/Vans/Campers	40	76	90	12,166	18,904	55
In Makeshift Shelters/Tents	12	29	142	7,737	12,078	56
Sheltered	49	49	0	8,847	18,395	108
In Emergency Shelters	49	49	0	4,387	14,077	221
In Transitional Housing	0	0	0	4,445	4,234	-5
In Safe Havens	0	0	0	15	84	460

Source: LAHSA, Homeless Counts by Community/City Dashboard, 2016, 2020

EMERGENCY SHELTER FACILITIES

Senate Bill 2 of 2007 (Government Code §65583) strengthened the planning requirements for local governments in emergency and transitional housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify zones where emergency shelters may be established “by-right” (i.e., without a conditional use permit).

There is one full-time emergency shelter within Culver City, Upward Bound House, located at the intersection of Washington Boulevard and Beethoven Street. This facility was approved for conversion from a motel to an 18-room emergency shelter in 2008. A maximum of 60 persons can be accommodated at the facility. The Housing Division handles the majority of housing referrals for persons experiencing homelessness. The Culver City Senior Center (4095 Overland Avenue) also offers housing referral program materials. The Upward Bound House only focuses on families experiencing homelessness and not on single men or women; it does not meet the need of the entire Culver City homeless population. To minimize constraints to providing additional shelter facilities as SB 2 requires, the Zoning Code allows Emergency Shelters by-right in portions of the Industrial General (IG) zone and the East Washington Boulevard Overlay zone, an area which includes about 24 acres (119 parcels). These parcels are located along transportation corridors and therefore have access to services.

Additionally, on March 22, 2021, the City Council directed staff to move forward with exploring the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 or more modular units for temporary shelter, affordable housing, or permanent supportive housing. A budget of \$3 million has been allocated to this project. Another \$6.8 million has been allocated to construct and operate a 70-bed sprung shelter on the Venice Parking Lot site 079

#078

Posted by **Jill Vesci** on **07/23/2021** at **5:27pm** [Comment ID: 3360] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

Culver City as a percent of LA County? Indexed by population? In other words is the un housed population over or under represented in Culver City ?

Reply by **John Helyar** on **09/13/2021** at **11:51am** [Comment ID: 4128] - [Link](#)

Agree: 0, Disagree: 0

There are about 80,000 street homeless in LA County at any given time (extrapolated up from the last PIT count in Jan 2020) - .8% of the county population. CC has a small population of PEH, and the extrapolated number of PEH (250) gives us around .6% homeless. As with the County as a whole, visually significant, but small in terms of total population. Neither counts those in shelter, who in CC are entirely made up of women with children.

#079

Posted by **Cicely** on **07/20/2021** at **7:37pm** [Comment ID: 3200] - [Link](#)

Agree: 1, Disagree: 0

What is the estimated timeline for completion of these projects?

EXTREMELY LOW INCOME HOUSEHOLDS

State law requires that cities analyze the existing and projected housing needs for extremely low income (ELI) households. ELI households have incomes that are 30% or less of the AMI, adjusted for household size. The 2020 AMI for LA County was \$77,300 (see Table 19), meaning that a four-person household considered to be ELI has an income of \$33,800 or less.¹²

ELI households have various housing problems and needs. The relatively high cost of housing on the Westside often results in cost burden or overcrowding when ELI households “double-up” with more than one family sharing living space. Such conditions may lead to overtaxed utilities and infrastructure, stress, and adverse health effects. According to the 2013-2017 CHAS, there are 1,940 ELI households in Culver City. ELI impacts renter households and senior households disproportionately. Among the ELI households, 66% are renters and 34% are owners. Senior households make up 39% of ELI renters and 64% of ELI owners.

However, ELI renter and owner households are similarly affected by housing problems and cost burdens (see Table 28). About 80% of ELI households have at least one housing problem,¹³ and 79% are cost-burdened, paying more than 30% of their monthly income on housing.

TABLE 28: ELI HOUSEHOLDS BY TYPE AND TENURE IN CULVER CITY (2017)

	Renter				Owner				Total
	Senior	Large	All	All (%)	Senior	Large	All	All (%)	
ELI households (#)	495	40	1,280	66	420	0	660	34	1,940
Any housing problem (%)	76	100	82		80	0	77		80
Cost-burdened (%)	77	100	80		80	0	78		79

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, based on 2013-2017 ACS

Though RHNA does not specifically call out ELI households as a category, meeting the housing needs of these persons is an issue for all municipalities. The Culver City Zoning Code allows the development of single room occupancy (SRO) housing as part of mixed use developments. SROs help to meet the needs of extremely-low- and very-low-income individuals.

¹² HCD publishes annual household income limits for each county in California. The published income limits for extremely low, very low and low income households are used to determine eligibility for some assistance programs and are adjusted upward in high housing cost areas like Southern California. Therefore, the income limits published by HCD for Los Angeles County are higher than the calculated income categories that would result from the applicable percentages of AMI.

¹³ There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened.

#080

Posted by **Disa Lindgren** on **07/19/2021** at **10:21pm** [Comment ID: 3145] - [Link](#)

Type: Missing

Agree: 2, Disagree: -2

5% of the households in Culver City are Extremely Low Income (1,940 of 39,075), and the great majority are seniors. This is very concerning, as they are likely to be on the brink of homelessness. I think this should be pointed out on this page.

#081

Posted by **Cicely** on **07/20/2021** at **7:41pm** [Comment ID: 3202] - [Link](#)

Agree: 0, Disagree: 0

Can you describe these in more detail? Do they have kitchens and bathroom facilities?

#082

Posted by **Disa Lindgren** on **07/19/2021** at **10:12pm** [Comment ID: 3143] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

What does "Large" refer to here? Senior and All are clear, but I don't find an explanation of "Large" in the text that accompanies Table 28.

Reply by **Stephen Jones** on **07/20/2021** at **11:49am** [Comment ID: 3187] - [Link](#)

Agree: 0, Disagree: 0

U.S. Census Bureau defines large family households as those that have five or more persons. I agree the definition should be included.

#083

Posted by **Jill Vesci** on **08/19/2021** at **10:42am** [Comment ID: 3620] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

More current data is available

VII. ASSISTED HOUSING AT RISK OF CONVERSION

1. OVERVIEW OF ASSISTED UNITS AND UNITS AT RISK

As part of the Housing Element, jurisdictions are required to identify lower income multi-family rental units with affordability covenants that could expire during the coming 10-year period (2021-2031). Appendix C lists affordable units that either participate in a federal, state, or local assistance program, or are income-restricted through some other control measure like a density bonus. The list specifically identifies those projects that may be at risk of converting to market rate housing. This information is used to establish quantified objectives for units that can be conserved during this planning period.

As noted in Appendix C, Table C- 1, 310 assisted rental housing units were identified in Culver City. Assisted affordable units that are at-risk of conversion during 2021-2031 are listed in Table C- 1. As shown in the table, there are a total of 231 units that are at risk during this period: 59 very low income units, 134 low income units, and 38 moderate income units.

2. AT RISK STATUS

California Housing Element Law requires Housing Elements to include a study of all lower income rental housing units that may be lost from the affordable inventory through the expiration of affordability restrictions during the next ten-year period. For this Housing Element, the at-risk analysis covers the period from October 15, 2021, through October 15, 2031.

The premise of the Redevelopment Agency Housing Set-Aside Fund was to increase, improve, and preserve the community's supply of affordable housing for families of very-low, low- and moderate-incomes (*Health and Safety Code* §33334.2(a)). Eligible activities included acquisition, rehabilitation, rental assistance, and assistance to first-time home buyers. In exchange for the use of Housing Set-Aside Funds, income and affordability restrictions were placed on the property in the form of covenants. These covenants are for 45 years for ownership projects and 55 years for rental projects. Covenants are still in effect despite of the elimination of the Redevelopment Agency. The Culver City Housing Authority oversees existing covenants. In Culver City, over the next 10 years, affordability covenants on 231 units have the potential to expire. These include three senior housing projects (190 units), one family rental housing project (20 units), and three group homes serving 21 persons experiencing homelessness and persons with developmental and physical disabilities. To estimate costs, the 21 persons being accommodated at the group homes are treated as separate "households" as they each can be relocated to different housing arrangements as a preservation option.

3. COST ANALYSIS

PRESERVATION COSTS

Preservation of at-risk units can be achieved by providing project-based rental assistance program. This type of assistance largely depends on the income of the household, the housing costs of the unit, and the number of years the assistance is provided. Given that most of the units at risk are either senior units or for persons with disabilities, and both groups tend to have smaller household size and lower incomes, the amount of subsidies required can be extensive. For a very low income two-person household in LA County, affordable rent is about \$960 (2020 level). The difference between what this household can afford and the median rent for a one-bedroom unit (\$3,480) is \$2,520 per month, resulting in an estimated \$30,240 in subsidy per unit per year and \$6.38 million per year for the 211 units for seniors and persons with disabilities.

#084

Posted by **Disa Lindgren** on **07/19/2021** at **10:24pm** [Comment ID: 3147] - [Link](#)

Type: Question

Agree: 1, Disagree: -3

45 years and 55 years are inadequate periods of time for affordability covenants. They should be set at 75-99 years. Isn't that the current requirement?

Reply by **Stephen Jones** on **07/20/2021** at **11:51am** [Comment ID: 3188] - [Link](#)

Agree: 1, Disagree: -3

I've seen it suggested that development decisions are almost never made based on revenue expectations 30, 40, 50 years in the future. It strikes me as a extremely desirable to just make it permanent.

#085

Posted by **Ryan Greene** on **08/19/2021** at **5:11am** [Comment ID: 3611] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please do a detailed review on this section. I found the following issues in the subsidy calc:

1a) Estimated cost of \$3,480 rent disregards lower cost options in Table 18 (median rent by unit size in culver city). For example, a 1br is available for 2,775. A 2-br is available for 3,125. This is a 10-25% difference in the subsidy calc (!!!).

1b) Remember this is using Table 18, which uses a single month of data that is affected by one-off COVID pricing. It also is not traceable / auditable. I view this as a very unreliable data source, which is then used to support a > \$6m cost estimate!

2) Compares vs median rent for the very low income household rather than 25th percentile. See earlier comment on this in table 18, but for reference, suppose that 3 market rate units and 1 affordable units are built. Picking the median gives a market rate unit. Picking the 25th percentile would yield the affordable unit.

3) Uses LA County income levels instead of Culver City income levels, despite these existing people being residents of Culver City. [duplicate of my other comment here, sorry I can't delete it].

Thank you in advance for giving this section a deep scrub.

#086

Posted by **Cicely** on **07/20/2021** at **7:52pm** [Comment ID: 3204] - [Link](#)

Agree: 0, Disagree: 0

Sounds like the set-aside funds no longer exist. Is there a comparable funding mechanism in place to replace or expand such affordability covenants? Is this the

rationale behind the R-1 upzoning stipulation that the 4th unit on a lot must be affordable? If so, would that "affordability" be governed by a time-specific covenant?

For the other 20 rental units not dedicated to a target population, an estimated subsidy of \$1,768 per month per unit would be required based on the affordable rent of \$2,030 for a four-person low income household and the median rent of \$3,798 for a three-bedroom unit. Overall, \$424,320 would be required annually to subsidize the 20 rental units.⁰⁸⁹

NEW CONSTRUCTION/REPLACEMENT

New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. The cost of constructing new housing units can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on- and off-site improvements. The cost to construct a new unit in the City can easily exceed \$600,000.⁰⁸⁷ To replace the 231 at-risk units would require more than \$138 million.⁰⁸⁸

¹⁴ Demystifying the High Cost of Multifamily Housing Construction in Southern California, February 2020, UC Riverside, School of Business.

#087

Posted by **Jill Vesci** on **08/19/2021** at **10:51am** [Comment ID: 3622] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

for internal consistency please explain how an unsubsidized developer could produce a BMR affordable 4th unit at \$600,000 with a rental limit of \$1,600 based on LA County AMI Limits? The incremental infill option can not feasibly produce affordable units. Can the authors provide any evidence that on non vacant sites the existing use would not persist and would be replaced by four units one of which would be a \$600,000 unit with a rent limit?

#088

Posted by **Cicely** on **07/20/2021** at **7:59pm** [Comment ID: 3208] - [Link](#)

Agree: 0, Disagree: 0

If this route were to be taken, who picks up that \$138 bill. City funds? County? State? or other?

#089

Posted by **Cicely** on **07/20/2021** at **7:56pm** [Comment ID: 3206] - [Link](#)

Agree: 0, Disagree: 0

So about \$7 million annually in rental subsidies to preserve 231 units?

RESOURCES AND OPPORTUNITIES

I. OVERVIEW OF THE REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8-year period from October 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of the General Plan.

Under state law, regional councils of governments are required to develop housing needs plans for use by local governments in their Housing Element updates. The regional housing needs analysis is derived from the statewide growth forecast, which is then allocated to regions, cities and counties based on a variety of factors such as local growth trends, future development potential, job growth, and physical constraints (e.g., floodplains, steep slopes, biological habitat). The current RHNA was adopted by SCAG in March of 2021. The methodology developed by SCAG to allocate the RHNA to local jurisdictions in the current planning cycle is notably different than previous cycles. In the 4th and 5th RHNA cycles, allocations were based only on projected household growth. In contrast the 6th cycle methodology also considered existing housing needs, job accessibility, and transit accessibility. Also, special consideration was given to designated disadvantaged communities whereby a portion of their RHNA was distributed to jurisdictions that are not disadvantaged.

1. 2021-2029 RHNA FOR CULVER CITY

SCAG determined the RHNA for each city within the SCAG region, plus the unincorporated areas. The total housing growth need for the City of Culver City during the 2021-2029 planning period is 3,341 units. This total is distributed by income category as shown in Table 29.

TABLE 29: 2021-2029 REGIONAL HOUSING NEEDS ASSESSMENT FOR CULVER CITY

Extremely Low*	Very Low	Low	Moderate	Above Moderate	Total
554	554	604	560	1,069	3,341
16.5%	16.5%	18.0%	17.0%	32.0%	100%

*The RHNA did not include the extremely low category. It is estimated to be 1/2 of the very-low-income need, per Government Code §65583.a.

Source: SCAG 6th Cycle Final RHNA Allocation Plan, adopted March 2021

2. INVENTORY OF SITES FOR HOUSING DEVELOPMENT

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table 30 below, which indicates the number of dwelling units approved as well as potential units that could be built based on the analysis of parcels shown in Appendix B. The table shows that under the City’s current General Plan, available capacity is not adequate to accommodate the 6th cycle RHNA, based on the selection of available sites using objective criteria and known conditions. After adopting the 2022 General Plan (anticipated in 2022), and adopting the Preferred Land Use Map, opportunities for housing development in Culver City would be significantly expanded.

Assignment of sites into RHNA income level is based on a combination of density and site size. A default density of 30 dwelling units per acre (du/ac) or more is considered adequate to facilitate lower income housing, pursuant to State law

#090

Posted by **Cicely** on **07/20/2021** at **8:30pm** [Comment ID: 3212] - [Link](#)

Agree: 0, Disagree: 0

The table shows ELI need as equal to VLI need as opposed to 1/2 as is stated below.

Reply by **Ryan Greene** on **08/19/2021** at **5:28am** [Comment ID: 3612] - [Link](#)

Agree: 0, Disagree: 0

I read it as VLI was originally $554 \times 2 = 1,108$ in the RHNA, but the authors divided it into the two categories here.

#091

Posted by **Jill Vesci** on **07/26/2021** at **12:04pm** [Comment ID: 3377] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

It is unlikely that a new land use element of a proposed general plan introduced to the public in July 2021 can be adopted in three years. The proposed land use alternative used as the basis of this HEU has not been subject to any meaningful public input.

#092

Posted by **Ryan Greene** on **08/19/2021** at **5:37am** [Comment ID: 3614] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Would change "assuming the Preferred Land Use Map" to:

"under either the Preferred Land Use Map, Alternative A Land Use Map, or another alternative that creates higher density zones."

Reasoning is that this paragraph is misleading - the casual read of it says that we don't have enough housing and Preferred Land Use Map is the only solution. This document should note that other solutions exist, although the Council narrowly did not prefer them.

This keeps the document more transparent.

#093

Posted by **Jill Vesci** on **07/20/2021** at **2:12am** [Comment ID: 3168] - [Link](#)

Type: Question

Agree: 9, Disagree: 0

Please clarify. This contradicts public statements by staff regarding the adequacy of existing zoning to meet RHNA requirements.

#094

Posted by **Jill Vesci** on **08/19/2021** at **10:56am** [Comment ID: 3624] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Has any economic feasibility analysis been undertaken to support this assertion? I am concerned that the city has not established that existing uses, especially single family residential units, would not persist through the planning period.

#095

Posted by **Cicely** on **07/20/2021** at **8:28pm** [Comment ID: 3210] - [Link](#)

Agree: 1, Disagree: 0

I would like more explanation of this.

#096

Posted by **Jill Vesci** on **07/26/2021** at **12:10pm** [Comment ID: 3378] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

The word "assuming" is doing a lot of work here.

(Assembly Bill [AB] 1397), provided that the site must be at least 0.5 acre in size. Sites meeting the selection criteria offer an overall 49% buffer above the RHNA for Culver City in the 6th cycle.¹⁵

TABLE 30: RHNA CAPACITY UNDER CURRENT AND GENERAL PLAN PREFERRED LAND USE MAP

	Housing Units			
	Lower	Moderate	Above Moderate	Total
RHNA	1,712	560	1,069	3,341
Approved/Entitled/Proposed/Pipeline Projects	122	20	358	500
Current General Plan				
Projected accessory dwelling units (ADUs) (Conversion/Expansion)	360	36	204	600
Low Density Two-Family/Medium Density Multi-Family	0	196	0	196
Commercial General/Commercial Neighborhood (CG/CN)	681	25	0	706
Capacity (Projects + Sites)	1,163	277	562	2,002
Surplus/(Shortfall)	(549)	(283)	(507)	(1,339)
2045 General Plan Preferred Land Use Map¹⁶				
Incremental Infill				
Conversion/Expansion Scenario	360	36	204	600
Redevelopment Scenario	---	212	424	636
Opportunity Sites	60	40	493	593
Neighborhood Multi-Family (50 du/ac)	184	477	0	661
Mixed Use Medium (65 du/ac)	682	0	0	682
Mixed Use High (100 du/ac)	619	0	0	619
Neighborhood/Corridor MU 2	691	0	0	691
Capacity (Projects + Sites)	2,718	1,209	1,055	4,982
Surplus/(Shortfall)	1,006	225	410	1,641
% Buffer	58%	40%	38	49%

II. FINANCIAL AND ADMINISTRATIVE RESOURCES

The City has access to several funding sources to preserve at-risk housing, improvement of existing housing, and development of affordable housing.

1. STATE AND FEDERAL RESOURCES

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Federal funding is available from the Department of Housing and Urban Development (HUD) through the CDBG program administered by Los Angeles County. The City receives about \$200,000 in funding annually through Los

¹⁵ HCD recommends a buffer of at least 15 to 30% to ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period. HCD, No Net Loss Memorandum, October 2, 2019.

¹⁶ See the Constraints Section below for further detail on the Preferred Land Use Alternative designations.

#097

Posted by **Ryan Greene** on **08/19/2021** at **5:51am** [Comment ID: 3616] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Anticipated housing for "projects & sites" is using an estimate of TBD future projects AND known/proposed projects such as Jefferson or Westfield, correct?

Since so much will change before 2045, this number must have an estimate of new projects/sites that arrive in the next two decades. I would either take historicals (look at new units starting construction in the last 20 years and project that going forward) or do a high level estimate like doubling the known projects to capture future anticipated ones.

If this number is only known projects with no estimate of future ones, then that would seem to be a material error in this analysis.

#098

Posted by **Bryan Sanders** on **07/22/2021** at **3:58pm** [Comment ID: 3242] - [Link](#)

Type: Still True

Agree: 9, Disagree: 0

The surplus housing is GREATER than the amount achieved by eliminating R-1 -- in your own numbers here, you are demonstrating that we do NOT need to eliminate R-1 zoning to meet RHNA goals and STILL have a surplus.

Reply by **Ryan Greene** on **08/19/2021** at **6:01am** [Comment ID: 3617] - [Link](#)

Agree: 0, Disagree: 0

I would also like an answer to the point Bryan made.

#099

Posted by **Jill Vesce** on **08/19/2021** at **11:00am** [Comment ID: 3628] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

An accounting of how this funding is currently used by the City would be helpful to determine if funding could be redeployed to programs listed in the HEU

#100

Posted by **Jill Vesce** on **08/19/2021** at **10:57am** [Comment ID: 3626] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Please provide the date that this preferred land use alternative was made available to the public

#101

Posted by **Jill Vesci** on **07/26/2021** at **12:12pm** [Comment ID: 3380] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

This redevelopment scenario is not supportable by any findings that non vacant sites would see a change in use over the planning period.

Angeles County Development Authority (LACDA) CDBG Program. The City uses CDBG funds for programs serving seniors, persons with disabilities, and to fund infrastructure improvements.

Through the CARES Act, the City has received also additional one-time CDBG funding (CDBG-CV) from LACDA to address the needs associated with impacts of the COVID-19 pandemic.

SECTION 8 RENTAL ASSISTANCE

The Section 8 Housing Choice Voucher (HCV) program assists very low income seniors, families, and persons with disabilities with the cost of rental housing. Generally, a tenant pays 30% of their adjusted income towards the rent and the Section 8 program pays the balance directly to the landlord. The Culver City Housing Division selects program participants from a waiting list of qualified households, giving preference to Culver City residents, Veterans, the elderly and persons with disabilities. Currently, 21 households are being served with HCVs.

SB 2 PERMANENT LOCAL HOUSING ALLOCATION

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. Culver City received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). However, as a non-entitlement jurisdiction participating in the CDBG program under the Los Angeles County CDBG program, Culver City is receiving funding under the Permanent Local Housing Allocation (PLHA) component of SB 2 through LACDA. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

2. LOCAL RESOURCES

CULVER CITY SUCCESSOR AGENCY

The Culver City Housing Authority serves as the City's Successor Agency to oversee the Low/Moderate Income Housing Asset Fund (LMIHAF). The City anticipates that about \$12 million in LMIHAF will be available over the next six years. LMIHAF is used to implement the City's various housing programs. Planned uses of the LMIHAF have been incorporated in the housing programs of this Housing Element.

3. PUBLIC/PRIVATE PARTNERSHIPS

The City will partner with nonprofit housing developers to preserve and develop affordable housing. Active nonprofit developers in Southern California include, but are not limited to:

- Bridge Housing
- Habitat for Humanity

#102

Posted by **Cicely** on **07/20/2021** at **8:55pm** [Comment ID: 3221] - [Link](#)

Agree: 0, Disagree: 0

Is the \$12 million a lump sum (i.e. \$2 mil/yr. or \$12 mil/yr)?

#103

Posted by **Cicely** on **07/20/2021** at **8:54pm** [Comment ID: 3219] - [Link](#)

Agree: 0, Disagree: 0

Does "assistance" allow for direct rental/mortgage/down payment subsidies?

#104

Posted by **Jill Vesci** on **08/24/2021** at **12:42pm** [Comment ID: 3716] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why no commitment of funds from the newly enacted real estate transfer tax that will create a general fund surplus for the city?

#105

Posted by **Jill Vesci** on **08/24/2021** at **12:40pm** [Comment ID: 3714] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Provide non confidential data on location of HCV use. This is necessary to evaluate if there is a spatial concentration of units

#106

Posted by **Jill Vesci** on **07/26/2021** at **12:15pm** [Comment ID: 3382] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

A break down of how culver city has actually expended its CBDG funds and what activities they have actually been used for would be far more meaningful than listing the uses that the funding could potentially be used for.

- Jamboree Housing
- Linc Housing
- Los Angeles County Development Authority
- Many Mansions
- Mercy Housing
- Meta Housing
- National CORE

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The City will actively pursue affordable housing opportunities with qualified developers.

III. ENERGY CONSERVATION OPPORTUNITIES

State law (*Government Code* §65583(a)(7)) requires a Housing Element to provide an analysis of opportunities for energy conservation in residential development. Not only do such energy conservation measures reduce consumption of non-renewable or limited resources, but they can also substantially lower housing maintenance costs. Despite the mild climate of Southern California, old fixtures and appliances and older housing construction may wastefully consume water, gas, and electrical resources.

In Culver City, where 50% of the housing stock was constructed before 1950 and more than two-thirds was built before the state adopted energy conservation standards in 1975, a substantial number of units are likely to be using energy and water inefficiently. The City's best strategy for effective energy conservation is to promote and encourage energy-efficient retrofitting of existing homes. Common and effective measures include weather-stripping, caulking doors and windows, and installing insulation in ceilings and walls.

All new residential construction in the city is required to be constructed in an energy efficient manner by complying with state energy conservation standards. Also, pursuant to the City's Solar Photovoltaic Ordinance, all new construction projects, commercial or multi-family, of 3 or more units or 10,000 new square feet or greater, are required to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply to new construction, major remodels, or additions of less than 10,000 square feet. One kilowatt of solar photovoltaic power is estimated to add less than half of 1% to the cost of construction. This ordinance not only helps to conserve energy, but also reduces greenhouse gas emissions.

The City's Green Building Ordinance also helps to reduce energy costs by requiring new developments to incorporate Leadership in Energy and Environmental Design (LEED) equivalent measures. These include energy-efficient glazing, additional building insulation, improved heating, ventilation, and air conditioning (HVAC) efficiency; planting or retaining on-site trees providing shade; and using re-cycled materials during construction. There is no requirement that projects obtain LEED certification.

The City has also adopted a Water Conservation Ordinance designed to limit water consumption and effectively reduce monthly water costs.

These programs, along with land use strategies that promote transit-oriented development (TOD) projects, will further local and statewide energy conservation goals.

#107

Posted by **Jill Vesci** on **07/26/2021** at **12:18pm** [Comment ID: 3384] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Has any cost analysis on this requirement been included as constraint to housing production? This strikes me as a local requirement that while it may be well meaning, should be considered as a governmental constraint as it increases capital costs for housing

#108

Posted by **Disa Lindgren** on **07/19/2021** at **10:29pm** [Comment ID: 3149] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

It would be nice to add Community Corporation of Santa Monica to this list. CCSM is a nonprofit housing developer working in Culver City presently. They build and maintain 100% affordable housing projects.

#109

Posted by **Jill Vesci** on **07/26/2021** at **12:20pm** [Comment ID: 3386] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is this a local constraint? Are requirements over and above the state building code governmental constraints to the production of housing

CONSTRAINTS

I. GOVERNMENTAL CONSTRAINTS

1. LAND USE PLANS AND REGULATIONS

GENERAL PLAN

Each jurisdiction in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the community's vision, goals, and policies for the city's urban form and physical development. The Land Use Element includes basic land use designations and density of development within the various areas of the City. In this way, the Land Use Element and its land use categories greatly influence the type and density of residential development that can occur with a jurisdiction. Culver City's current General Plan was adopted in 1996; however, a comprehensive update to the General Plan, including the Land Use Element, is currently underway and anticipated to be completed in the Fall of 2022. The update will include significant changes to the City's land use designations; therefore, both the current designations and draft proposed designations are discussed in this section.

Table 31 summarizes the six residential land use designations set forth in the existing Land Use Element. In addition to the residential land use categories, housing is also permitted in several commercial land use designations, including the Neighborhood Serving Corridor, General Corridor, and Downtown designations. Within the commercially designated areas, residential development must be part of a mixed-use (MU) development, which combines both commercial and residential uses within the same project. The industrial land use designations do not allow housing.

TABLE 31: CURRENT RESIDENTIAL LAND USE CATEGORIES - CULVER CITY GENERAL PLAN

Designation	Maximum Density (du/ac)	Description
Low Density – Single Family	8.7	One dwelling unit per lot on lots typically 5,000 square feet in area, Accessory Dwelling Units (ADUs), Junior ADUs (JADUs)
Low Density – Two Family	17.4	One to two dwellings per lot/parcel on parcels of not less than 5,000 square feet, ADUs, JADUs
Low Density – Three Family	29	Up to three dwelling units per parcel at not less than 1,500 square feet of net lot area per unit, ADUs, JADUs
Low Density -Multiple Family	15	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of 15,000 square feet or more, ADUs, JADUs
Medium Density – Multiple Family	29	Multiple family dwellings, as well as single family, two family and three family dwellings, on parcels of up to 13,000 square feet, ADUs, JADUs
Planned Residential Development	Flexible	Large residential complexes which may consist of more than one building on a site of one acre or larger

Source: Culver City General Plan, 1996; ADU Ordinance (Code Section 17.400.095, 2020)

Table 32 summarizes the Preferred Land Use Map land use designations. Under the Preferred Alternative, new housing growth is distributed throughout the city. The previous Low Density Two Family, Three Family, and Multiple Family designations would be consolidated into the new Incremental Infill designations which would allow for infill development up to four units per parcel, inclusive of ADU and JADUs. The Neighborhood/Corridor designations would allow for a greater mix of uses compared to present conditions, including ¹¹⁰moderate residential, at more moderate densities. The proposed Mixed Use High designation allows for up to 100 units per acre, significantly higher than what is allowed in any designation under the existing Land Use Element.

#110

Posted by **Jill Vesci** on **07/26/2021** at **12:48pm** [Comment ID: 3388] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

These proposed density increases are so large that HCD should not assume that:

- 1) any meaningful public process has taken place on a land use concept introduced to the public for the first time at a June 2021 public meeting
- 2) that the proposed density levels outlined here can be physically achieved let alone be adopted as written
- 3) that any of the assumptions for a change in use from single family residential to multi family residential on non-vacant sites would occur.

TABLE 32: DRAFT PREFERRED LAND USE MAP DESIGNATIONS - 2045 GENERAL PLAN

Proposed Designations	Maximum Density (du/ac)	Description
Incremental Infill A (Parcels <4,950 square feet)	8.7	<ul style="list-style-type: none"> Detached single unit residential, ADUs, JADUs Standards consistent with existing residential single family (R1) zoning Allows up to 2 stories
Incremental Infill A (Parcels >4,950 square feet)	35	<ul style="list-style-type: none"> Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and fourplexes Standards consistent with existing R1 zoning Allows up to 2 stories and 4 units per lot 4th unit must be affordable Triplex/fourplexes are inclusive of ADUs and JADUs
Incremental Infill B	35	<ul style="list-style-type: none"> Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and fourplexes Standards consistent with existing residential two family (R2)/residential three family (R3) zoning Allows up to 2 stories and 4 units per lot for R2 Allows up to 2 stories and 5 units per lot for R3 4th unit must be affordable Triplex/fourplexes are inclusive of ADUs and JADUs
Incremental Infill C	15	<ul style="list-style-type: none"> Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and low density multi-family Standards consistent with existing RLD zoning Allows up to 2 stories
Corridor Multi-Family	30	<ul style="list-style-type: none"> Detached or attached single unit residential, ADUs, JADUs, duplexes, triplexes, and moderate density multi-family Standards consistent with RMD zoning Allows up to 2 stories and 9 units per lot
Neighborhood Multi-Family	50	<ul style="list-style-type: none"> Mix of multi-family residential Allows up to 3 stories
Neighborhood/Corridor MU 1	35	<ul style="list-style-type: none"> Lower-scale, mixed use blending residential, commercial, and retail uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas Allows up to 3 stories and 2.0 Floor Area Ratio (FAR)
Neighborhood/Corridor MU 2	50	<ul style="list-style-type: none"> Moderate-scale, mixed use blending residential, commercial, retail uses, and public spaces Allows up to 4 stories and 2.5 FAR
Mixed Use Medium	65	<ul style="list-style-type: none"> A broad range of commercial, office, and residential uses serving both surrounding neighborhoods and visitors from nearby areas Allows up to 4 stories and 2.5 FAR
Mixed Use High	100	<ul style="list-style-type: none"> High-intensity active uses and mixed-use development, including retail stores, restaurant, hotels, services, residential, and office uses Allows up to 5 stories and 3.5 FAR
Industrial Mixed Use	65	<ul style="list-style-type: none"> A transition between mixed-use and high industrial areas with a mix of residential and industrial uses Allows up to 2.5 FAR

Source: City of Culver City, City Council/Planning Commission Memo, June 28, 2021; Raimi and Associates, Designation Refinement Process, July 2021

As the City is updating the Land Use Element and the Housing Element simultaneously, it has ensured that the policies and land use designations of the Land Use Element will promote residential development to meet the City's RHNA; therefore, the 2045 General Plan preferred land use map designations will not constrain residential development within the city.

#111

Posted by **Paula Hibbs** on **07/30/2021** at **4:30pm** [Comment ID: 3498] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

What is the definition of affordable on the 4th unit? What I see now in CC is that a 660 sq. ft added ADU over a garage is listed at \$3200/mo. Don't see how any new construction of multiple units on a lot would produce an ROI for the builder/owner if they didn't charge high rents.

#112

Posted by **Paula Hibbs** on **07/30/2021** at **4:24pm** [Comment ID: 3496] - [Link](#)

Type: Suggestion

Agree: 8, Disagree: -1

CC neighborhoods already struggle with ample parking for residents - adding more units to an R1 lot will force more street parking. With additional households and more trash barrels, there will be NO street parking available on trash collection days.

#113

Posted by **Brooke Powell** on **07/28/2021** at **7:55pm** [Comment ID: 3461] - [Link](#)

Type: Suggestion

Agree: 12, Disagree: -1

Building 4 units on R1 properties is a detriment an entire neighborhood. The infrastructure of our neighborhoods isn't equipped to handle four times the trash, parking, traffic, sewage, water, power etc. This proposed change to the city plan benefits developers, not residents who bought single family homes.

#114

Posted by **Sheridan Barber** on **08/28/2021** at **4:03pm** [Comment ID: 3743] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

If the R2 neighborhoods with one dwelling, or even two, on their lot, are barely able to park, will some units in the four unit housing be car free? How will they make room for parking? No green/yard area? How will traffic be mitigated?

#115

Posted by **JT Til** on **07/30/2021** at **2:41pm** [Comment ID: 3489] - [Link](#)

Type: Suggestion

Agree: 5, Disagree: 0

What are the exact criteria for determining affordability?

#116

Posted by **Gary Gegan** on **08/09/2021** at **9:43pm** [Comment ID: 3545] - [Link](#)

Agree: 1, Disagree: 0

Where is the water going to come from to service the increased number of homes? We are in the midst of an unprecedented drought and it will continue to get worse for the foreseeable future. There is not enough water for those who already live here.

#117

Posted by **Daniel Mayeda** on **08/01/2021** at **3:53pm** [Comment ID: 3515] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

What does "standards consistent with existing R-1 zoning" mean? The City has recently/repeatedly found that in the Culver Crest hillside area, density must be limited and ADUs banned, due to limited ingress/egress, substandard roads, limited street parking (due to blind curves and hills), high fire hazard area, and unstable hillsides. Will those findings hold, so that even if upzoning is allowed in the flat areas of the City, it won't be in the hillside zone? If upzoning IS allowed in the Crest hillside zone, it would be arbitrary and capricious without an express new finding that reverses the City's prior findings about limited building in the hillside zone.

#118

Posted by **Jill Vesci** on **07/26/2021** at **12:56pm** [Comment ID: 3392] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

ensured is pretty speculative here. Please refer to AB 1397 when preparing this draft. The authors seem to be unaware of its provisions or intent

#119

Posted by **Grace N** on **09/09/2021** at **4:14pm** [Comment ID: 3990] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

It feels a bit disingenuous to continue to say it is "R1", "R2," or "R3," if in fact, the plan is to make them all "R4." Why not state it as R4?

#120

Posted by **JT Til** on **07/30/2021** at **2:42pm** [Comment ID: 3490] - [Link](#)

Type: Question

Agree: 10, Disagree: 0

How do 3 market rate (\$1.5 Million dollar units per lot help with accessibility to people that might not otherwise be able to live in Culver City? We'd be gaining 1 affordable household per lot and 3 households that have the means to purchase/rent an expensive property. That pushes the ratio further away from parity and only increases density and reliance on an overburdened infrastructure with sewage, trash, etc.

#121

Posted by **Grace N** on **09/09/2021** at **4:31pm** [Comment ID: 3994] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Maximum Density is lower for corridor multi-family than in the Incremental Infill A and B. This seems odd that it would be lower than R1, R2, and R3 zones.

#122

Posted by **Jill Vesce** on **07/26/2021** at **12:54pm** [Comment ID: 3390] - [Link](#)

Type: Suggestion

Agree: 12, Disagree: 0

This is a proposal to modify the majority of the city's R1 Zoning to 35 DU/acre without any meaningful public process. The city should demonstrate to HCD what proportion of the City's parcels would see a change in entitlements and change in density before they can accept the proposition that the zoning changes are a) realistic and b) the implication that non vacant sites would reasonably be anticipated to change use over the planning period.

#123

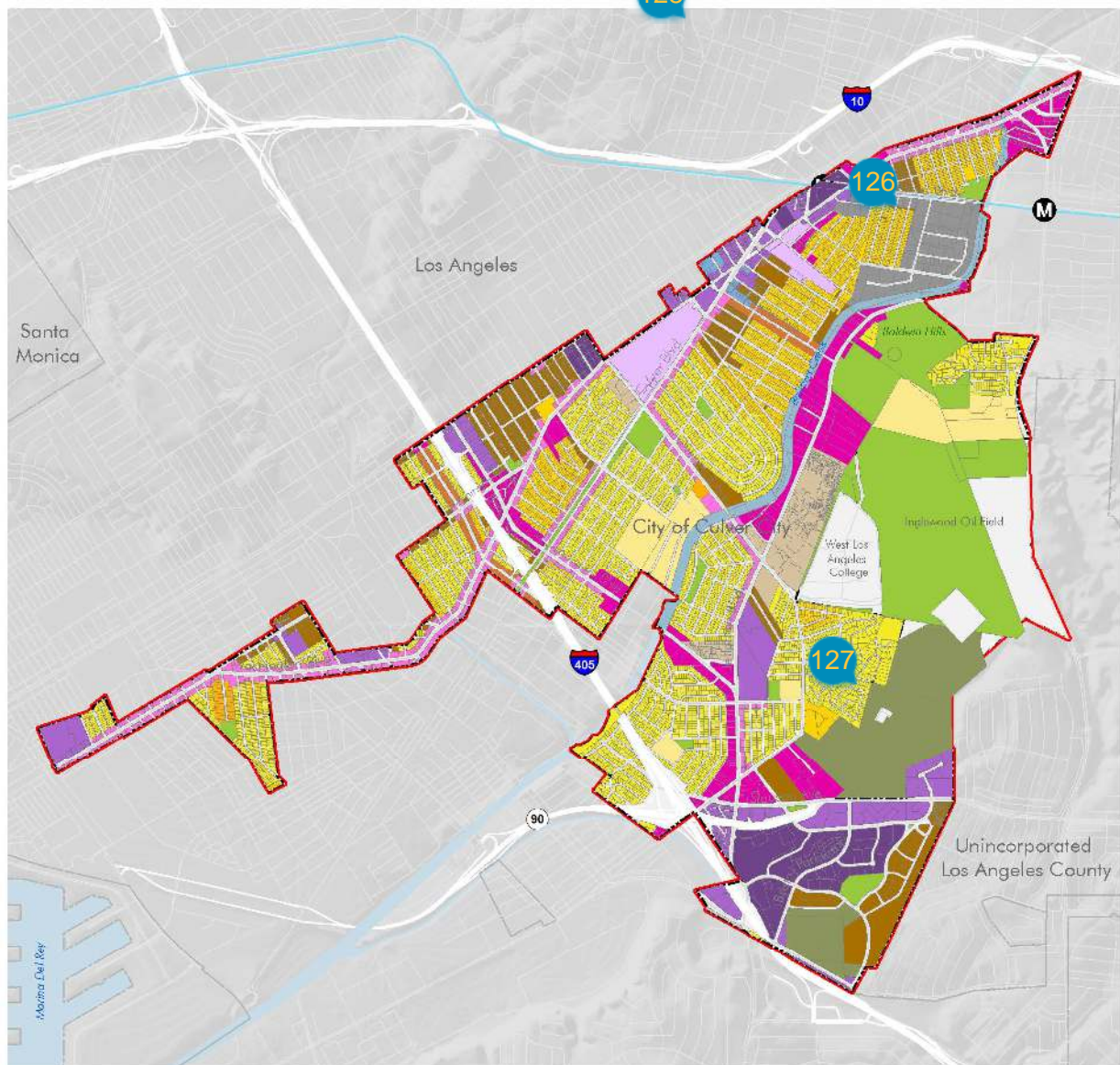
Posted by **Grace N** on **09/09/2021** at **4:28pm** [Comment ID: 3992] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I do think the beginning of the document lays out why the City needs more housing to fit in the RHNA numbers. Is it possible to do this in a more gradual way, e.g. up zoning R1 to R2, R2 to R3, and R3 to R4? The R1 to R4 is pretty drastic and would allow for increases with negative unplanned consequences without any mitigation efforts.

FIGURE 5: PREFERRED LAND USE MAP – 2045 GENERAL PLAN



Jurisdictional Boundaries

- City of Culver City City Limits
- City of Culver City Sphere of Influence
- Jurisdictional Boundaries

Transportation Features

- E Line
- Metro Station

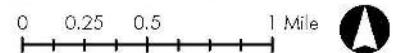
Other Features

- Water
- Parks and Open Spaces

Preferred Plan

- | | |
|-----------------------|----------------------------|
| Ballona Creek | Mixed Use Medium |
| Cemetery | Neighborhood Multi Family |
| Corridor Multi Family | Neighborhood/Corridor MU 1 |
| Incremental Infill A | Neighborhood/Corridor MU 2 |
| Incremental Infill B | Open Space |
| Incremental Infill C | Planned Unit Residential |
| Industrial Mixed Use | Single Unit Residential |
| Institutional | Studio |
| Mixed Use High | Transportation |

Sources: City of Culver City, 2019; County of Los Angeles, 2019.



#124

Posted by **Jamie Wallace** on **07/21/2021** at **7:48pm** [Comment ID: 3238] - [Link](#)

Type: Question

Agree: 9, Disagree: 0

Why are Culver Crest and Blair Hills shown as incremental infill. Didn't the city prohibit the building of ADU in the hillside areas? Why does it now allow for building of up to 4 units on each property?

#125

Posted by **Jamie Wallace** on **07/21/2021** at **7:36pm** [Comment ID: 3236] - [Link](#)

Type: Question

Agree: 9, Disagree: -1

Why is the section of Culver Blvd. between Elenda and Sepulveda considered MU1/Neighborhood Corridor? There is one old one story motel toward Sepulveda and the rest are homes, apartments, and small 2-4 plexes. This area is along the residential edge of both Park West and the adjoining neighborhood.

How is that appropriate for mixed-use development?

#126

Posted by **Meg Sullivan** on **07/25/2021** at **4:44pm** [Comment ID: 3361] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Neighborhood multifamily in this area should get an increased height limit beyond what's being envisioned -- possibly also more dwellings per acre than 50. A height limit of at least four stories would increase the likelihood that the properties, when eventually redeveloped, would remain as either multifamily rentals or at least become lower cost owner occupied (condos) dwellings. With the envisioned density of 50 dwellings per acre and a three-story height limit, the properties are likely to be redeveloped as luxury owner-occupied (condo) projects. Due to the high water-table in the area, developers are less likely to dig out parking for new construction on the site. They most likely would give the first story over to parking and build housing on top of that parking, which would result in more of the lot being used for housing, which would be a good thing (now too much of these lots are given over to surface parking). What best serves the city housing goals is three to four stories of housing ON TOP of the first floor parking. So that brings the height limit needed to provide 50 dwellings per acre to at least four (or possibly five) stories. Tenants in the area often use public transportation, ride-sharing, bikes, scooters and walk. But they often own cars that they pretty much store on the property. So providing parking doesn't necessarily mean less multimodal use -- just that the buildings remain attractive to potential residents, who retain cars for occasional use. Especially along the west side of Helms Avenue between Washington and the Expo Line, allowing for lots to be combined for a single development would likely increase the amount of housing that the lots could provide. If lots were combined much more than 50

dwelling per acre could comfortably be accommodated with minimal impact to nearby lower density parts of the neighborhood. The lots on the south side of Washington between Wesley and Helms should be included in the TOD district to increase the odds that they will be redeveloped as mixed-use projects (with retail on the bottom) and many stories above of multi-family.

Reply by **Meg Sullivan** on **07/25/2021** at **4:56pm** [Comment ID: 3362] - [Link](#)

Agree: 0, Disagree: 0

And by "this area," I mean Helms Avenue between Washington and the Expo Line.

#127

Posted by **michael madden** on **08/16/2021** at **8:58pm** [Comment ID: 3550] - [Link](#)

Agree: 0, Disagree: 0

Culver City, like other Southern California communities, has already exceeded its share of allocated water. Increasing housing density would be a water usage disaster. The Housing Element of the General Plan Update should be worded to require newly constructed dwellings must use less water than that of the prior dwelling.

#128

Posted by **Jill Vesci** on **07/26/2021** at **1:02pm** [Comment ID: 3393] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

Please provide the date that this land use map was first presented to the public

ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods, and sets forth residential development standards for each zone district. Once the City has adopted the new 2045 General Plan, a comprehensive update to the Zoning Code will be necessary to ensure that the Zoning Code is consistent with and effectively implement the new General Plan. The following section contains an analysis of the current Zoning Code as it will continue to govern development in the City until updates are adopted.

The six zones that allow for exclusive residential use are as follows:

- R1 Single-Family Residential
- R2 Two-Family Residential
- R3 Three-Family Residential
- RLD Low Density Multiple-Family Residential
- RMD Medium Density Multiple-Family Residential
- RHD High Density Multiple Family Residential

In addition to these zones, residential uses are permitted within either mixed-use or live/work projects in the following four commercial zoning districts:

- CN Commercial Neighborhood
- CG Commercial General
- CC Commercial Community
- CD Commercial Downtown

A summary of the types of residential use permitted within each zoning district is provided in Table 33.

TABLE 33: PERMITTED RESIDENTIAL DEVELOPMENT BY ZONE

Housing Type Permitted	R1	R2	R3	RLD	RMD	RHD	CN	CG	CC	CD
Single-family Detached ¹	P	P	P	P	P	P				
Duplex		P	P	P	P	P				
Triplex			P	P	P	P				
Multi-Family				P	P	P				
Residential Care Facility (6 or fewer residents)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more residents)	C ³	C ³	C ³	C	C	C	C	C	C	
Supportive Housing ⁴	P	P	P	P	P	P	p ²	p ²	p ²	p ²
Transitional Housing ⁴	P	P	P	P	P	P	p ²	p ²	p ²	p ²
Accessory Dwelling Units	P	P	P	P	P	P				
Emergency Shelters							C	C	C	
Single Room Occupancy Units							p ²	p ²	p ²	p ²
Senior Citizen Congregate Care				C	C	C	C	C	C	
Live/work units							P	P	P	P
Mixed Use Projects							P	P	P	P

P=Permitted Use; C=Conditional Use Permit Required

Source: Culver City Zoning Code

Notes:

1. Includes factory built modular homes and mobile homes/manufactured housing on permanent foundations
2. Use only allowed as part of a mixed use project.
3. Only allowed on 5+ acre sites
4. Use is subject only to those restrictions that apply to other residential uses of the same type in the same zone.

The East Washington Boulevard Overlay Zone also provides for some residential uses, including live/work units and mixed use projects. Emergency shelters are also permitted by-right in some portions of the Overlay Zone. Low income housing can be accommodated in all zones permitting residential use in Culver City. These may include accessory dwelling units (ADUs) in the R1, R2 and R3 districts, multi-family apartments in the RLD, RMD and RHD zones, as well as high-density commercial/residential mixed-use developments within the Commercial districts.

The Residential Hillside Overlay Zone (RH) provides area-specific regulations for incremental improvement and sustainable development of hillside neighborhoods. It has slightly different development standards than underlying zoning, mostly taking slope constraints into account.

DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

A summary of the development standards for the six zones permitting residential development is provided in Table 33. Allowable densities range from 8.7 units/acre in the R1 zone up to 29.0 units/acre in the RMD and RHD zones. These development standards continue to be viewed as necessary to protect the public health, safety, and welfare and maintain the quality of life, and are not considered constraints on the development of housing for all income levels.

The Planned Development (PD) District is applied to areas of existing large scale, multiple-family residential and commercial complexes and to sites suitable for similar large-scale development. Within the PD District, there is no maximum density - only minimum site area (one acre) and height limit (56 feet) apply. A Comprehensive Plan establishes all other standards within the PD District.

TABLE 34: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development Standard ⁶	R1	R2	R3	RLD	RMD	RHD
Minimum Lot Area (sq.ft.) ¹	5,000	5,000	5,000	5,000	5,000	5,000
Minimum Front Yard (ft.)	20	15	10 ²	10 ²	10 ²	10 ²
Minimum Interior Side Yard (ft.)	5	4	5	10	5	10
Minimum Rear Yard (ft.)	15	10	10	15	10 ³	15
Maximum Building Height (ft.)	30	30	30	30	30	40
Maximum Density (units/acre) ⁴	8.7	17.4	26.1	15.0	29.0 ⁵	29.0
Minimum Unit Size (sq. ft.)	1,000 ground floor	SF: 1,000 Duplex: 750/unit	SF: 1,000 Duplex/ Triplex: 750/unit	Micro-unit: 350 Studio: 500 1 Bedroom: 700 2 Bedroom: 900 3 Bedroom: 1,100 >3 Bedroom: 1,100 + 150 for each additional bedroom		

Source: Culver City Zoning Code, 2021

Notes:

1. Condominium, townhome, or planned development projects may be subdivided with smaller air space sizes for ownership purposes.
2. Or one-half of building height, whichever is greater
3. 5 feet when adjacent to an alley
4. Based on applicable minimum development standards (excluding density bonus)
5. Up to a maximum of 9 units (excludes RMD parcels on Grand View Blvd. between Washington Pl. and Herbert St.)
6. Parcels subject to the RH Overlay may have slightly different standards based on slope.

DEVELOPMENT STANDARDS IN MIXED-USE DISTRICTS

Residential/commercial mixed-use projects are allowed in four of the City's six commercial zoning districts at a base density of 35 units per acre. In February 2021, the City Council approved an ordinance modifying the City's mixed-use development standards and modified the Community Benefit provisions to require a minimum of 15 percent affordable units in new mixed-use projects where a developer is seeking both a local and State Density Bonus Incentives (see Table 35 35). The ordinance incentivizes affordable units within mixed-use developments for projects that also qualify for a State Density Bonus by allowing the State bonus to be combined with the Community Benefit Density Bonus, thus resulting in higher density. In other words, the State Density Bonus would be calculated based on the Community Benefit Density of 50-65 units per acre rather than calculated based on the base density of 35 units per acre.

Development standards for mixed-use projects are summarized in Table 35. These development standards allow building heights ranging from 35 to 56 feet depending on location. The 35-foot height limit only applies to parcels that are adjacent to lower-density R1 or R2 areas. The 56-foot height limit is on parcels in the CD and CG zones where they will not create conflicts with adjacent residential uses or on sites that are adjacent to a parcel in another jurisdiction where a density higher than 35 units/acre is permitted.

TABLE 35: MIXED-USE DEVELOPMENT STANDARDS

Minimum Lot Size			
5,000 square feet (Two or more abutting parcels may be combined to create a total site development area that is at least 5,000 square feet.)			
Density			
Base Density: 35 dwelling units/acre Density with Community Benefit Incentive: <ol style="list-style-type: none"> Up to 50 dwelling units/acre; or, Up to 65 dwelling units/acre on lots identified for transit-oriented development; or, Up to a density allowed by an abutting jurisdiction (up to 65 dwelling units/acre) on a split jurisdiction lot For projects that also qualify for a State Density Bonus, the density bonus shall be calculated in addition to the Community Benefit Density.			
Height			
Adjacent to R1 or R2 Zone	Adjacent to R3, RLD, RMD, or RHD Zone	Adjacent to Non-Residential Zone	Split Jurisdiction Lot
CN/CD/CG Zone: • 35 ft • 45 ft for portion of building ≥ 35 ft from R1/R2 Zone	CN Zone: 45 ft CD/CG Zone: • 45 ft on lots < 150 ft in depth • 56 ft on lots ≥ 150 ft in depth	CN Zone: 45 ft CD/CG Zone: 56 ft	CN Zone: 45 ft CD/CG Zone: 56 ft
Setbacks ¹			
Building Height	Front	Side and Rear Adjacent to Residential Zone ⁴	Side and Rear Adjacent to Non-Residential Zone
Underground	None Required		
Portion of building ≤ 15 ft	Ground-level 15 ft pedestrian setback required, except setback may vary from 0-15 ft when pedestrian improvements are included in the setback area as approved by the Director ²	10 ft ^{3,5}	0 ft ⁵
Portion of building > 15 ft	5 ft	60 degree clear-zone angle must be maintained, measured from 15 ft above existing grade and 10 ft from the rear/side property lines	0 ft ⁵
Portion of building > 35 ft abutting R1 or R2 Zone	N/A	35 ft	N/A
Portion of Building > 45 ft abutting R3, RLD, RMD or RHD Zone	N/A	50 ft	N/A

Source: Culver City Zoning Code, 2021

- Screening, landscaping or greater setback than prescribed herein, may be required where necessary to comply with visual clearance requirements for driveways and where the reviewing authority under a site plan review may condition the use necessary to protect the public interest due to lot, site plan or building configuration and operations.
- Pedestrian improvements include landscaping, benches, outdoor dining, planters, additional bike racks, additional street trees, small plazas, mobility related improvement, or other similar features.
- Adequate screening and landscaping shall be provided
- The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.
- If abutting an alley, a minimum 2-foot setback is required, except within the TOD area.

OFF-STREET PARKING REQUIREMENTS

The City's parking requirements for residential zones vary by residential type and housing product (Table 36). Two off-street parking spaces are required per unit for single-family, duplex, or triplex dwellings. Parking requirements for multi-family dwellings and the residential component of mixed-use development are based on the number of bedrooms and include standards for guest parking. Mobile homes are required to have one space per site, plus one guest parking space for each two mobile home sites. The Code does not have a direct incentive to reduce parking standards for providing affordable housing. However, the city's Mixed Use Ordinance includes density incentives following Government Code §65915. The number of parking spaces provided may also be reduced by paying parking in-lieu fees or waived by Council resolution when in proximity to major transit facilities as part of project approval.

The graduated parking requirement based on unit size in multi-family projects, and the reduced standard for senior housing units help encourage development of smaller, more affordable units. Reductions in parking for mobility measures aimed at improving transportation options for non-drivers can also benefit residents of affordable projects and encourage the development of new affordable housing. These parking standards are reasonable and do not act as a constraint to affordable developments.

The City is pursuing a comprehensive parking code update which will consider eliminating parking minimums, adopting parking maximums, and measures to reduce required parking via implementation of transportation management measures.

TABLE 36: RESIDENTIAL PARKING REQUIREMENTS

Type of Unit	Minimum Parking Space Required
Single Family, duplex, and triplex units, includes supportive housing and transitional housing	2 spaces per dwelling unit
Mobile home park	1 space for each mobile home site plus 1 guest space for each 2 mobile home sites
Multi-family dwellings and residential component of mixed-use development, includes supportive housing and transitional housing	Studio micro-units – 0.5 space, or 0 spaces for units in the TOD district
	Studio and 1 bedroom, less than or equal to 900 sf - 1 space
	Studio and 1 bedroom, greater than 900 sf - 2 spaces
	2-3 bedroom units – 2 spaces
	4 bedroom units – 3 spaces (plus 1 space for every bedroom greater than 4)
Accessory dwelling units	Guest parking – 1 space for every 4 units
Live/work unit	None required
	Up to 900 sf – 2 spaces
	900 sf to 1500 sf – 3 spaces
Senior housing	Greater than 1500 sf – 4 spaces
Senior housing	1 space per unit, plus 1 guest parking space for each 10 units
Senior citizen congregate care housing	1 space for each 2 residential units, plus one guest/employee space for each 4 units
Single room occupancy units	0.5 spaces per unit, none required if within TOD district
Residential care facilities	1 space for each 3 patient beds

Source: Culver City Zoning Code, 2021

#129

Posted by **Chris Johnson** on **07/29/2021** at **8:16pm** [Comment ID: 3471] - [Link](#)

Type: Love!

Agree: 2, Disagree: -6

As William Kavadas knows well by now, I am in LOVE with this idea and not just for our own selfish purposes of maximizing the livable space we can get on our modest lot for our remodel. It's that it brings Culver into a more modern era where cars are more optional than a must. We've already reduced to just one car and already living walking distance to transport, downtown, and the city even permits us two extra on-street permits (total of 4 spaces for an 820sf house!). I really like what this would say about us as a city to embrace this new way of thinking. Love that you're considering this.

#130

Posted by **David Stout** on **07/22/2021** at **7:37pm** [Comment ID: 3293] - [Link](#)

Type: Suggestion

Agree: 10, Disagree: -1

So higher density plus less parking? This will be a nightmare as the streets will quickly fill up even further with cars, resulting in a multitude of problems. Coupled with the increase in utility work required to support more people and the aging infrastructure, there will be lots more problems with traffic and parking

Reply by **Chris** on **08/18/2021** at **3:03pm** [Comment ID: 3596] - [Link](#)

Agree: 0, Disagree: 0

Higher density housing requires more fire hydrants on the streets which further reduces parking so that fire engines can have access to those hydrants.

#131

Posted by **Jill Vesce** on **08/19/2021** at **11:21am** [Comment ID: 3634] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Can the city demonstrate that this is possible on a 5,000 sq. ft. lot with the existing setbacks and development standards described above?

#132

Posted by **Jill Vesce** on **08/19/2021** at **11:11am** [Comment ID: 3630] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How is this consistent with the assertion that existing R1 standards would remain the same in the preferred alternative? Is it physically feasible to include 6 off street parking spaces on 5,000 sq. ft lot with a minimum 1,000 sq. ft ground floor unit and existing set backs?

#133

Posted by **Jill Vesci** on **07/30/2021** at **11:09pm** [Comment ID: 3507] - [Link](#)

Type: Suggestion

Agree: 7, Disagree: -1

Given the three / four unit concept for a 5000 sq. ft. R1 lot there is no way that you could park the proposed triplexes at 6 surface spaces. Even less likely with the four unit assuming an exemption for the affordable unit. The city and its consultants need to prepare some spatial analysis to show that this can be done. By the way im not advocating for off street parking, im just pointing that this housing element has not considered the implications of the R1 redevelopment scenario and this is just one more inconsistency within the plan. The city and its consultants need to start over, see if this proposal would work, spatially and economically and then make sure that all of the elements of the plan are internally consistent

#134

Posted by **Ben Williams** on **08/19/2021** at **9:27pm** [Comment ID: 3639] - [Link](#)

Agree: 1, Disagree: 0

I am in favor of reducing or eliminating parking requirements for transit oriented multi-family developments/apartment buildings. The few people who can get along with fewer or even no cars are those who will be living close to an Expo stop and near downtown for example.

#135

Posted by **Paavo Monkkonen** on **07/22/2021** at **9:40pm** [Comment ID: 3318] - [Link](#)

Agree: 2, Disagree: -3

2 is very very high, and I see text above about considering removing minimum parking requirements. Can we get a timeline for this action?

#136

Posted by **Gary Gegan** on **08/09/2021** at **9:30pm** [Comment ID: 3541] - [Link](#)

Agree: 1, Disagree: 0

This is a horrendous idea. \$1700 1 bedroom apartments in the Westside generally come with off-street parking. Renters want off-street parking as much as homeowners do. Anyone who thinks that public transit in LA is sufficient to rely on without owning a car doesn't use it. And BTW, a lot of lower income jobs like delivery and ride services require car ownership.

#137

Posted by **Jill Vesci** on **08/19/2021** at **11:19am** [Comment ID: 3632] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Therefore in the four unit scenario in the preferred alternative with R1 the project

would need to supply 8 off street parking spaces. Is this physically feasible on a 5,000 sq. ft. lot with a 1,000 sq. ft ground floor unit (minimum size) and existing set backs? This is important because the city must demonstrate some realistic capacity for redevelopment of the non vacant sites . If under the development standards asserted in the housing elements, new intensities cannot be physically accommodated then the asserted unit production rates would not be valid. The city needs to demonstrate that there is 1) internal constancy in the HE document and that 2) units it is assuming as occurring on non vacant sites could actually occur.

#138

Posted by **Jill Vesci** on **08/19/2021** at **11:22am** [Comment ID: 3636] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

are changes to parking standards a program of the housing element?

#139

Posted by **Robert Gray** on **08/05/2021** at **4:56pm** [Comment ID: 3526] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

Reducing parking requirements will create problems for Culver City residents and should not be considered. Bus ridership has been decreasing even before the pandemic and the Expo line was at capacity pre-pandemic (and most Culver City residents do live within a reasonable walking distance from the expo line. Current parking requirements for multi-family developments are often inadequate with street parking becoming over-burden in multi-family zoned areas. We need to base our decisions regarding parking requirements on the facts as they exist in Culver City and not some would like them to be (e.g. most families have multiple cars, often more than two, and do not take mass transit. Street are jammed in multi-family areas with existing parking requirements.)

DENSITY BONUS

State density bonus regulations have changed significantly in recent years. AB 1763, adopted in 2019, requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Additionally, density bonus projects must be allowed four incentives or concessions, and developments within ½ mile of a major transit stop are allowed a height increase of up to three additional stories or 33 feet. For most projects, a density bonus of 80 percent is required; however, there are no limitations on density for projects located within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345, which took effect on January 1, 2021 further incentivizes the production of affordable housing by increasing the maximum density bonus from 35 percent to 50 percent for projects not composed exclusively of affordable housing.

The City last updated its Zoning Ordinance pertaining to Density Bonus in 2005 (Chapter 17.580). However, the ordinance was written in anticipation of future state legislative changes to density bonus law in that it consistently references California Government Code Section 65915 rather than explicitly stating the requirements within the ordinance. Therefore, the City's density bonus regulations comply with recent changes to state law and are not required to be updated at this time. The city has used the Density Bonus Program in the past to support dwelling units developed for lower-income seniors, persons with disabilities, and families.

HOUSING FOR PERSONS WITH DISABILITIES

Persons with physical, mental, and/or developmental disabilities may have special housing needs related to restricted mobility or difficulty caring for oneself. The City's Zoning Code, permitting procedures, and building codes have been analyzed to identify any potential constraints to development of housing for persons with disabilities. The city's provisions for these housing types are discussed below.

RESIDENTIAL CARE FACILITIES

The Culver City Municipal Code provides the following definition for residential care facilities:

Facilities providing 24-hour residential, assisted living, social and personal care for children, the elderly, and people with limited ability for self-care. Varying levels of care and supervision are provided. Residential care facilities may include basic services and community space. Includes board and care homes; children's homes; orphanages; rehabilitation centers; convalescent homes, nursing home and similar facilities. Excludes emergency shelters, transitional housing, supportive housing, and facilities for persons requiring surgical or other primary medical treatment.

Health and Safety Code §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The Code identifies residential care facilities that serve six or fewer persons as permitted uses within all residential zones and all commercial zones allowing residential development with no required discretionary review. Large residential care facilities (7 or more persons) are conditionally permitted in all residential zones, as well as the CN, CG and CC zones. In the R1, R2, and R3 zones, a minimum 5-acre site is required.

The Zoning Code requires one parking space for each three patient beds for residential care facilities. For small facilities with six or fewer persons, this constitutes a parking requirement equivalent to that of a single-family residence. The Zoning Code contains no other development standards that are specific to residential care facilities.

There are currently two group homes in Culver City that address the supportive service and housing needs of persons ages 18 to 59 with developmental disabilities. These homes serve a total of 10 persons.

#140

Posted by **Jill Vesci** on **08/20/2021** at **11:42am** [Comment ID: 3641] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

please provide map showing 1/2 mile from transit. This is critical to understand where increased destiny is required.

DEFINITION OF FAMILY

Some definitions of “family” may impermissibly limit the development and siting of group homes for persons with disabilities by defining a family based on biological relation or by size. However, California court cases have ruled that such definition is invalid. The Culver City Zoning Code contains no definition of family and therefore does not place any constraints on housing for persons with disabilities in this regard.

REASONABLE ACCOMMODATION PROCEDURES

In July of 2013, the City Council adopted amendments to the Zoning Code that provide for reasonable accommodation procedures consistent with State law. According to the definition in the Zoning Code, reasonable accommodation means “providing an individual with a disability, or developers of housing for individuals with disabilities, flexibility in the application of land use and zoning regulations or policies, including the modification or waiver of certain requirements when necessary to eliminate barriers to housing opportunities.” The Director may grant reasonable accommodations using the same procedures that are applied to administrative modifications.

PROVISION FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including single- and multi-family homes, mobile homes, transitional and supportive housing, emergency shelters and low barrier navigation centers, and farmworker housing. A summary of the housing types permitted in each zoning designation is provided in Table 33. Additional discussion on various housing types is included below.

SINGLE-FAMILY HOMES

The Culver City Zoning Code defines single-family dwellings as “a building designed for and/or occupied exclusively by one family. The definition also includes: factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations.” Single-family homes are permitted by-right in all of the City’s residential zones. 143 142

With the General Plan update, the Preferred Land Use Map proposes to replace the Low Density Residential designation with Incremental Infill, which would allow single-family lots above 4,500 square feet to be developed with a total of three units, or four units if one of the units is deed restricted as affordable housing, inclusive of an ADU and JADU. 146 145 144 141

MOBILE HOMES/MANUFACTURED HOUSING

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

As noted above, mobile homes and manufactured housing on a permanent foundation are included in the definition of single-family dwelling and are, therefore, permitted by-right in all of the City’s residential zones and subject to development standards consistent with single-family detached dwellings.

MULTI-FAMILY HOUSING

The Zoning Code defines multiple-family dwellings as “a building or a portion of a building used and/or designed as residences for four or more families living independently of each other. Includes: apartments; townhouse development (four or more attached single-family dwellings where no unit is located over another unit); senior citizen multiple-family housing; and common interest development (such as condominiums).”

#141

Posted by **Byron Wilson** on **08/09/2021** at **6:11pm** [Comment ID: 3536] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

The is a terrible idea being handled terribly. The majority of CC residents and homeowners do not want this. The City Council's attempt to rush this through is shameful. The next election can't get here soon enough.

#142

Posted by **Bryan Sanders** on **07/22/2021** at **4:01pm** [Comment ID: 3244] - [Link](#)

Type: Needs Love

Agree: 9, Disagree: 0

R-1 zoning is not the root of all evil. By eliminating it, we will only create a City of Renters. Home and land ownership is the largest contributor to generational wealth-building. Do not assume that if one owns a home that they are White and wealthy!

#143

Posted by **Gary Gegan** on **08/09/2021** at **9:34pm** [Comment ID: 3543] - [Link](#)

Agree: 0, Disagree: 0

Does single family construction by right mean that someone can tear down a duplex or fourplex and build a single family home?

#144

Posted by **Darcy Parsons** on **07/19/2021** at **10:34pm** [Comment ID: 3151] - [Link](#)

Type: Suggestion

Agree: 11, Disagree: -4

I object to changing R1 zoning to allow development to 2-3 units per plot of land. This will thoughtlessly change the fabric of the City when other solutions are available.

#145

Posted by **Matt Tweedie** on **07/21/2021** at **3:12am** [Comment ID: 3227] - [Link](#)

Type: Suggestion

Agree: 12, Disagree: -1

The people of Culver City do not want to allow for upzoning of single family R1/R2 lots for additional density. The data shows that this will not improve affordability or equity in our city; it will actually do the opposite (see Vancouver BC; Ballard Washington; Austin TX; etc.) The city council is pushing this through despite overwhelming opposition against it. Trickle down supply does not work for increasing affordability in highly desirable neighborhoods and cities. The academic research as well as real world examples of this clearly show this!!! This will put undue strain on

our city resources and will be impossible to reverse when we realize our mistake!

#146

Posted by **Paavo Monkkonen** on **07/22/2021** at **3:23pm** [Comment ID: 3241] - [Link](#)

Agree: 1, Disagree: -1

4950 sf seems like an arbitrary cut off (one could just adjust development standards for smaller lots), and it would be really helpful for the document to report how many lots there are in CC below this cut off.

Reply by **Bryan Sanders** on **07/22/2021** at **4:03pm** [Comment ID: 3245] - [Link](#)

Type: Still True

Agree: 6, Disagree: 0

We do not need to change any of R-1 in order to meet RHNA goals. The numbers in this document and Ashley Hefner Hoang's statement on 06/28/21 corroborate that.

Currently, multi-family housing is permitted in the RLD, RMD, and RHD zones. Multi-family housing is also permitted as part of mixed use projects within the CN, CG, CC, and CD zones. Duplexes are also permitted in all residential zones except for the R1 zone and triplexes in all residential zones except for the R1 and R2 zones.

Pursuant to the Preferred Land Use Map for 2045 General Plan, duplex, triplex, and fourplex structures will be permitted in Incremental Infill, inclusive of ADUs and JADUs. In addition, multi-family housing will be permitted in Corridor Multi-Family and Neighborhood Multi-Family areas. Standalone multi-family housing will also be permitted in all mixed use designations, and not required to be part of a mixed use project.

FARM WORKER HOUSING

The City's Zoning Ordinance does not identify farm worker housing separately as a permitted use. No agricultural activities are found within Culver City or in the surrounding communities. Additionally, the 2014-2018 American Community Survey identified only 18 persons with agricultural occupations residing in Culver City. Therefore, there is no significant need to provide farm worker housing.

EMERGENCY SHELTERS AND LOW BARRIER NAVIGATION CENTERS

SB 2 of 2007 strengthened the planning requirements for local governments in the area of emergency shelters and transitional/supportive housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify at least one zone where emergency shelters may be established "by-right" (i.e., without a conditional use permit) or enter into a multi-jurisdictional agreement with up to two other agencies to provide a facility.

Passed in 2019, Assembly Bill 139 limits the standards for emergency shelters that may be imposed by local jurisdictions to only standards that apply to residential or commercial development within the same zone, except that a local jurisdiction may apply standards that include the following:

- The maximum number of beds
- Sufficient parking to accommodate all staff, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone
- The size and location of onsite waiting and client intake areas
- The provision of onsite management
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
- The length of stay
- Lighting
- Security during hours that the emergency shelter is in operation

In Culver City, emergency shelters are allowed by-right in parts of the IG zone and the East Washington Boulevard Overlay zone as designated in the Zoning Code. The area where emergency shelters are allowed includes about 119 parcels (24 acres) of land. In addition, on March 22, 2021, the City Council directed staff to move forward with exploring the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 or more modular units for temporary shelter, affordable housing, or permanent supportive housing. A budget of \$3 million has been allocated to this which will require additional operating funds from Los Angeles County. Staff is also examining the potential to construct a 70-bed sprung shelter on the Venice Parking Lot site.

According to the 2020 point-in-time homeless count completed by LAHSA, there are an estimated 49 sheltered and 147 unsheltered persons experiencing homelessness living in Culver City. Based on this population, the parcels where emergency shelters are allowed by-right, along with the Venice Parking Lot projects, are adequate to provide emergency shelters for the unsheltered homeless population. Emergency shelters are also conditionally permitted within the CN, CG and CC commercial zoning districts.

Chapter 17.320 of the Zoning Code (Off-Street Parking and Loading) requires that one parking space be provided for each bed within an emergency shelter. Additional standards related to the development of emergency shelters are

#147

Posted by **Jill Vesci** on **07/26/2021** at **10:32pm** [Comment ID: 3400] - [Link](#)

Type: Missing

Agree: 1, Disagree: 0

Or about 0.43% of the City's population

contained in Section 17.400.046 of the Zoning Code and include requirements related to lot size, facilities for laundry, secure storage of personal property and refuse, and limitations on outdoor activity. As part of the Zoning Code update to implement 2045 General Plan, the City will address the parking standards for emergency shelters.

Enacted in 2019, AB 101 requires cities to permit a Low Barrier Navigation Center development by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First,¹⁷ low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. As part of the Zoning Code update to implement 2045 General Plan, the City will address the provisions for Low Barrier Navigation Centers.

TRANSITIONAL AND SUPPORTIVE HOUSING

Per State Law (SB 2 passed in 2007 and SB 745 passed in 2013), transitional and supportive housing shall be considered residential uses that are subject only to those procedures and requirements that apply to other residential dwellings of the same type in the same zone. In July of 2013 zoning code amendments were adopted by the City Council that contain definitions for transitional and supportive housing and provide regulations for these uses that are no more restrictive than other residential developments of the same type in the same zone.

Adopted in 2018, AB 2162 requires supportive housing projects of 50 units or fewer (for cities with a population of less than 200,000) to be permitted by-right in zones where multi-family and mixed-use developments are permitted. The supportive housing project must meet certain criteria, such as providing a specified amount of floor area for supportive services. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop and requires developers to provide the planning agency with documentation detailing the type of supportive services that would be provided with the housing development. The Housing Plan includes a program to address supportive housing as part of the Zoning Code update to implement 2045 General Plan.

SINGLE ROOM OCCUPANCY

In July of 2013, the City Council adopted Zoning Code amendments (Section 17.400.106) that include explicit reference, development standards and permit procedures to encourage and facilitate Single Room Occupancy (SRO) housing. SRO housing is a permitted use as part of mixed use projects in the CN, CG, CC, and CD zones. The Zoning Code requires SRO housing units to be a minimum of 200 square feet and include kitchen and bathroom facilities. One parking space is required for each unit.

ACCESSORY DWELLING UNITS

The creation of an accessory dwelling unit is permitted by right in all residential zones. Recent state legislation, including AB 68, AB 587, AB 881, and SB 13, modifies the fees, application process, and development standards for accessory dwelling units, with the goal of lowering barriers to accessory dwelling unit development and increasing overall numbers of accessory dwelling units. In January 2020, the City Council adopted updates to the zoning ordinance to comply with current state law (Section 17.400.095). Per the Zoning Code, accessory dwelling units may not exceed 850 square feet for a one-bedroom unit or 1,200 square feet for a two-bedroom or larger unit. The Zoning Code does not require parking for an accessory dwelling unit, and replacement parking is not required when existing off-street parking is

¹⁷ Housing First refers to an approach to serving people experiencing homelessness by first providing a decent, safe place to live before addressing any other barriers that may have resulted in the person’s homelessness and could put them at risk of homelessness again (e.g., increasing income, improving health, or reducing harmful behaviors).

#148

Posted by **Daniel Mayeda** on **08/01/2021** at **5:05pm** [Comment ID: 3516] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Except in the Culver Crest hillside zone where ADUs are banned based on the City's express findings that density must be limited there.

demolished or converted in conjunction with the construction of an accessory dwelling unit. Accessory dwelling units may not be sold separately from the primary dwelling or rented for less than 30 days.

The proposed 2045 General Plan redesignates the single-family neighborhoods as Incremental Infill areas. Each single-family lot over 4,950 square feet can accommodate up to four units if one of the units is dedicated as affordable housing, inclusive of ADUs and JADUs. The Zoning Code will be updated to implement the 2045 General Plan, including amending the ADU ordinance to implement the Incremental Infill concept, and the City Council adopt the General Plan with the Preferred Land Use Map (adoption scheduled for Fall 2022).

EMPLOYEE HOUSING

State Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees should be deemed a single-family structure with a residential land use designation. In Culver City, caretaker and employee housing is allowed with a conditional use permit in the Light Industrial (IL) and General Industrial (IG) zones. The Housing Plan includes a program to address employee housing as part of the Zoning Code update to implement the 2045 General Plan.

CONDOMINIUM CONVERSIONS

Section 17.400.040 of the Zoning Code contains provisions for the conversion of existing rental dwelling units to condominiums. Condominium conversions of existing developments of five or more rental dwelling units may be permitted subject to approval of a Site Plan Review and Tentative Map by the Planning Commission. Compliance with basic development standards for the zoning district is required. Developments of less than five rental units are prohibited from converting to condominiums.

BUILDING CODES AND ENFORCEMENT

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's Building Code currently incorporates the 2019 California Building Codes (CBC) as mandated by the State. Newly constructed and renovated buildings must conform to the standards of the CBC.

In 2019, the City also adopted local amendments to the CBC to establish "Reach Code" standards (Culver City Municipal Code (CCMC) Section 15.02.1100). The purpose of the Reach Code is to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems. The City's Reach Code is in addition to all current Title 24 Energy Code requirements. The extent of additional improvements required is based upon the type and size of the project.

Additionally, the City's Solar Photovoltaic Ordinance requires all new construction projects of 10,000 square feet or greater to install 1 kilowatt (kw) of solar photovoltaic power for each 10,000 square feet of new construction, not including parking garage areas. Additionally, new additions of over 10,000 new square feet or major renovations of over 10,000 square feet are required to install 1 kilowatt of solar photovoltaic power for each 10,000 square feet of major renovation or additional area. The solar photovoltaic requirement does not apply single- and two-family residences. One kilowatt of solar photovoltaic power is estimated to add less than half of 1% to the cost of construction.

These codes and regulations are reasonable and necessary to ensure health and safety, as well as encourage energy conservation and reduce greenhouse gas emissions. No additional regulations have been imposed by the city that would unnecessarily add to housing costs.

The CBC and the City's amendments to the CBC are implemented by the Building Division during the plan check and permit issuance process. Additionally, Code Enforcement Division staff is responsible for monitoring compliance with the CBC and other property maintenance issues. Code Enforcement staff attempts to assist property owners in carrying out

#149

Posted by **Jill Vesci** on **07/26/2021** at **10:21pm** [Comment ID: 3397] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

By definition a constraint.

#150

Posted by **Jill Vesci** on **07/26/2021** at **4:21pm** [Comment ID: 3394] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This reach code imposes additional capital costs on residential development and should be considered as a governmental constraint

#151

Posted by **Jill Vesci** on **07/26/2021** at **10:34pm** [Comment ID: 3402] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

again should is doing a lot of work in this sentence.

#152

Posted by **Jill Vesci** on **07/26/2021** at **10:23pm** [Comment ID: 3399] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Wait a minute... These may be desirable, beneficial or even politically popular but you can't just wave them away as not being constraints. These extra requirements burden housing development and therefore make it more expensive. There should be programs to address this

needed maintenance and repairs by providing information and referrals to city assistance programs, particularly for low-income persons, persons with disabilities, and the elderly.

SHORT TERM RENTALS

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

Jurisdictions vary in their approach to short-term rentals. On one end of the spectrum, some cities remain silent on the issue and do not create specific permits or regulations for short-term rentals. On the other end, some cities choose to ban short-term rentals of any kind in their city. Many cities do allow short-term rentals in at least some zones, while also requiring permits for rental properties and including performance standards for short-term rentals.

Currently, short-term rentals (less than 30 days) are prohibited in Culver City. The City Council has considered changing the regulations to permit short-term rentals in some form. To provide guidance on this issue, the City formed both a task force and City Council Subcommittee in 2017. Several public meetings were held to gather input from the public on the topic, and to consider proposed short term rental regulations. In February 2019, the City Council held a special meeting to begin the formal process of drafting policy recommendations for short term rentals. Following public input and discussion, the City Council directed staff to begin writing a short-term rental ordinance that would

1. Allow short term residential rentals in Culver City
2. Limit short term rentals to the host’s primary residence only
3. Allow both hosted and unhosted short term rentals
4. Not impose a limitation on the number of nights short term rented annually
5. Not allow short term rental of a duplex, triplex, or apartment unit, except for the primary residence of the owner if it is on site
6. Require neighbor notification by hosts
7. Require annual reporting to City Council on short term residential rentals

2. DEVELOPMENT PROCESSING PROCEDURES

RESIDENTIAL PERMIT PROCESSING

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the city has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. Many residential uses are permitted by-right and do not require discretionary permits (see Table 33). However, some permitted uses do require Preliminary Project Review (PPR) and/or administrative site plan review as described below.

For projects requiring discretionary permits, the applicant must submit a formal discretionary application with the Current Planning Division after addressing any changes/comments made during the PPR process. Concurrent processing of required discretionary entitlements (e.g., subdivision and site plan review requests) is also provided to expedite the review process. Discretionary project applications are first reviewed by the Project Review Committee (consisting of staff representatives from the Public Works, Building Safety, Fire Prevention, and Current Planning Departments and Divisions). The applicant will then make any required corrections or provide additional information prior to the item being scheduled for a Planning Commission public hearing. Once a decision is made by the Planning Commission, the discretionary application is then ready for building permit plan check (unless the discretionary

#153

Posted by **Jill Vesce** on **08/19/2021** at **11:34am** [Comment ID: 3638] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is the current status of the STR ordinance? How many STR units are there in the city? What is their effect on the city's housing supply?

#154

Posted by **Jill Vesce** on **08/20/2021** at **11:59am** [Comment ID: 3643] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

disclose number of units used as STR. This is not difficult data to obtain (Host compliance / Granaicus) need to determine if STR are having a material effect on housing availability in Culver City

entitlement procedures require final approval by City Council). The procedures for common discretionary permits are described in greater detail below.

PRELIMINARY PROJECT REVIEW

Applicants are required to undergo a PPR for some discretionary projects. This process allows the applicant to determine the feasibility of the project and make adjustments during the preliminary planning stages to minimize costs. A PPR Request form summarizing the project, along with a proposed site plan indicating parking, and pedestrian and vehicular access, are circulated among city departments for review. The applicant then attends a meeting of the Project Review Committee (PRC) (comprised of representatives of the reviewing departments) at which comments and corrections are provided by the PRC. The PRC meeting is typically held within two to three weeks after the PPR request submittal. Ministerial or non-discretionary projects do not require PPR or PRC review. For discretionary projects, the applicant should address any comments/corrections from the PRC prior to submitting a discretionary permit application.

SITE PLAN REVIEW

As stated in Chapter 17.540 of the Zoning Code, the purpose of the Site Plan Review process is to ensure compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City. Site Plan Review is required for residential projects which include the construction of three or more units. For projects consisting of less than ten units, the Community Development Director may approve the site plan review administratively. However, for residential projects proposing ten or more units, or projects that require approval of another discretionary permit, a public hearing is required in front of the Planning Commission, which is the approval authority. The City is currently working on a text amendment to increase the thresholds for Site Plan Review to increase the number of housing units that may be approved administratively that include affordable housing. This is anticipated to be complete in 2021.

Pursuant to AB 1397, RHNA sites that are require rezoning to accommodate the lower income RHNA shortfall are subject to by-right approval if the project includes 20% affordable. To avoid inconsistent application of this incentive, the City will extend the by-right approval to all projects that include 20% affordable to lower income households.

To approve a site plan review, the Director or Planning Commission must make the following required findings:

- The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The architectural design of the structure(s), and their materials and colors, are compatible with the scale and character of surrounding development and other improvements on the site. The designs are also consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements, has been designed to create visual relief, complement structures, and provide an attractive environment, and is consistent with the purpose and intent stated above, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.
- The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.

- The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, streetlights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.
- The proposed project is consistent with the General Plan and any applicable specific plan.

CONDITIONAL USE PERMIT

Conditional use permits are discretionary permits intended to allow for specific activities and uses whose effect on the surrounding area cannot be determined before being proposed for a particular location (Chapter 17.530 of the Zoning Code). Conditional use permits are not required for the majority of residential uses; however, the City requires a conditional use permit for all large residential care facilities, emergency shelters in the CN, CG, and CC zones, and senior citizen congregate care facilities. Conditional use permits require a public hearing before the Planning Commission. To approve a conditional use permit, the Planning Commission must make five required findings as stated in Chapter 17.530 of the Zoning Code. The Planning Commission may also impose conditions of approval to ensure that the project complies with the required findings. The typical processing time for conditional use permits is three to six months.

TENTATIVE TRACT MAP / TENTATIVE PARCEL MAP

Subdivision of land is regulated by Chapter 15.10 of the Culver City Municipal Code and the Subdivision Map Act. Tentative parcel maps are required when a project proposes to subdivide land into four or fewer parcels. Projects proposing the creation of more than four parcels require a tentative tract map. Both tentative tract maps and tentative parcel maps require a public hearing before the Planning Commission, which is the approval authority. Both tentative tract and tentative parcel maps take approximately three to six months to process but the City anticipates streamlining the process to make it administrative Summer 2021.

ENVIRONMENTAL REVIEW

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Culver City are either Categorically Exempt or require only an Initial Study and Negative Declaration or Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Environmental review typically occurs concurrently with entitlement review and the time it takes to process a Negative Declaration or Mitigated Negative Declaration does not typically add to the overall processing time for an application. Additionally, Categorical Exemptions such as accessory dwelling units require a minimal amount of time to process. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

PLAN CHECK

The building permit plan check review period for the processing of residential building permits is generally ten days for the first round of reviews by various city departments and five days for resubmittal, depending on the city's workload. Building codes are applied to new construction, and are monitored and inspected under the building permit process. Where no permits have been obtained, inspections are made in response to request and complaints. As indicated previously, the City's Building Code incorporates the California Building Codes 2019 Edition. The city's Building, Mechanical, Plumbing and Electrical codes include minor revisions and amendments to the Uniform Codes that exceed state standards. These amendments are related to fire alarms, smoke detectors, sprinkler systems, and other basic safety measures. All new structures are required to provide fire sprinklers. Although this requirement adds incrementally to the cost of construction, it is considered a vital public safety issue that justifies the additional cost.

PROCESSING TIMES ¹⁵⁸

Permit processing times are often cited as a factor that contributes to the high cost of housing. However, development review and permit processing procedures are necessary to ensure that development proceeds in an orderly manner, consistent with the General Plan. The processing times listed in Table 37 include the preliminary plan review process and environmental review, as well as entitlement review.

TABLE 37: PLANNING PERMIT PROCESSING TIMES ¹⁵⁶

Development Application	Processing Time (months)	Reviewing Body
Site Plan Review	6-12	Community Development Director / Planning Commission
Conditional Use Permit	3-6	Planning Commission
Variance ¹⁵⁹	3-6	Planning Commission/City Council
Zone Change	9-12	Planning Commission/City Council
General Plan Amendment	9-12	Planning Commission/City Council
Tentative Parcel Map	3-6	Planning Commission
Tentative Tract Map	3-6	Planning Commission/City Council

Source: City of Culver City, 2021

In summary, the City's review procedures and related processing times help to ensure that the development review process meets all legal requirements and facilitates high quality development within the City. Many proposed residential developments can be approved administratively and discretionary permits are processed concurrently to minimize processing time. Therefore, the city's review procedures do not cause a significant unwarranted constraint to housing development.

3. PLANNING AND DEVELOPMENT FEES

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table 38 shows the planning fees for the City of Culver City compared to other Westside cities. As shown, Culver City's fees are most similar to the City of Beverly Hills ¹⁵⁷; however, all the cities shown are generally comparable. Per state law, these fees may not exceed the city's costs to review and process the permit. The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2013.

¹⁵⁵

#155

Posted by **JT Til** on **07/30/2021** at **2:57pm** [Comment ID: 3491] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Are we talking about making this cheaper for the developers? Are they non-profit companies?

#156

Posted by **Jill Vesci** on **07/26/2021** at **4:28pm** [Comment ID: 3396] - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

its possible for the city to provide actual performance data here. Estimates of an ideal expectation should not be taken as reliable data

#157

Posted by **Paavo Monkkonen** on **07/22/2021** at **10:40pm** [Comment ID: 3339] - [Link](#)

Agree: 0, Disagree: 0

This seems like a problem right? Shouldn't we compare these numbers to cities that are successfully building housing?

#158

Posted by **David Kellogg** on **07/20/2021** at **12:33pm** [Comment ID: 3189] - [Link](#)

Type: *Missing*

Agree: 2, Disagree: 0

This section lacks any reference to the state law on timeliness, Permit Streamlining Act, and should include such refereneces as well as a promise to obey it's rules.

Moreover, the times listed are often in excess of that permitted under state law.

#159

Posted by **Paavo Monkkonen** on **07/22/2021** at **3:06pm** [Comment ID: 3239] - [Link](#)

Agree: 1, Disagree: -1

It is important to calculate these numbers based on actual projects rather than estimates. Recent research shows these lead to very different numbers, with planners' best guess usually much shorter than actual projects take. The working paper by Moira O'Neill et al put out by the UC Berkeley Turner Center has this research for a number of cities.

TABLE 38: COMPARISON OF PLANNING FEES FOR WESTSIDE CITIES

Fee Type	Culver City ¹	Santa Monica	Beverly Hills	West Hollywood
Site Plan Review	Administrative: \$4,411 Planning Commission: \$20,541	N/A	N/A	Development Permit, Class A: \$23,910 Development Permit, Class B: \$6,855
Conditional Use Permit	1-2 Units: \$8,392 Other: \$19,401	\$17,241	\$21,457	Major: \$9,082 Minor: \$6,246
Variance	\$17,833	\$14,328	\$14,954	\$8,021
Zone Change	\$28,627	\$24,527	Actual cost; deposit determined by staff	\$19,012
General Plan Amendment	\$30,310	\$16,513	Actual cost; deposit determined by staff	\$19,012
Tentative Parcel Map	\$15,130 ²	\$8,247	\$20,247	\$4,084
Tentative Tract Map	\$16,663 + \$30/lot	\$8,247	\$20,247	\$4,084
Time Extension	Administrative: \$358 Planning Commission: 50% of application fee		Without public hearing: \$1,070 With public hearing: \$1,774	Administrative: \$2,079 Planning Commission: 50% of application fee

Notes:

1. Fee includes a 4% Technology Fee.
2. Fee is reduced to \$7,868 if processed in conjunction with a site plan review.

Sources: City of Culver City, 2013; City of Santa Monica, 2020; City of Beverly Hills, 2020; City of West Hollywood, 2018

In addition to the planning entitlement fees discussed above, development projects are subject to building permit, plan check, impact, and development fees. Plan check, building permits, and other associated fees cover the cost for the City to review the project to ensure compliance with the California Building Code. Development fees are assessed on new development projects to cover the cost of the additional burden the project places on existing infrastructure and services, including the sewer system, transportation network, parks, and schools. Impact and other fees may be required to support amenities like mobility and parks infrastructure and paying a fair share of costs toward affordable housing. For example, the City recently approved a mobility improvement fee and linkage fee.

Because many of the City's fees are based on building valuation, it is difficult to summarize total fees that apply to all residential projects. Therefore, a specific project example is used to provide a per unit cost for illustrative purposes. Table 39 provides a summary of the development fees and permit costs for a mixed-use project which includes 97 apartment units, approximately 14,000 square feet of commercial space, and one level of subterranean parking. As shown, the total fees per unit for the project are \$15,589. However, it should be noted that for a mixed-use project, it is difficult to separate certain fees by the residential and commercial portions of the project; therefore, the actual per unit cost for a standalone residential project is likely lower than what is presented because some fees that apply to the commercial portion of the project have been included in the per unit calculation below. It is also important to note that not all of these costs are due during the entitlement phase of the project and some, including school fees and sewer facility fees, are due at building permit issuance or before receiving the certificate of occupancy.

Since the City provides an exemption from the public art fee and the parkland fee for affordable projects, a per unit cost for a hypothetical affordable project is also included in Table 39. With these fees excluded, the per unit cost is \$14,766.

160

#160

Posted by **John Wahlert** on **07/29/2021** at **4:20pm** [Comment ID: 3466] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

Title 15 requires 3 acres of parkland per 1000 residents added, Housing Element allows for a exemption of payment instead of adding the parkland. So no added Parkland and no fee...seems like a developers dream. Why no add Parkland or collect fees?

TABLE 39: SUMMARY OF FEES FOR A TYPICAL MIXED-USE DEVELOPMENT AT 11924 WASHINGTON BLVD.

Project Specifics: Mixed-use development including 97 apartment units (86,501 s.f.), 13,687 s.f. of retail and restaurant space, and one level of subterranean parking (35,313 s.f.)	
Fee Description	Cost (\$)
Planning Entitlement Fees	
Preliminary Plan Review	2,392
Site Plan Review	20,541
Environmental Analysis: Mitigated Negative Declaration	6,045
Surcharge for New Residential Construction (\$250/unit, \$12,750 maximum) ¹	12,750
Building & Safety Fees	
Building Permit Fee (based on project valuation)	373,108
Seismic Fees (Residential, 3 stories or less = valuation x \$0.00013, Commercial or Residential, over 3 story = valuation x \$0.00028)	Residential: 3,564 Commercial: 834
Plan Check Fees (75% of building permit fee)	279,943
Other Fees	100
Temporary Certificate of Occupancy (3 at \$500 each)	1,500
CA Building Standards Fee	1,216
Fire Prevention Plan Check Fee	59,697
Structural Outside Review Fee	11,165
Technology Surcharge (4% of all permit/plan check fees)	28,565
Development and Impact Fees	
School Fees (Residential=\$4.08/s.f., Commercial = \$0.66/s.f.)	Residential: 484,065 Commercial: 7,569
Commercial/Industrial Tax (\$25 for first \$250,000 of valuation plus 1.5% of any amount over \$250,000) ²	40,947
In Lieu Parkland Fee ³	79,854
New Development Impact Fee ²	8,124
Culver City Sewer Facility Fee	80,451
City of LA Sewer Facility Fee	67,172
Art in Public Places ³ (1% of project valuation)	Project chose an installation over fee
Total Fees	1,569,601
Cost per Square Foot (entire project)	11.58
Cost per Unit⁴	15,589
Cost per Unit for Affordable Project⁵	14,766

Source: City of Culver City, Planning, Building & Safety and Public Works Departments

Notes:

¹. This fee was enacted as means of recovering the cost of staff time associated with projects - larger projects tend to take up more time so the fee is based on number of units rather than a flat rate.². Applies to commercial projects only.³. Affordable projects are exempt from parkland and public art fees.

#161

Posted by **Paavo Monkkonen** on **07/22/2021** at **9:45pm** [Comment ID: 3319] - [Link](#)

Agree: 0, Disagree: 0

As with the timeline for planning and permitting, these tables would be best to be averages of recent projects rather than "typical" projects. What does typical mean? Why not just be transparent with recent project fees and report the average?

4. The cost per unit calculation excludes fees specifically applied to the commercial portion of project. However, in some cases (i.e. building permit fees and plan check fees), it is difficult to separate the fees based on the commercial/residential portions of the project. Therefore, per unit costs for a standalone development of 97 units would likely be lower than what is presented here.
5. The cost per unit for affordable project calculation excludes fees specifically applied to the commercial portion of the project, parkland fees, and public art fees.

As shown in Table 39, development impact fees make up a significant proportion of the total required fees for a project. A discussion of these fees is included below.

SCHOOL FEES

The city collects school fees on behalf of the Culver City Unified School District to pay for new facilities and the ongoing maintenance of existing buildings and facilities. School fees are levied for all new development, both commercial and residential, over 500 square feet. However, since new residential development naturally creates an additional need for school facilities through the resulting population growth, school fees are significantly higher for residential projects than for commercial projects (\$4.08 per square foot compared to \$0.66 per square foot). While school fees are often the largest individual fee required to be paid by a developer, the fee amounts are set by the District and the City has no authority over this constraint.

PARKLAND AND PUBLIC ART

Public parks are developed and maintained by the City's Parks, Recreation, and Community Services Department. Municipal Code Title 15, §§15.06.300-15.060.330 (Residential Development Park Dedication and In Lieu Parkland Fee) requires that all new residential developments of two or more dwelling units or additions of one or more units on existing residential developments either dedicate land or pay a fee for the development and/or maintenance of public parks. Title 15 states a goal of providing 3 acres of parkland for every 1,000 residents or, if no land is available, to pay a fee that quantifies the 3 acres per 1,000 resident objective.

Culver City implements an Art in Public Places Program (APPP) requirement for all new residential development projects of five or more units, or remodels of five or more units. The required APPP allocation is 1% of the project valuation. If the APPP allocation is \$75,000 or less, it is required to be paid into the Culver City Cultural Trust Fund. If the APPP allocation is greater than \$75,000, then the developer may choose to either deposit the amount into the Fund or commission a work of art equivalent in value to the APPP allocation.

To facilitate development of covenanted low and moderate-income units, the City specifically exempts such projects from In-lieu Parkland Fees and Art in Public Places Fees.

SEWER FACILITY FEES

In Culver City, sewer facility fees are due to both the City of Culver City and the City of Los Angeles. Fees are used to fund ongoing maintenance of the wastewater system and expansion of capacity as necessary. The City's wastewater infrastructure is discussed further in the Infrastructure Constraints section

MOBILITY IMPROVEMENT FEE

In June 2021, the City Council adopted the Mobility Improvement Fees Ordinance to partially fund mobility improvement projects and programs to support forecasted growth related to new development. This Ordinance will apply a Mobility Improvement Fee requirement to both new residential and nonresidential development. Beginning August 27, 2021 (the effective date), the fee for new residential developments will be \$7,636 per single-unit residential unit, \$3,394 per multi-unit residential unit, and \$3,818 per accessory dwelling unit. While the City completed a nexus study and economic analysis to ensure the appropriateness of the fee, the City Council has expressed an interest in ongoing monitoring of this new fee to ensure that it does not constrain residential development.

#162

Posted by **David Stout** on **07/22/2021** at **7:45pm** [Comment ID: 3300] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

The requirement for park space would need to be addressed better if there is to be a substantial increase in city population. New parks would be needed, not just more art. How would this be accomplished since open space is rare and expensive, costing more than the \$ provision stated here.

AFFORDABLE HOUSING LINKAGE FEE

In July 2021, the City Council adopted the Affordable Housing Commercial Development Impact Fee Ordinance to fund affordable housing projects. This Ordinance will apply a “linkage” fee to new non-residential development. Beginning in January 2022, the fee will be applied to new non-residential development at \$5 per net leasable square foot. The City completed a nexus study to ensure the appropriateness of the fee.

4. ON - AND OFF-SITE IMPROVEMENTS

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

The City’s Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, and other public works projects to facilitate, among other things, the continued build-out of the City’s General Plan. The CIP also helps to ensure that construction of public improvements is coordinated with private development.

City road standards vary by roadway designation as provided in Table 40. The City’s road standards are typical for cities in Los Angeles County and they do not act as a constraint to housing development. Since the City is fully developed, it is unlikely that any new streets or roadway widening will be required through the subdivision process. With new development projects (housing, commercial, or mixed-use), the City’s Public Works Department will usually require improvements for public rights-of-way adjacent to proposed development projects. These improvements can vary depending on the specifics of each development and may include relocation of utilities, new street trees and tree grates, repaving or repair of adjacent alleys, repaving of adjacent sidewalks and streets, restriping of traffic lanes, and installation of traffic signals.

TABLE 40: ROAD IMPROVEMENT STANDARDS

Roadway Designation	Number of Lanes	Right-of-Way Width
Primary Arterial	4 - 6	95 ft.
Secondary Arterial	2 - 4	80 – 94 ft.
Collector Street	2	60 – 79 ft.
Local Street	2	60 ft. or less

Source: City of Culver City General Plan, Circulation Element

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

II. NON-GOVERNMENTAL CONSTRAINTS

1. ENVIRONMENTAL CONSTRAINTS

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency (FEMA) floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Game Code and Alquist-Priolo Act). The Public Safety Element of the City's General Plan discusses the environmental hazards that have the potential to impact the city, including urban fires, seismic shaking, and landslides. The Public Safety Element contains policies to address these hazards and "reduce adverse economic, environmental, and social conditions resulting from fires and geologic hazards." In keeping with the goals and policies of the Public Safety Element, the City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. INFRASTRUCTURE CONSTRAINTS

As in most cities of similar age, Culver City faces challenges of aging infrastructure and related maintenance issues. However, the city's physical infrastructure is generally of adequate size and capacity to accommodate the projected build-out of the General Plan.

WASTEWATER

The city is served by the Hyperion Wastewater Treatment Plant operated by the City of Los Angeles. The treatment plant has a design capacity of 450 million gallons per day. It is currently functioning at approximately 275 million gallons per day which is about 61% of its capacity. It is unlikely, but expansion of the Hyperion treatment plant may be required if changes in Los Angeles or Culver City land uses cause increased wastewater flows. Costs for wastewater system expansions are passed on to Culver City by the City of Los Angeles in accordance with the Amalgamated Sewer Agreement between the cities. Culver City collects sewer facility charges from new developments to offset these costs. In addition, new development has the potential to impact the ¹⁶⁴ sewer collection system and require capacity upgrades. Developers are required to fund these improvements when necessary. ¹⁶³

WATER ¹⁶⁵

Water for city residents is supplied by Golden State Water Company and the City of Los Angeles Department of Water and Power (for the portion of the city west of McLaughlin Avenue). The system depends primarily on imported water from Metropolitan Water District (MWD). Water system expansions to individual projects are the responsibility of the developer with fees paid to cover major capital expenditures.

DRY UTILITIES

Gas, electricity, cable, internet, and telephone services are provided by Southern California Gas Company, Southern California Edison, as well as AT&T, Spectrum, and Verizon Communications. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as gas, currently appear adequate.

STORM WATER DRAINAGE

Storm water runoff is primarily handled by a flood control system maintained by the Los Angeles County Department of Public Works. Surface drainage uses streets and gutters until the runoff reaches catch basins. The storm drain system is currently operating within capacity and is sized to accommodate planned growth within the city. The City is required by the National Pollutant Discharge Elimination System (NPDES) to address water quality runoff for construction activities

#163

Posted by **Jill Vesci** on **07/26/2021** at **10:37pm** [Comment ID: 3404] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Will this require new impact fees when going from 1 unit to 4 units in R1? Has this been seen as a possible constraint?

#164

Posted by **David Stout** on **07/22/2021** at **7:48pm** [Comment ID: 3303] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

What about water and sewer line status and capacity within the city? If the number of residents is doubled, tripled or quadrupled, how can the water and sewer lines be expected to handle that load?

#165

Posted by **Gary Gegan** on **08/24/2021** at **12:45pm** [Comment ID: 3717] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Where is the water going to come from to hook up all the new housing units that are proposed? Because of the ongoing drought we are currently asked to cut back water usage voluntarily by 15%. Soon it will be mandatory. Climate change and the drought WILL get worse, much worse, so the amount we will be asked to cut back will inevitably increase. The drought also affects electricity availability as hydroelectric generators lose access to more and more water. There is already not enough water in California so any increase in population and density is going to exacerbate the issue. This is already unsustainable. There should be no additional hookups allowed as long as we are rationing water. Growth is not the solution to our housing problems. It is lunacy to build more housing when there are not enough resources for those that already exist. resources

and post-construction runoff from all types of development, including residential projects. In November 2016, city residents approved Measure CW, which provides funding for stormwater projects to improve water quality in the city and region. Best management practices (BMPs) are implemented through the city's NPDES regional storm-water discharge permit. Individual projects are required to comply with all applicable NPDES requirements.

ROAD IMPROVEMENTS AND PARKING

Roadways in Culver City are subject to high levels of traffic, which would be further impacted by new development. To the extent possible, the City addresses this issue by requiring developers to mitigate negative traffic impacts through various methods, such as improvements to the roadway network and traffic control systems, implementation of the Travel Demand Management strategies, and Mobility Improvement Fees to pay a fair share into citywide mobility improvements to reduce vehicle miles traveled.

One of the primary infrastructure issues associated with the current level of development is the limited capacity of on-street parking. The City is addressing this constraint incrementally by ensuring that all new developments, both residential and commercial, provide adequate off-street parking.¹⁶⁷

The City has a Capital Improvement Program to schedule public improvements including roadway network, traffic control systems and other public works projects to allow for, among other things, the continued build-out of the city's General Plan. This helps to ensure the progression of improvements is coordinated with anticipated development.

3. LAND COSTS

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and overall have been steadily increasing since the Great Recession. Like much of the region, Culver City is essentially built-out¹⁷⁰ with little to no vacant land available for residential development. An online survey of residential and commercial real estate listing websites (Zillow and LoopNet) conducted in January 2021 indicated that no vacant property was listed for sale within Culver City. Therefore, properties with existing improvements must be recycled, further adding to the high cost of land.

Per-unit land cost¹⁷¹ is directly affected by density – higher density allows the cost to be spread across more units, reducing the total unit price. The Culver City Zoning Code allows a base density of 35 units per acre in some areas of the city, which can be increased up to 65 units per acre for projects that incorporate community benefits¹⁶⁶ higher for projects that use the affordable housing density bonus. This facilitates lower per-unit land costs compared to lower-density development.

4. CONSTRUCTION COSTS

Construction cost is affected by the price of materials, labor, development standards and general market conditions. According to Cumming, a project management¹⁶⁹ company that compiles data on the construction industry, construction costs in the Los Angeles area can range from \$133-\$241 per square foot for single-family residential development, and \$294-\$529 per square foot for multi-family residential development.¹⁸ The city has no direct influence over materials and labor costs, and the building codes and development standards in Culver City are not substantially different from other cities in the West Los Angeles area.

Similar to land costs, higher density development allows for a reduction in construction costs through economies of scale.¹⁷² A reduction in cost can be particularly beneficial when a project is also receiving a density bonus for affordable housing. Chapter 17.580 of the Culver City Municipal Code contains provisions for density bonuses for developments providing affordable housing as required by state law.

¹⁸ Source: Cumming, U.S. Costs per Square Foot of Gross Floor Area 2020

#166

Posted by **Meghan** on **07/22/2021** at **7:12pm** [Comment ID: 3255] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City staff: Culver City Zoning Code allows a base density of 35 units per acre in some areas of the city, which can be increased up to 65 units per acre for projects that incorporate community benefits and located within ½ mile of major transit facilities and higher for projects that use the affordable housing density bonus pursuant to State Density Bonus law.

#167

Posted by **Jill Vesci** on **07/26/2021** at **10:39pm** [Comment ID: 3406] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

This seems in contradiction to the proposal to eliminate R1, Demand for off street parking will increase. What are the programs to address this? or is it the expectation that when lots go from one unit to four no new off street parking spaces will be required?

#168

Posted by **Jill Vesci** on **08/21/2021** at **10:02pm** [Comment ID: 3666] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

\$65 per sq ft could only include hard costs and as a result exclude site preparation, soft costs, financing costs fees and permits. Please update or clarify (see https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf)

#169

Posted by **Jill Vesci** on **07/26/2021** at **10:43pm** [Comment ID: 3409] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

\$65 per sf must be an error

#170

Posted by **Paavo monkkonen** on **07/22/2021** at **9:49pm** [Comment ID: 3320] - [Link](#)

Agree: 3, Disagree: 0

The term "built-out" is kind of misleading. There is a lot of land available for residential development, be it huge unused parking lots or low-density parcels with lots of potential

Reply by **Jill Vesci** on **07/26/2021** at **10:42pm** [Comment ID: 3407] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

Much of it on the commercial corridors which would be appropriate locations for increased density and new residential development

#171

Posted by **Jill Vesci** on **08/21/2021** at **9:54pm** [Comment ID: 3664] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

Please connect this assertion to the proposed typologies illustrated in the plan. Details matter here. If you are developing 3-4 units on a 5,000 sq. ft. lot and land is at \$240 per sq. ft, the over all site development costs will not produce more affordable units. This is not supported by any economic analysis of the specific typologies proposed for the R1 Zone. Please provide a real economic feasibility analysis to support the assertion that non vacant sites could be redeveloped and produce affordable units

#172

Posted by **Jill Vesci** on **08/21/2021** at **10:06pm** [Comment ID: 3668] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

This assertion is not true. Provide per sq. ft cost estimates for Type I that would be required in higher density projects vs. Type V construction for single family development

5. TIMING AND DENSITY

Market factors can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction. In Culver City, the average time between project approval and request for building permit is typically 1 - 3 months.

The City's Mixed Use Ordinance offers a Community Benefits program, whereby if a mixed use project includes 15% of the units as affordable housing, the project would be eligible for a local density bonus that increases the base density to 50 du/ac or up to 65 du/ac if the project is located within the Transit Oriented Development District. The project would also be eligible for the State density bonus (to be calculated after the Community Benefit bonus is applied). Inclusion of micro units also provides additional density bonus up to 174. Therefore, mixed use projects in Culver City typically achieve over 65 du (see Appendix B for examples of recent mixed use projects and their achieved densities). Also, residential development projects in medium density residential zones rarely go below 80% of the allowable density due to the high land costs.

6. FINANCING AND FORECLOSURES

Culver City is similar to most other communities with regard to private sector home financing programs. The crisis in the mortgage industry and 2008 recession affected the availability and cost of real estate loans and rate of foreclosures. Foreclosures peaked in Culver City in 2011, with 94 foreclosures that year and a total of 410 foreclosures between 2007 and 2018. However, as of 2018, foreclosure rates had dropped to pre-recession levels, with only three foreclosures in 2018.¹⁹ The rise in foreclosure rates and subsequent changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community.

The sharp rise in unemployment as a result of the Covid-19 pandemic may impact households' ability to pay their mortgage, particularly lower income households, and may result in an uptick in foreclosures. However, historically low interest rates have also resulted from the pandemic, creating more opportunity for home purchases and refinancing. Overall, the full impact of the pandemic is still unknown.

Table 41 summarizes applications for home loans in Culver City in 2018. Of the total applicants, 68 percent were approved. Loan approval rates are similar to rates in Los Angeles County overall, where 67 percent of all county loans were approved in 2018. Applications for refinance were the most common, comprising about half of all loan applications. Refinance applications were approved 67 percent of the time. Approximately 36 percent of applications were for conventional purchase loans, which were approved 77 percent of the time. Home improvement loans had the highest denial rate at 38 percent.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining").¹⁷³ City staff is not aware of any significant incidence of discriminatory lending practices in recent years.

¹⁹ Source: SCAG 2019 Local Profiles, [City of Culver City](#)

#173

Posted by **Jill Vesci** on **08/23/2021** at **6:08pm** [Comment ID: 3677] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please inform the council of this finding as they frequently cite "red lining" as a justification for the removal of single family residential units from Culver City

#174

Posted by **Meghan** on **07/22/2021** at **7:14pm** [Comment ID: 3260] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City staff: 14%

#175

Posted by **Meghan** on **07/22/2021** at **7:14pm** [Comment ID: 3261] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City staff: Therefore, mixed use projects in Culver City typically achieve over 65 du/ac and up to 80 du/ac using the combination of local and State density bonus laws.

TABLE 41: HOME PURCHASE AND IMPROVEMENT LOAN APPLICATIONS IN CULVER CITY (2018)

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Withdrawn
Conventional Purchase	538	77	8	16
Government-Backed Purchase	3	67	0	33
Home Improvement	208	53	38	10
Refinance	757	67	19	14
Total	1,506	68	17	14

Source: www.ffiec.gov, Home Mortgage Disclosure Act (HMDA) data for 2018.

Note: Approved applications include those that are approved and originated (accepted by the applicants) and those that are approved but not accepted by the applicants.

In 2018, FFIEC changed the format of HMDA reporting. Due to delays in the reformatting of data, publicly available data after 2018 is not currently available at city level.

HOUSING PLAN

I. GOALS, OBJECTIVES AND POLICIES

Goal 1 A city that proactively provides equitable access to affordable housing for all income levels and one that has multiple programs ¹⁸⁰ address the housing needs of persons experiencing homelessness and special needs populations.

Goal 2 A city with a variety of housing opportunities that complement and enhance the city's goals for continued economic vitality and prosperity.

Goal 3 A city that plans to grow sustainably and intelligently by revisiting policies and programs frequently to update and adjust if they are not meeting goals.

Goal 4 A city that affirmatively furthers fair housing to reverse the legacy of segregation and provide housing and opportunity for historically disenfranchised groups. ¹⁷⁶

Objective 1. Housing Maintenance. Encourage a high level of housing maintenance to promote the availability of decent housing and to protect the quality of neighborhood environments. ¹⁷⁸

Policy 1.A Maintain a housing stock free of health or safety hazards.

Policy 1.B Maintain quality neighborhood living environments throughout the entire city. ¹⁷⁹

Policy 1.C Provide assistance to low and moderate income households to encourage the rehabilitation and adequate maintenance of existing housing units.

Policy 1.D Monitor the maintenance of residential properties and enforce the provisions of the City's building code and property maintenance regulations.

Policy 1.E Promote assistance programs and enforce applicable health and safety standards to prevent overcrowding in units.

Policy 1.F Promote sustainable development ¹⁷⁷ through energy conservation, water consumption, and waste reduction measures to reduce future operating costs.

Policy 1.G Promote rehabilitation or replacement of substandard housing with healthy, safe, and affordable housing.

Objective 2. Housing Supply. Expand opportunities for developing a variety of housing types.

Policy 2.A Provide for a residential lifestyle that is environmentally sound and aesthetically pleasing and that places a high priority on quality development. ¹⁸¹

Policy 2.B Coordinate the plans, programs, and policies of all city departments to ensure that residential development is orderly, and that new development is adequately and effectively served by a balanced system of transportation, transit, amenities, community facilities, and public services. Residential development must be sensitive to the environmental, recreational, social, and economic needs of the community. The City should promote access, where feasible, to the LA Metro E Line Culver City Station, for new residential development.

Policy 2.C Promote mixed use residential development that is sensitive to adjacent residential uses and reinforce the commercial use of the area.

#176

Posted by **Meg Haase** on **07/25/2021** at **5:20pm** [Comment ID: 3371] - [Link](#)

Agree: 6, Disagree: 0

The City Council has yet to make the case that eliminating R1 zoning will achieve this goal. Mandating substantially below-market units will bring in all demographics. Assuming developers will sell or rent at below market rates is not sound logic.

#177

Posted by **Jill Vesci** on **08/23/2021** at **6:11pm** [Comment ID: 3681] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

how will this be balanced against increasing capital costs for new dwelling units which will be a constraint for their production

#178

Posted by **Meg Haase** on **07/25/2021** at **5:13pm** [Comment ID: 3367] - [Link](#)

Agree: 5, Disagree: 0

The plan to eliminate R1 zoning should not be billed as a "Green" move. Developers have every incentive to maximize the build area. I have yet to see any type of study that accounts for the removal of trees, bushes and other greenery. The impending removal of foliage will affect the insects, birds and animals that rely on these natural carbon-removing plants.

#179

Posted by **Jill Vesci** on **08/23/2021** at **6:09pm** [Comment ID: 3679] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

explain how this is consistent with proposed up-zoning

#180

Posted by **Paavo monkkonen** on **07/22/2021** at **9:51pm** [Comment ID: 3322] - [Link](#)

Agree: 0, Disagree: 0

Great goals! The document needs revision to live up to them however, as currently AFFH isn't central to the plan, and estimates of actual development likelihoods are absent or do not make sense.

Reply by **Jeannine Wisnosky Stehlin** on **07/31/2021** at **1:12am** [Comment ID: 3513] - [Link](#)

Agree: 6, Disagree: 0

I see no proof in this document that eliminating R1 zoning will lead to the achievement of these goals.

#181

Posted by **Meg Haase** on **07/25/2021** at **5:15pm** [Comment ID: 3369] - [Link](#)

Agree: 6, Disagree: 0

Eliminating R1 zoning will not accomplish this policy. Removing trees and gardens will have a negative environmental impact.

- Policy 2.D Encourage the incremental infilling of residential neighborhoods to enhance housing affordability and supply through the provision of smaller units. 186 184 182
- Policy 2.E Promote programs that seek to provide housing opportunities to meet the needs of people who work in the city. 189

Objective 3. Housing Affordability. Provide rental and ownership housing opportunities that are compatible with the range of income levels of Culver City residents. 187

- Policy 3.A Encourage the inclusion of affordable housing units in new housing developments by granting incentives as called for by the Zoning Code and the state density bonus law.
- Policy 3.B Actively support affordable housing development by private and non-profit housing developers. 190
- Policy 3.C Encourage a balanced geographical distribution of lower income housing to avoid the potential of creating areas of high concentrations of any one type of household.
- Policy 3.D Conserve existing affordable housing, particularly rental and assisted units.
- Policy 3.E Incentivize and reduce the costs of affordable housing production like a 100% affordable housing overlay zone, transit-oriented communities programs, and partnership funding opportunities. 191
- Policy 3.F Incentivize converting existing market rate units into affordable units. 185
- Policy 3.G Encourage the production of affordable housing in areas that have historically not accommodated affordable housing or have excluded diverse housing opportunities. 188
- Policy 3.H Promote the reduction of parking requirements, especially for affordable housing, to incentivize production. 183 192
- Policy 3.J Explore partnering with a non-profit organization to form a community land trust.

Objective 4. Housing Access. Improve access to quality housing for all members of the community by eliminating discrimination, reducing physical constraints, increasing the number of affordable housing units, and supporting access to emergency shelters.

- Policy 4.A Promote efforts aimed at the development of housing available to all income and age levels.
- Policy 4.B Promote housing opportunities for households of all income levels to help maintain the family-oriented character of the city into the future.
- Policy 4.C Assist first time home buyers to purchase housing with alternative financing mechanisms. 193
- Policy 4.D Promote rental assistance programs to minimize the extent to which lower income households must pay more than 30% of their income for housing.

#182

Posted by **Jamie Wallace** on **07/20/2021** at **7:00pm** [Comment ID: 3194] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

What specifically does this mean as far as changing of zoning in single family and smaller multifamily areas?

#183

Posted by **JT Til** on **07/30/2021** at **3:15pm** [Comment ID: 3492] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

This is assuming that the entire city and workforce requirements change immediately. People rely on their cars to commute. Less cars won't happen overnight and to think that the transformation of Los Angeles into a city that is more reliant on public transportation will coincide with these housing/zoning changes is unrealistic.

#184

Posted by **Jill Vesci** on **07/26/2021** at **10:51pm** [Comment ID: 3411] - [Link](#)

Type: Suggestion

Agree: 5, Disagree: 0

Has there been any economic analysis to substantiate the idea that any of the three allowed market rate units, even if small, would be affordable? Missing middle housing won't work on land that costs \$240 a sq. ft. --it's preposterous. You are setting up the conditions for \$2million townhouses. And massive displacement of renters, the elderly and other protected classes who have been long term residents. Seriously you may have good intentions but you are building a displacement machine here

#185

Posted by **Jill Vesci** on **07/26/2021** at **10:55pm** [Comment ID: 3412] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

With what funding?

#186

Posted by **David Stout** on **07/22/2021** at **7:55pm** [Comment ID: 3307] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

This incremental infill is at odds with Goal #2 to provide a variety of housing options. Removing R1 removes one of the most desirable housing options in the city. Removing R1 does not address any of the other 3 goals. R2-3 won't help homeless,

isn't required to be affordable, promotes unsustainable growth in our crowded city, and does nothing for historically disenfranchised groups. These statements are in conflict.

#187

Posted by **Meg Haase** on **07/25/2021** at **5:22pm** [Comment ID: 3373] - [Link](#)

Agree: 2, Disagree: 0

Sounds great, but when combined with Rent Control, any developer or landlord will have to make up the lost value by increasing the sale or rental price on the other units.

#188

Posted by **Jill Vesci** on **08/23/2021** at **6:17pm** [Comment ID: 3687] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

how is area defined?

#189

Posted by **Jill Vesci** on **08/23/2021** at **6:14pm** [Comment ID: 3683] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

please provide information on typical wages associated with the jobs and sectors that are growing in Culver City. Is the city seeing a significant increase in employment of income qualified (<80% AMI) households and individuals.

#190

Posted by **JT Til** on **07/30/2021** at **3:17pm** [Comment ID: 3493] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

Does the city decide which developer buys the property that is on the market? Doesn't the seller decide who the sale goes to? That is dictated by market forces.

#191

Posted by **Jill Vesci** on **08/23/2021** at **6:16pm** [Comment ID: 3685] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

IS this 100% affordable overly zone included in the proposed rezoning program? If not the policy should be removed.

#192

Posted by **Meg Haase** on **07/25/2021** at **5:08pm** [Comment ID: 3363] - [Link](#)

Agree: 6, Disagree: 0

Currently, the plan for eliminating R-1 zoning allows developers to build four units on one parcel with NO parking requirement. Realistically, we are looking at an additional 8 cars on a lot that used to provide at least a driveway. I find this short-sighted for those who claim R-1 elimination is good for the environment. Try to envision the added pollution from the residents' vehicles as they have to circle the blocks looking for parking. Street sweeping and film production days will present a whole new set of issues.

Reply by **Daniel Mayeda** on **08/01/2021** at **5:20pm** [Comment ID: 3517] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

And then imagine the situation in the Culver Crest and other hillside areas. Due to the narrow, blind, up/downhill curve on which my house sits, directly in front of my house and the two houses to my north, there is literally NO STREET PARKING available for us (all curbs are painted red). It is unthinkable if the City is considering allowing 12 units to be built on the three lots--with absolutely no street parking in the immediate area.

#193

Posted by **Chris** on **08/18/2021** at **3:35pm** [Comment ID: 3598] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Are Culver City housing elements authors getting into the business of loaning money to people ... to first-time buyers?

What are some of the terms of these loan programs like up-front points/fees, initial interest rate, annual increase/decrease step size in interest rate, margin on loan, life-time cap on loan?

Which indices do the loan programs follow - T-bill rate, 11th District Cost of Funds, or some other?

- Policy 4.E Promote fair housing and non-discrimination in housing sales and rentals by supporting organizations that provide information, counseling and mediation on fair housing laws and landlord-tenant disputes.
- Policy 4.F Prohibit discrimination in the sale or renting of housing to anyone on the basis of their special characteristics as protected by state and federal fair housing laws.
- Policy 4.G Encourage the rehabilitation and construction of barrier-free housing for persons with disability. 197
- Policy 4.H Assist persons experiencing homelessness by referral to services and provision of emergency services. 196
- Policy 4.I Enable elderly and/or persons with disabilities to age in place by providing housing arrangements and programs that accommodate their needs.
- Policy 4.J Promote the education of homebuyers and renters on their rights, financing, available subsidies, and protections.
- Policy 4.K Ensure an adequate supply of emergency or temporary housing for people experiencing or who are at risk of homelessness.
- Policy 4.L Promote the rapid re-housing of persons experiencing homelessness.
- Policy 5.E Create a community engagement and education program to continuously connect with the community on the complexity of how individuals become unhoused and the multitude of solutions and programs needed to support rehousing.

Objective 5. Housing Production Accountability. Monitor housing production effectiveness throughout the planning period and adjust as necessary.

- Policy 5.A Conduct a mid-cycle adjustment to assess the City's progress toward achieving RHNA.
- Policy 5.B Monitor and report on housing production towards achieving RHNA periodically throughout the planning period.
- Policy 5.C Facilitate a healthy jobs/housing balance citywide. 195 194
- Policy 5.D Reduce regulatory and procedural barriers to housing production at all income levels, such as streamlining the entitlement, environmental, and building permit processes.
- Policy 5.E Create a community engagement and education program to continuously connect with the community on the benefits of mixed use and income communities.

#194

Posted by **JT Til** on **07/30/2021** at **3:22pm** [Comment ID: 3495] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

ADU permits currently could use some streamlining, so this is quite welcome.

#195

Posted by **Jill Vesci** on **07/26/2021** at **10:57pm** [Comment ID: 3414] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

Can this be defined? What is the normatively correct number?

#196

Posted by **Margaret Peters** on **08/23/2021** at **11:19am** [Comment ID: 3674] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We should be doing more to build supportive housing in Culver City. We should join efforts with Mike Bonin's office in LA city to provide housing for all.

#197

Posted by **JT Til** on **07/30/2021** at **3:18pm** [Comment ID: 3494] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Removing tents on sidewalks and under freeways will help with this.

Quantified Objectives

The City's eight-year quantified housing objectives are described in Table 42. These objectives reflect the City's assessment of what is feasible during the planning period in light of existing and proposed housing programs, land use policies, financial resources, and anticipated economic conditions.

TABLE 42: QUANTIFIED OBJECTIVES 200

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,108	604	560	1,069	3,199 199
New Construction	400	400	600	1,200	2,600 198
Preservation	60	60	0	0	120
Conservation	59	134	38	0	231

II. HOUSING PROGRAMS

California State housing law requires that the Housing Element set forth an eight-year schedule of actions for the 2021-2029 planning period that the City intends to undertake to implement its stated policies and objectives. The following section describes the measures that the city plans to implement consistent with its identified policies and objectives described above. Table 43 identifies the timeframe, responsible agency, and funding source for implementation of housing programs and their quantitative objectives.

MEASURE 1. PROGRAMS TO ENHANCE HOUSING AFFORDABILITY

- A. **Section 8 Housing Choice Voucher Program.** Help very low and extremely low income households secure decent, safe and sanitary affordable housing through the provision of rental subsidies through the Section 8 program and conduct outreach to attract new property owners. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to unhoused individuals.
- B. **Rental Assistance Program.** Assist extremely low income up to and including moderate income households to pay for housing through the Rental Assistance Program (RAP).
- C. **Shared Housing.** Through the Los Angeles County Measure H Rapid Rehousing Program, assist persons experiencing homelessness with up to 18 months of rental assistance and supportive services.
- D. **Existing Covenanted Buildings.** Monitor existing covenanted buildings for compliance with affordability restrictions, and with occupancy and maintenance covenants to upgrade and maintain the character and condition of the neighborhoods while preserving affordability to residents. Housing units covered in the monitoring program include: ownership units assisted under the Mortgage Assistance Program (MAP), affordable rent-restricted units, mobile home park units, and group homes for persons with disabilities.
- E. **Preserve At-Risk Affordable Housing Units.** There are a total of 231 affordable units at risk between 2021 and 2031. Pursuant to new State law, the Housing Division will contact property owners at least three years in advance to inquire about their interest in extending their covenants. In exchange for extending covenants the City will offer property owners funding assistance for rehabilitation to address deferred maintenance through the Neighborhood Preservation Program (NPP) and rental assistance to qualified households through the Rental Assistance Program should funding becomes available. In addition, the City will contact non-profit organizations with the capacity to assist in preserving the at-risk units.

#198

Posted by **David Stout** on **07/22/2021** at **7:57pm** [Comment ID: 3309] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Does this include ADU and ADUjr?

#199

Posted by **John Wahlert** on **07/29/2021** at **4:17pm** [Comment ID: 3465] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

1. RHNA requires 3341 units to be added, Housing Element has 4982 units planned. Why the excess units?

Reply by **Jeannine Wisnosky Stehlin** on **07/31/2021** at **1:17am** [Comment ID: 3514] - [Link](#)

Agree: 5, Disagree: 0

I agree. It has not be explained why "we" are asking for more houses than supposedly required. I've heard the term "buffer" but the reasoning has not been adequately explained or defined. This should be in this document.

#200

Posted by **Chris** on **08/18/2021** at **3:59pm** [Comment ID: 3600] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How are the columns defined in Table 41: QUANTIFIED OBJECTIVES?

So, no "Preservation" and no "Conservation" for the "Above Moderate" category. How is this a quantified objective or what is the source of the data?

How do the authors of the Culver City housing element propose to acquire those properties in the "Above Moderate" category per the RHNA metric?

- F. **Affordable Housing Development Assistance.** Provide financial support and technical assistance to organizations that acquire/rehabilitate and/or develop housing for lower and moderate income households (including extremely low income) and populations with special needs (including persons experiencing homelessness, seniors, persons with developmental or other disabilities). To encourage the inclusion of affordable housing units in new housing development, the Housing Division will partner with the Current Planning Division to offer density bonuses and financial assistance (as funding permits) to developers. The City will continue to inform developers when they first contact Current Planning that the City may be able to provide some financial assistance to their project in exchange for affordability commitments. Additionally, Current Planning will continue to inform developers about the benefits of density bonus when projects are submitted for review.
- G. **Inclusionary Housing.** The City amended its Mixed Use Ordinance (§17.400.065) in February 2021 to incentivize inclusion of affordable units in mixed use development projects with a community benefit density bonus. The City will review the ordinance to ensure consistency with 2045 General Plan.
- H. **Linkage Fee.** In July 2021, the City Council adopted the Affordable Housing Commercial Development Impact Fee Ordinance to fund affordable housing projects. This Ordinance will apply a “linkage” fee to new non-residential development. Beginning in January 2022, the fee will be applied to new non-residential development at \$5 per net leasable square foot. The City completed a nexus study to ensure the appropriateness of the fee.

MEASURE 2. PROGRAMS TO ADDRESS SPECIAL HOUSING NEEDS

- A. **Homeless and Special Needs Housing.** The City identified several Successor Agency owned properties for affordable housing (including extremely low income) and special needs housing (including for persons experiencing homelessness, seniors, persons with developmental or other disabilities). The City will continue to evaluate other agency-owned properties or opportunity sites available on the market for affordable and special needs housing.
- B. **Zoning Code Amendments to Address Special Needs Housing.** Various bills were passed in the last few years to address the housing choices available to special needs groups. The City will revise the Zoning Code to address the provision for emergency shelters, supportive housing, low barrier navigation center, and employee housing.
- C. **Homeless Service Referrals.** Through a contract with Saint Joseph Center, the City provides homeless outreach, data collection, service referral, and emergency motel vouchers. Homeless outreach was expanded to include evenings until 10 pm and Saturdays.
- D. **Emergency Shelters.** Upward Bound House (UBH) Family Shelter provides 18 emergency housing beds for families with children experiencing homelessness. Through a contract with UBH, the City provides case management and supportive services to children and their families experiencing homelessness and to children experiencing homelessness and attending Culver City Unified School District.
- E. **Group Homes.** A total of six group homes for persons with developmental disabilities provide affordable housing and supportive services to 26 low to moderate income individuals annually. Monitor group homes and housing for persons with special needs to ensure compliance with the Federal Housing Quality Standards (HQS), and City Health and Safety Codes.

MEASURE 3. PROGRAMS TO IMPROVE HOUSING AND NEIGHBORHOOD CONDITIONS


- A. **The Neighborhood Preservation Program (NPP).** The NPP provides Deferred Maintenance Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 or household experiencing homelessness.
- B. **Healthy and Safe Grant.** The program also offers Healthy and Safe Senior Grants of up to \$1,500 to low income seniors to address life safety and code enforcement violations.
- C. **Graffiti Removal.** Work with property owners to remove graffiti through the Public Works Department and encouraging local monitoring by owners. Continue to help community groups to organize volunteer graffiti removal activities.

MEASURE 4. PROGRAMS TO FACILITATE ADDITIONAL HOUSING

- A. **Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166).** The current Culver City General Plan does not offer adequate capacity and housing choices to meet the community's housing needs or the State mandated RHNA of 3,341 units for the 6th cycle Housing Element. Based on the current General Plan and objective criteria and local knowledge used to identify available sites with near-term development potential, the City has an overall shortfall of 1,339 units (544 very low income, 5 low income, 283 moderate income, and 407 above moderate income).

Based on direction from the Culver City City Council, the 2045 General Plan provides for significantly higher density and capacity above the City's RHNA requirements. The City anticipates adopting the 2045 General Plan by Fall 2022. Pursuant to State law, land use designations and implementing zoning to accommodate lower income RHNA shortfall of 549 units will provide maximum density of at least 30 du/ac and minimum density of at least 20 du/ac on sites that can accommodate at least 16 units on site. The City will complete the Zoning Code Update to implement 2045 General Plan within three years from October 15, 2021.

The City will develop a monitoring procedure to ensure adequate capacity remains to accommodate the City's remaining RHNA for all income groups, as sites are being developed for residential, nonresidential, or mixed use developments. The City will also conduct a midterm review of the effectiveness of the new land use policies and development standards to ensure the City is on track with its housing production goals.

- B. **By-Right Approval.** Pursuant to AB 1397, RHNA sites that are require rezoning to accommodate the lower income RHNA shortfall are subject to by-right approval if the project includes 20% affordable. To avoid inconsistent application of this incentive, the City will  end the by-right approval to all projects that include 20% affordable to lower income households.
- C. **Density Bonus Program.** Provide information on the various density bonus incentives to housing and mixed use development applicants. These include:
 - Mixed Use Ordinance – Inclusionary Incentive with Community Benefit Program
 - Micro Units Bonus
 - State Density Bonus
- D. **Accessory Dwelling Units (ADU) Ordinance.** This program has two components:
 - ADU Ordinance Amendment: Amend the ADU Ordinance to implement the Incremental Infill designation of 2045 General Plan, which allows up to three units on lots over 4,950 square feet, or up to four units if one of the units is dedicated as affordable housing, inclusive of the ADU and JADU units. The designation would also reimagine the hierarchy of unit size and allow for all units to be of equal size, or whatever breakdown desired by project.

#201

Posted by **Paavo Monkkonen** on **07/22/2021** at **11:15pm** [Comment ID: 3340] - [Link](#)

Agree: 0, Disagree: 0

Why can't we do by-right for all multi-family housing?

- **Monitor ADU Trend:** The Housing Element projects 600 ADUs to be constructed over eight years. Monitor the trend of ADU construction to evaluate the effectiveness of Incremental Infill and ADU construction in other residential zones, especially regarding occupancy and affordability. If necessary, adjust the ADU Ordinance to provide additional incentives or remove constraints to ADU construction.

E. **Affordable ADU Incentive Program.** The City offers various incentives to facilitate affordable ADUs:

- Tier 1: Workforce. Provide grants of \$25,000 in exchange for affordability covenants.
- Tier 2: Low/Moderate Income. Through an Amnesty Program, provide grants of \$20,000 to legalize illegally converted ADUs in exchange for affordability covenants.
- Tier 3: Homeless. One year trial for the creation of homeless units through the provision of \$50,000 rehabilitation grants with a ten-year affordability covenant. ADU owners will also receive additional landlord incentives through the Homeless Incentive Program, and tenants will be paired with a Culver City HCV.

F. **Affordable Housing Tools and Best Practices:** The City will explore additional tools and best practices by other communities to facilitate affordable housing. These may include, but are not limited to:

- 100% Affordable Housing Overlay
- Transit-Oriented Communities concept
- Affordable housing partnership funding opportunities
- Enhanced Density Bonus
- Emergency Development Streamlining (increasing the unit threshold that triggers site plan review)
- Lobby for Article 34 Authority to permit the City to be directly engaged in the development and ownership of affordable housing

G. **Hotel/Motel Conversion.** The City conducted a hotel/motel conversion study and identified potential properties for conversion into affordable housing. The City will continue to pursue properties for acquisition and adaptive reuse or redevelopment as affordable and special needs housing.

H. **Objective Design Standards.** Develop objective design standards to comply with SB 330.

MEASURE 5. PROGRAMS TO AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Outreach and Enforcement

A. **Fair Housing Counseling.** The City participates in the CDBG program under the LACDA CDBG Urban County program. Through the County's program, the Housing Rights Center (HRC) is retained as the fair housing service provider for the participating jurisdictions. The City will continue to refer fair housing inquiries to the HRC.

Housing Mobility and New Housing Opportunities in High Resource Areas

B. **Source of Income Protection.** SB 329 and SB 222 require rental property owners to accept HCV and other public assistance as legitimate sources of income for housing payments. Property owners no longer have the ability to reject HCV, Veterans Affairs Supporting Housing (VASH), or other rental assistance. The City will develop outreach and education materials regarding the use of HCVs. Focus outreach to the Incremental Infill areas to encourage property owners to accept HCVs.

See also Affordable ADU Incentive Program.

Anti-Displacement and Tenant Protections

#202

Posted by **John Wahlert** on **07/29/2021** at **4:22pm** [Comment ID: 3467] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

Incremental Infill plan has affordability loophole of allowing 3 units to be exempt from affordability requirements required of 4 units. Developers will just build 3 units not 4. Why the loophole?

#203

Posted by **Jill Vesci** on **08/23/2021** at **6:22pm** [Comment ID: 3689] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Connect funding levels to units produced. What has been the historic performance of this program in terms of unit production

#204

Posted by **Meghan** on **07/22/2021** at **7:19pm** [Comment ID: 3265] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City staff: Emergency Development Streamlining (reducing the unit threshold that triggers site plan review)

#205

Posted by **Paavo monkkonen** on **07/22/2021** at **9:52pm** [Comment ID: 3324] - [Link](#)

Agree: 0, Disagree: 0

These are not adequate AFFH programs by any measure. How do they create affordable housing options in high-opportunity neighborhoods?

#206

Posted by **Jill Vesci** on **08/23/2021** at **6:24pm** [Comment ID: 3691] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

these statements should be made consistent with policies stated above. Here it says consider in other places these are listed as policies.

- C. **Permanent Rent Control Ordinance.** The Culver City Permanent Rent Control Ordinance sets restrictions on rent increases:
- Landlords may not impose more than one Rent increase for a Covered Rental Unit in any 12- month period.
 - The maximum permissible annual rent increase is based on the average annual change in the consumer price index (“CPI change”).
 - If CPI change is less than 2%, maximum allowable annual rent increase is 2%.
 - If CPI change is more than 5%, maximum allowable annual rent increase is 5%.
 - A Landlord may impose a Rent increase that takes effect sooner than twelve (12) months following the date of the latest permitted Rent increase under the Interim Rent Control Ordinance, but the prior increase under Interim Rent Control Ordinance in combination with a rent increase under permanent ordinance may not exceed the maximum allowable annual rent increase under the permanent ordinance.
- Exemptions to the Ordinance include:
- Dwelling units expressly exempt from rent control per state or federal law.
 - Dwelling units occupied after February 1, 1995.
 - Single-family homes, condominiums and townhomes.
 - Subdivided interest in a subdivision.
 - Government subsidized dwelling units.
- D. **Landlord-Tenant Mediation Board.** The City’s bylaws on the Landlord-Tenant Mediation Board (LTMB) were expanded to include mediation for habitability issues and to require property owners to include a lease addendum for all tenants informing them about the LTMB and mediation services.
- E. **Housing Replacement.** This program has two components:
- AB 1397 Replacement Requirement: Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.
 - 207 • Replacement of Units Lost due to Successor Agency Actions: Use financial resources, if available, to help replace residential units lost as a result of Successor Agency actions.
- F. **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.

MEASURE 6. PROGRAMS TO BE INITIATED OR REINSTATED WITH ADDITIONAL FUNDING

With the elimination of redevelopment, the City has limited funding to implement housing programs and services. During the 2021-2029 Housing Element planning period, the City will actively pursue funding to reinstate or initiate the following programs:

- A. **Temporary Emergency Rental and Relocation Assistance Program.** Provide funds for security deposit for individuals forced to relocate due to change of use or code enforcement, or for up-to-moderate income tenants involuntarily displaced due to government action such as code enforcement actions or change in land use.
- B. **Property Acquisition and Rehabilitation Program.** Provide opportunities to create affordable housing through the Property Acquisition and Rehabilitation program.

#207

Posted by **Chris** on **08/18/2021** at **4:23pm** [Comment ID: 3602] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Authors should provide specific examples of Successor Agency actions like "foreclosure", "eminent domain", "probate", et cetera.

- C. **West Culver City Residential Rehabilitation Program.** Offer rehabilitation grants to eligible property owners in West Culver City and provide grants to affordable housing developers who wish to acquire and rehabilitate units to provide low income rental housing.
- D. **Surcharge Fee for New Construction.** Offset the New Construction Surcharge fee for affordable units assisted by LMIHAF.
- E. **Homebuyer Assistance.** Explore resources, financing mechanisms, and/or partnership with nonprofits and lenders to facilitate affordable homeownership opportunities for first-time buyers.

TABLE 43: PROGRAM IMPLEMENTATION SUMMARY – 2021-2029

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
Measure 1. Programs to Enhance Housing Affordability			
A. Section 8 Housing Choice Voucher Program	Housing Authority	HUD	<ul style="list-style-type: none"> • 215 households annually
B. Rental Assistance Program	Housing Authority	LMIHAF	<ul style="list-style-type: none"> • 16 households annually
C. Shared Housing	Housing Authority	Measure H Rapid Rehousing Program	<ul style="list-style-type: none"> • 5 households annually
D. Existing Covenanted Buildings	Housing Authority	Housing Authority	<ul style="list-style-type: none"> • Monitor annually for compliance with affordability agreement, Housing Quality Standard, and occupancy requirements.
E. Preserve At-Risk Affordable Housing Units	Housing Authority	Housing Authority	<ul style="list-style-type: none"> • Monitor the at-risk status of 231 affordable units that are potentially at risk of converting to market-rate housing. • Pursuant to new State law, contact property owners at least three years prior to covenant expiration dates for at-risk projects. If owners intend to file a Notice of Intent to opt out of affordable housing, ensure their compliance with the three-year, one-year, and six-month noticing requirements. • Contact nonprofit developers with the capacity and interest in assisting in the preservation of at-risk units. • Pursue funding to assist in the preservation of at-risk units. • Provide information on rental assistance available to affected tenants.
F. Affordable Housing Development Assistance	Housing Authority	LMIHAF	<ul style="list-style-type: none"> • Ongoing as feasible development opportunities become available. • Projects with allocated resources include: <ul style="list-style-type: none"> • Venice Parking Lot – 10 modular units as housing for the homeless • Virginia Parking Lot – 12 modular units as housing for the homeless • Community Garden – 6 modular units as permanent supportive housing • United Methodist Church – 75 affordable units
G. Inclusionary Housing	Current Planning Division	Current Planning Division Budget	<ul style="list-style-type: none"> • By 2023, review and revise as appropriate the Mixed Use Ordinance to ensure consistency with 2045 General Plan.

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
H. Linkage Fee	Economic Development Division	Economic Development Division Budget	<ul style="list-style-type: none"> By 2023, review and revise as appropriate the Affordable Housing Commercial Development Impact Fee Ordinance to ensure consistency with 2045 General Plan.
Measure 2. Programs to Address Special Housing Needs			
A. Housing for Homeless and Special Needs	Housing Authority	Housing Authority	<p>Pursue the following projects by 2025:</p> <ul style="list-style-type: none"> Venice Parking Lot – 10 modular units as housing for the homeless Venice Parking Lot (balance of lot) – a 70-bed sprung shelter Virginia Parking Lot – 12 modular units as housing for the homeless Virginia Parking Lot (balance of lot) – 100-unit supportive housing or mixed income housing Community Garden – 6 modular units as permanent supportive housing Continue to identify other agency-owned properties for affordable and special needs housing.

#208

Posted by **Meghan** on **07/22/2021** at **7:20pm** [Comment ID: 3267] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City staff: Current Planning Division, not Economic Development Division

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
B. Zoning Code Amendments to Address Special Needs Housing	Planning Division	Planning Division Budget	<p>By 2023, as part of the comprehensive Zoning Code update to implement 2045 General Plan, address the following amendments:</p> <ul style="list-style-type: none"> • Supportive Housing (AB 2162) - Supportive housing projects of 50 units or less (for cities with a population of less than 200,000) to be permitted by right in zones where multi-family and mixed-use developments are permitted. The supportive housing project must meet certain criteria, such as providing a specified amount of floor area for supportive services. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. • Emergency Shelter (AB 139) – Parking standards be established solely based on staffing level. • Low Barrier Navigation Center (AB 101) - Requires cities to permit a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. • Employee Housing (California Health and Safety Code Section 17021.5) – Requires that housing for fix or fewer employees be considered a single-family residential use.
C. Homeless Service Referrals	Housing Authority	Housing Authority	<ul style="list-style-type: none"> • Continue to work with St. Joseph and/or another homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services. • Continue to provide hotel/motel vouchers as needed (50 vouchers annually)
D. Emergency Shelters	Housing Authority	Housing Authority	<ul style="list-style-type: none"> • Provide 18 year-round beds for women with dependent children through Upward Bound House Family Shelter.
E. Group Homes	Housing Authority	Housing Authority	<ul style="list-style-type: none"> • Monitoring six group homes for persons with developmental disabilities annually.

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
Measure 3. Programs to Improve Housing and Neighborhood Conditions			
A. Neighborhood Preservation Program	Housing Authority ²¹⁴	LMIHAF	Provide 10 NPP Deferred Maintenance Grants annually.
B. Healthy and Safe Grant	Housing Authority ²¹⁰	LMIHAF	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants annually.
C. Graffiti Removal	Public Works ²⁰⁹	Public Works Budget	Remove graffiti within 48 hours.
Measure 4. Programs To Facilitate Additional Housing			
A. Adequate Sites for RHNA	Advance Planning Division ²¹³	Advance Planning Division Budget	<ul style="list-style-type: none"> Adopt 2045 General Plan by Fall 2022 to provide adequate capacity for RHNA. By 2022, develop a procedure to monitor for No Net Loss (SB 166) to ensure the City continue to have adequate sites for its RHNA for all income groups. Complete Zoning Code Update to implement 2045 General Plan within three years from October 15, 2021. At least semi-annually update the sites inventory, to determine adequate capacity. By 2024, if the City is not meeting its housing production goals, review and revise the Land Use policy and development standards as appropriate to facilitate housing, especially affordable housing for lower income households and those with special needs.
B. By-Right Approval	Advance Planning Division ²¹¹	Advance Planning Division Budget	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.
C. Density Bonus Program	Current Planning Division	Current Planning Division Budget	Continue to promote the various density bonus incentives to residential and mixed use development applicants.
	Housing Authority ²¹²	Housing Authority	As funding permits, provide financial assistance to affordable housing approved with a Density Bonus.
D. Accessory Dwelling Units Ordinance	Current Planning Division	Current Planning Division Budget	Upon adoption of General Plan 2045, amend ADU Ordinance to implement the Incremental Infill designation of 2045 General Plan assuming the Preferred Land Use Map is adopted, with the goal of achieving 600 ADUs through conversion/expansion of existing properties and 636 ADUs/multiplexes through the demolition/reconstruction of properties

#209

Posted by **Meghan** on **07/22/2021** at **7:27pm** [Comment ID: 3278] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#210

Posted by **Meghan** on **07/22/2021** at **7:27pm** [Comment ID: 3277] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#211

Posted by **Meghan** on **07/22/2021** at **7:27pm** [Comment ID: 3281] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#212

Posted by **Meghan** on **07/22/2021** at **7:27pm** [Comment ID: 3283] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#213

Posted by **Meghan** on **07/22/2021** at **7:27pm** [Comment ID: 3279] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#214

Posted by **Meghan** on **07/22/2021** at **7:25pm** [Comment ID: 3275] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
	Current Planning Division	Current Planning Division Budget	Annually monitor the construction trend of ADUs. By 2024, if ADU construction falls below projection, amend the ADU Ordinance to provide additional incentives or to remove constraints to development.
E. Affordable ADU Incentive Program	Housing Authority 217	Housing Authority	Provide assistance to pursue affordable ADUs during the planning period: Tier 1: Workforce – 43 Affordable ADUs Tier 2: Low/Mod – 20 Amnesty Properties Tier 3: Homeless – 4 Affordable ADUs
H. Affordable Housing Tools and Best Practices	Advance Planning Division 215	Advance Planning Division Budget	By 2022, prioritize the various affordable housing tools for research and analysis.
G. Hotel/Motel Conversion	Housing Authority 218	Housing Authority	Continue to identify properties and negotiate for acquisition and adaptive reduce or redevelopment as affordable and special needs housing.
H. Objective Design Standards	Advance Planning Division 216	Advance Planning Division Budget	By 2023, develop Objective Design Standards to comply with SB 330.
Measure 5. Programs to Affirmatively Furthering Fair Housing			
A. Fair Housing Counseling	LACDA/HRC	Urban County CDBG	Continue to refer fair housing inquiries to the HRC.
B. Source of Income Protection	Housing Authority	Housing Authority	Develop outreach and education materials and implement an outreach campaign by 2023.
C. Permanent Rent Control Ordinance	Housing Authority	Housing Authority	Continue to implement the Rent Control Ordinance.
D. Landlord-Tenant Mediation Board	Housing Authority	Housing Authority	Provide services as requested throughout the planning period
E. Replacement Housing	Current Planning Division	Current Planning Division Budget	By 2022, amend Zoning Code to comply with AB 1397, requiring replacement housing as a condition of project approval on nonvacant sites with existing units.
	Housing Authority	Housing Authority	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.
F. Promotion of Housing Programs	Housing Authority	Housing Authority	Develop by 2023 multi-media informational materials to promote the various housing programs.

#215

Posted by **Meghan** on **07/22/2021** at **7:28pm** [Comment ID: 3285] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#216

Posted by **Meghan** on **07/22/2021** at **7:28pm** [Comment ID: 3287] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#217

Posted by **Meghan** on **07/22/2021** at **7:28pm** [Comment ID: 3284] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

#218

Posted by **Meghan** on **07/22/2021** at **7:28pm** [Comment ID: 3286] - [Link](#)

Agree: 0, Disagree: 0

Clarification from City Staff: Current Planning Division

Implementation Measures/Programs	Responsible Agency	Funding Source	Objectives and Schedule
Measure 5. Programs to be Initiated or Reinstated with Additional Funding			
A. Temporary Emergency Rental and Relocation Assistance Program	Housing Authority	Not Available	Annually explore available funding from County, State, and Federal programs.
B. Property Acquisition and Rehabilitation Program	Housing Authority	Not Available	Annually explore available funding from County, State, and Federal programs.
C. West Culver City Residential Rehabilitation Program	Housing Authority	Not Available	Annually explore available funding from County, State, and Federal programs.
D. Reduced Surcharge Fee for New Construction/Other Fees	Current Planning Division	Not Available	Annually explore available funding from County, State, and Federal programs.
E. Homebuyer Assistance	Housing Division	Not Available	Annually explore resources, financing mechanisms, and/or partnership with nonprofits and lenders

APPENDIX A: EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, adopted in 2014 and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives, and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions. Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The extent of special housing needs far exceeds the City's financial capacity, especially with the elimination of redevelopment. Many of the City's special needs housing programs had to be defunded or substantially reduced in scope due to funding limitation. Nevertheless, the City was able to pursue Measure H funds and partnership with LACDA and nonprofits such as Upward Bound House to address special housing needs, especially for persons experiencing homelessness.

The City was able to reinstate the Home Secure program to provide rehabilitation grants for low income and households with disabilities to address health and safety issues in their homes. The most significant progress in addressing special needs population is the City's continued efforts in implementing the Comprehensive Housing Strategy (CHS). The following projects are in progress:

- Venice Parking Lot – Working on installing 10 modular residential units on the lot as temporary shelter. Long-term, this site is targeted for affordable housing or permanent supportive housing.
- Virginia Lot – Working on site plans for 12 modular units as housing for persons experiencing homelessness.
- Community Garden Site – Working on plans to install 6 modular units for permanent supportive housing.
- Pilot ADU Program for Homeless Housing - One year trial for the creation of homeless units through the provision of \$50,000 rehabilitation grants with 10-year covenants. ADU owners will also receive additional landlord incentives through the Homeless Incentive Program, and tenants will be paired with a Culver City Section 8 voucher.

The City will continue to pursue additional funding to facilitate affordable housing and special needs housing.

#219

Posted by **Jamie Wallace** on **07/30/2021** at **9:59pm** [Comment ID: 3505] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why was the garden area tied to the old Amvets lot? This means that the Wende cannot build the community center it was going to build until the garden is converted into housing or whatever else the majority of city council agreed on. This is housing for only 6 people. Where will the services to help these people be located? Why build for only 6 people when other locations helping even more could be built and properly staffed?

They are holding the Wende hostage and are depriving the entire city of a new Creative Community Center paid for by the Wende.

The city should get rid of the restriction and let the community center go forward with development. Why is the city holding the rest of us hostage?

#220

Posted by **Jill Vesci** on **07/26/2021** at **11:05pm** [Comment ID: 3416] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

This is just bad faith by the city. After declaring to the neighbors that there was no project intended to redevelop the community garden, scout house and paddle tennis courts. The site is listed as 6 units

TABLE A- 1: HOUSING ELEMENT PROGRAM EVALUATION, 2014-2021

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
Measure 1. Continue Current Housing Programs					
1.A. Section 8 Program	Housing Authority	Department of Housing and Urban Development (HUD)	Continue to assist 384 very and extremely low income households to pay for housing through the Section 8 Program.	Funding of \$1.3 million serves up to 215 households annually. A Section 8 Waiting List was created in 2016 and approximately 9,000 applicants are on the waiting list. Staff has pulled 1,000 applications from the list. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to individuals experiencing homelessness (a total of 5 vouchers for Culver City). To date, 6 turnover vouchers have been issued to persons experiencing homelessness and 4 voucher holders have secured permanent units.	Continue to assist very low income households through the Section 8 program and conduct outreach to attract new property owners.
1.B. Rental Assistance Program	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Assist 68 extremely low to moderate income households to pay for housing through the Rental Assistance Program (RAP).	Due to reduced funding as a result of the elimination of the Redevelopment Agency, this program will sunset within the next 5-10 years. Rental subsidy to persons experiencing homelessness, elderly, and persons with disabilities created under the former RDA are winding down. The program size has been reduced to 16 households (\$239,220 expended annually).	With the elimination of the Redevelopment Agency the waiting list is closed for this program and no new applicants will be pulled from the waiting list.
1.C. Shared Housing	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. Measure H funds have been	Continue to assist 150 households to locate alternative independent living situations through the Shared Housing Program.	The shared housing program was eliminated in FY 2010-2011 due to the elimination of the Redevelopment Agency. In FY 2019-2020, the program was reintroduced with funding from the County of Los Angeles Measure H Rapid Rehousing	Continue to use Measure H funding to assist up to 5 persons experiencing homelessness annually.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
		identified as a new funding source.		Program. Up to 5 persons experiencing homelessness will be assisted with up to 18 months of rental assistance and supportive services. Currently, there are 6 applicants pending approval. The program is funded at \$30,000.	
1.D. Existing Covenanted Buildings	Housing Authority	Housing Authority	Continue monitoring annually and as needed to assure compliance.	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), senior housing, mobile home park units, group homes for persons with disabilities, and multi-family housing units with income and rent restrictions.	Continue to monitor existing covenanted buildings for occupancy and maintenance.
1.E. Homeless Service Referrals	Housing Authority	Housing Authority	Continue to assist individuals and families experiencing homelessness through referral to a sponsor agency; provide 20 individuals with hotel/motel vouchers as needed; work with a homeless service provider to conduct homeless outreach	Through a contract with Saint Joseph Center, the City provides homeless outreach, data collection, service referral, and emergency motel vouchers. Homeless outreach was expanded to include evenings until 10 pm and Saturdays. For the period of July 1-December 30, 2020, the following services were provided: <ul style="list-style-type: none"> • Total of 184 individuals served/referred to supportive services • 21 persons linked to housing programs • 9 persons placed in permanent housing • 30 motel vouchers issued 	Continue to work with St. Joseph and/or a homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services. Continue to provide hotel/motel vouchers as needed.
1.F. Emergency Shelters	Housing Authority	Housing Authority	Continue to make existing facilities available and provide 65 year-round beds for women with dependent children through the Upward Bound House Family Shelter.	Upward Bound House (UBH) Family Shelter provides 18 emergency housing beds for families with children experiencing homelessness. Through a contract with UBH, the City provides case	Continue to support the Upward Bound House Family Shelter to provide emergency shelter services to children and their families experiencing homelessness. Continue to contract with UBH to provide case management and

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				<p>management and supportive services to children and their families experiencing homelessness in addition to children experiencing homelessness attending Culver City Unified School District. For 2020:</p> <ul style="list-style-type: none"> • Total of 108 persons (57 children)/42 families served • 52 persons/20 families placed in permanent housing 	supportive services to children and families experiencing homelessness.
1.G. Emergency Food Vouchers	Parks, Recreation & Community Services Department (PRCS)	PRCS Budget	Continue to refer needy clients to food voucher providers; secure food vouchers from providers.	<p>The City has referred many patrons in need to the Culver City Area Interfaith Alliance and the SAVES program of St. Augustine Catholic Church. Patrons are also referred to the following organizations: S.O.V.A. Food Pantry (West LA location), the Christian Food Bank, St. Gerard's Food Bank, St. Joseph Family Center and Food Pantry, and Muslim Food Bank of Los Angeles. Not all organizations will provide vouchers, but all will provide food.</p>	<p>The city will continue to refer needy clients to the Culver City Interfaith Alliance, the SAVES program at St. Augustine Catholic Church and other organizations.</p> <p>However, this program does not involve direct City funding. It is not included in the 2021-2029 Housing Element as a City program.</p>
1.H. Group Homes	Housing Authority	Housing Authority	Continue to monitor group homes annually or as-needed to ensure compliance with the city's Group Home Programs.	A total of six group homes for persons with developmental disabilities provided affordable housing and supportive services to 26 low to moderate income individuals annually.	Continue to monitor group homes to ensure compliance.
1.I. Neighborhood Preservation Program (NPP)	Housing Division	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of Educational Revenue Augmentation Fund (ERAF) payments.	Continue to implement the Neighborhood Preservation Program (NPP) for qualified low and moderate income households and to owners of multi-family housing with qualified low income tenants. The annual objective is 75 units.	The program was reintroduced in FY 2018-2019. Neighborhood Preservation Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 or households experiencing homelessness. Healthy and Safe Senior Grants of up to \$1,500 are provided to low income seniors to address life safety and code enforcement violations.	Continue to provide Neighborhood Preservation Grants to multi-family property owners who lease to homeless and low income households and Safe Senior Grants to low income seniors.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
1.J. Graffiti Removal	Public Works	Public Works Budget	Continue to work with building owners to remove graffiti by coordinating the services of removal companies and encouraging local monitoring by owners. Continue to help community groups organize volunteer graffiti removal activities. Achieve a 48 hour removal rate.	The Culver City Graffiti Crew continues to work with local businesses and homeowners to abate graffiti.	Continue to work with property owners, businesses, and residents to identify and remove graffiti within 48 hours.
1.K. Fair Housing Counseling	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency.	Continue to provide information and assistance regarding landlord/ tenant rights and issues as needed; sponsor one fair housing workshop annually.	The City has contracted with Bet Tzedek to provide Fair Housing counseling services. The City enacted Permanent Rent Control and Tenant Protection Ordinances in September 2020. Bet Tzedek provides legal services for Culver City residents under the Ordinances. Bet Tzedek also provides legal services for Culver City resident under the Statewide Eviction Moratorium.	Although funding for this program was eliminated, the Housing Division will continue to provide fair housing information and refer to the Housing Rights Center. The 2021-2029 Housing Element includes a new series of programs and actions that the City will undertake to affirmatively furthering fair housing.
1.L. Landlord-Tenant Mediation Board	Housing Authority	Housing Authority	Continue to mediate disputes between landlords and tenants through the Landlord Tenant Mediation Board as requested.	The bylaws on the Landlord-Tenant Mediation Board (LTMB) were expanded to include mediation for habitability issues and to require property owners to include a lease addendum for all tenants informing them about the LTMB and mediation services. In 2019, a total of 6 mediations were requested and 3 mediations were conducted. No mediations were requested in 2020.	Continue to fund mediations of rent increase and habitability issues between landlords and tenants through the Landlord-Tenant Mediation Board.
1.M. Temporary Emergency Rental and Relocation Assistance Program	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Continue to provide security deposit assistance to individuals forced to relocate due to change of use or code enforcement as needed.	This program was not implemented due to the dissolution of the Redevelopment Agency.	Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.
1.N. Property Acquisition and Rehabilitation Program	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the	Provide opportunities to eliminate blight and create affordable housing by providing assistance for management and preservation of affordable	This program was discontinued prior to its scheduled implementation due to the elimination of the Redevelopment Agency.	Implementation of the measure will be resurrected once funding from State/Federal resources becomes available and the city is eligible for such funding sources.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
		City Redevelopment Agency. I	housing to specified problem buildings.		
1.O. Home Secure	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Continue to contract with Jewish Family Services to install security and safety devices and offer education & community resource information to the elderly and persons with disabilities, with an annual objective of 20 households.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. The Healthy and Safe Grant Program provides rehabilitation grants up to \$1,500 to low income and/or households with disabilities to address health and safety issues in their homes.	Continue to provide Healthy and Safe Grants to low income and/or households with disabilities to address health and safety issues in their homes.
1.P. Affordable Housing Development Assistance	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Offer funding assistance to affordable housing developers to acquire, rehabilitate, and provide affordable housing as feasible opportunities become available.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. In January 2021, the Council adopted an Inclusionary Mixed Use Ordinance including the approval of micro-units of 350 sq. ft. A total of 357 new units is projected to be constructed over the next 5 fiscal years. Other incentives include: administrative approval of affordable housing units and reduction of building permit fees for affordable and workforce housing units.	Through the implementation of the mechanisms listed, continue to offer affordable housing development assistance.
1.Q. Redevelopment Agency Housing Replacement	Housing Division	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	There were no residential units lost due to Redevelopment Agency actions during the planning period.	This measure will remain in the event that actions by the Successor Agency results in a loss of units. A new replacement housing requirement pursuant to AB 1397 is included in the 2021-2029 Housing Element.
Measure 2. Programs To Facilitate Additional Housing					
2.A. Density Bonus Program	Housing Authority and Planning Divisions	Housing Authority and Planning Division Budgets	Implement local Density Bonus Ordinance and provide information to applicants.	Information regarding the Density Bonus Program is provided to developers inquiring about construction of new residential units.	Continue to provide information to applicants/developers and process any Density or Other Bonus Incentive (DOBI) applications that are submitted during the next Planning Cycle. Additionally, provide appropriate funding for affordable housing approved with a Density Bonus if

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
					such funding sources become available in the future.
2.B. West Culver City Residential Rehabilitation Program	Housing and Current Planning Divisions	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Implement program to offer rehabilitation grants to eligible property owners and provide grants to affordable housing developers to acquire and rehabilitate units to provide housing to lower income renters.	This program was not implemented during the planning period due to dissolution of the Redevelopment Agency.	Implementation of this program will be resurrected once funding from State/Federal sources becomes available.
2.C. Accessory Dwelling Ordinance	Current Planning Division	Current Planning Division Budget	Implement the ordinance which permits accessory dwelling units subject to an Administrative Use Permit.	<p>In January 2020, the City adopted an updated ADU ordinance to comply with recent changes in state law including AB 68, AB 587, AB 670, AB 671, and AB 881.</p> <p>The Affordable ADU Incentive Program commenced outreach in December 2020. The program provides grants to homeowners who wish to create an ADU unit either through new construction or garage conversion. The grant amounts are up to \$50,000 in exchange for a covenant restriction to rent to workforce, low/moderate and households experiencing homelessness.</p>	<p>The Planning Division will continue to work with applicants who wish to build ADUs under the Accessory Dwelling Ordinance provisions. The Division will continue to monitor changes in State law pertaining to ADUs and update the City's zoning code accordingly.</p> <p>The General Plan update introduces a new strategy for ADU development through the Incremental Infill land use designation.</p>
2.D. Design Guidelines	Current Planning Division	Current Planning Division Budget	Develop Design Guidelines for residential zones to ensure new multi-family development is consistent with the existing low-density character. Ensure that the guidelines do not cause an undue burden on housing supply and affordability.	Design guidelines have been completed for the Gateway and Gateway Adjacent neighborhoods. The City is in the process of creating guidelines for the remaining residential neighborhoods.	The 2021-2029 Housing Element includes a program to develop objective design standards pursuant to SB 330.
2.E. Nine Units per Lot Restriction	Current Planning Division	Current Planning Division Budget	Submit to City Council an analysis of the impact(s) of the 9 units-per-lot restriction by September 2021	The Current Planning Division has continued to study this issue and will report their findings to the City Council.	The General Plan update proposes a new Land Use Plan that addresses the nine units per lot restriction.
2.F. Comprehensive Housing Strategy (CHS)/ Redevelopment Site Study	Redevelopment Agency	Housing Authority/ Implementation of this measure is de-funded due to state legislative action eliminating the	Complete and present a study of former Redevelopment Agency-owned sites to analyze opportunities for housing or mixed-use developments with	Due to the elimination of Redevelopment funding, only years 1 & 2 were completed which include: Culver Villas (3 low income, 9 moderate income	Assist CHS sites with appropriate funding should funding sources become available in the future. For FY 2020-2021, \$8 million is earmarked to support affordable

#221

Posted by **Neal Kettler** on **09/09/2021** at **10:44am** [Comment ID: 3941] - [Link](#)

Agree: 0, Disagree: 0

2024 I assume?

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
		City Redevelopment Agency.	affordable components, as identified beyond years one and two of the CHS, including sites along commercial corridors that are currently underutilized to determine the feasibility of small scale parking garages combined with housing.	units); Tilden Terrace (14 very low income, 6 low income, and 12 moderate income units); and Globe Ownership Housing (4 low income, 4 moderate income, 2 workforce units). For FY 2020-2021, \$8 million is earmarked to support affordable housing production and the implementation of an ADU Incentive Program.	housing production and the implementation of an ADU Incentive Program.
2.G. Comprehensive Housing Strategy and Infill Development Programs	Current Planning Division	Current Planning Division Budget/ ERAF payments	Pursue affordable housing development in years one and two by monitoring development applications and encouraging developers to use DOBI or similar programs to ensure the incorporation of an affordable housing component.	Current Planning staff monitors incoming projects and interest in project sites to discuss and encourage DOBI applications in order to include affordable housing within development projects. With the introduction of ERAF payments, a series of Request for Proposals were released in FY 2018-2019 soliciting firms to provide site plans for both residential and commercial lots throughout the City. These lots will be considered for the production of affordable and workforce housing and housing for the persons experiencing homelessness. These studies will review conversion of underutilized motels for the creation of affordable units or emergency shelters, site planning for a Safe Parking Program for the homeless and a regional homeless shelter, and other alternative housing types for affordable housing such as storage containers and micro-units.	Staff will continue to process affordable housing development proposals that are part of the CHS and encourage DOBI applications to include affordable units within proposed residential developments. Continue to study selected lots for potential sites for affordable and workforce housing, and/or housing for persons experiencing homelessness. Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.H. Comprehensive Housing Strategy/Housing Priority List	Housing Division	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Facilitate production of the city's RHNA allocation within the planning period by acquiring sites on the priority list.	Prior to its implementation this program was defunded due to State legislated elimination of the Redevelopment Agency.	Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
2.I. Washington/Venice Land Use	Current Planning Division	Current Planning Division Budget	Present feasibility analysis of the two sites identified in the CHS for potential multi-family affordable housing development after year 1 and 2 of the CHS.	This program has been eliminated due to lack of funding.	Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.J. Work Force Housing	Current Planning Division	Current Planning Division Budget	Increase awareness of need for workforce housing and present CHS feasibility sites to the Redevelopment Agency after program year 2 of the CHS.	This program has been eliminated due to lack of funding.	Specific infill Successor Agency owned properties that are targeted for affordable housing are incorporated into the 2021-2029 Housing Element.
2.K. Single Room Occupancy (SRO) Housing	Current Planning Division	Current Planning Division Budget	Work with developers wishing to construct SRO Housing.	An amendment addressing SRO's was adopted by the City Council in July of 2013	Process applications for SRO development. This routine function is not included in the 2021-2029 Housing Element as a separate program.
2.L. Zoning for Emergency Shelters and Transitional/Supportive Housing	Current Planning Division	Current Planning Division Budget	Work with developers wishing to construct emergency shelters and Transitional/Supportive Housing. Amend the Zoning Code for Supportive Housing to ensure consistency with SB2 by July of 2014.	An amendment addressing emergency shelters and transitional/supportive housing was adopted by the City Council in July of 2013.	AB 2162, adopted in 2018, imposes new requirements on how cities regulate supportive housing. This program will be modified to include updating the Zoning Code to comply with new requirements. Process applications for Emergency Shelters and Transitional/Supportive Housing development.
2.M. Definition of "Family"	Current Planning Division	Current Planning Division Budget	Add a definition of "family" in the Municipal Code in 2013-2014 to be consistent with State law.	The Housing Element contains a definition of "family" which is consistent with State law. The Zoning Code contains no definition and there is no need for a definition within the Code at this time.	This program has been completed and is not be included in the 2021-2029 Housing Element.
2.N. Reasonable Accommodation Procedures	Current Planning Division	Current Planning Division Budget	Work with individuals who apply for Reasonable Accommodations.	An amendment addressing reasonable accommodation procedures was adopted by the City Council in July of 2013. Staff continues to work with individuals who apply for Reasonable Accommodations.	Continue to process applications for Reasonable Accommodations. This routine function is not longer listed in the 2021-2029 Housing Element as a separate housing program.
2.O. Reduced Parking For Affordable Units	Current Planning Division	Current Planning Division Budget	Adopt reduced parking in the Municipal Code in 2013-2014.	The Current Planning Division has continued to study this issue and will report their findings to the City Council. The City currently complies with State Density Bonus Law regarding	This will be conducted as part of the comprehensive Zoning Code update to implement the new General Plan.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				parking for affordable housing projects.	
2.P. Reduced Surcharge Fee for New Construction/Other Fees	Current Planning Division	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	The city will offset the New Construction Surcharge fee for affordable units assisted by the Redevelopment Agency with housing set-aside funds.	This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	This program will be resurrected should state/federal funding sources become available and the city is eligible for such funding.
Measure 3. Housing Division Administrative Activities					
3.A. Financial Support and Technical Assistance	Housing Authority	Implementation of this measure was de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Provide ongoing financial support and technical assistance to organizations that develop housing for populations with special needs as feasible projects are identified.	This program was reintroduced in FY 2018-2019 due to DOF approval of ERAF payments. A total of \$7.5 million is programmed over 5 fiscal years to provide capital costs for modular housing units and gap financing for new construction of 186 affordable housing units.	Continue to provide technical assistance and financial support as funding allows.
3.B. Facilitate Financing Negotiations for Affordable Housing Development	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency. This program has been reintroduced due to DOF approval of ERAF payments.	Work with local lending agencies, on behalf of developers, to assist in securing financing for low- and moderate-income rental housing, as feasible projects are identified.	This program was reintroduced in FY 2020-2021 due to DOF approval of ERAF payments. A total of \$7.5 million is programmed over 5 fiscal years to provide capital costs for modular housing units and gap financing for new construction of 186 affordable housing units.	Continue to provide technical assistance and financial support as funding allows.
3.C. Facilitate Financing Negotiations for Home Purchases	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Work with private lenders to encourage them to provide mortgage financing that facilitates home ownership.	This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	This program will be modified and reinstated should state/federal funding sources become available and the City is eligible for such funding.
3.D. Preserve At-Risk Housing Units	Housing Authority	Implementation of this measure is de-funded due to state legislative action eliminating the City Redevelopment Agency.	Contact property owners one year prior to covenant expiration dates for at-risk projects, to gauge interest in and incentivize further participation. Offer NPP funding (should it become available) to property owners to address deferred maintenance in exchange for extending affordability covenants.	This measure cannot be implemented due to the State legislated elimination of Redevelopment Agencies. It will be resurrected when funding sources become available.	Preservation of at-risk housing is a requirement of the Housing Element law. This program is modified in the 2021-2029 Housing Element to focus on monitoring and coordination with nonprofits with the financial capacity of preserve at-risk housing.
4. Regulatory Incentives					

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
4.A. Development Incentives	Current Planning Division	Current Planning Division Budget	Publicize the DOBI program on the city website and at the public counter, work with developers wishing to participate by dedicating a percentage of dwelling units as affordable in exchange for incentives, and process applications as received.	Current Planning staff continues to provide information on the availability of affordable housing density bonus incentives to applicants constructing multi-family housing projects.	The city will continue to provide information on the DOBI program and work with developers who wish to process a DOBI application.
4.B. Streamline Permit Approval Process	Current Planning Division	Current Planning Division Budget	Give priority processing to projects providing affordable units to reduce development costs associated with time delays.	The city has made efforts in streamlining applications with affordable housing components. No additional application fee or special request by the applicant is required.	The 2021-2029 Housing Element includes a program to develop procedures to comply with SB 35 streamlined processing.
4.C. Consultant Priority Processing Program	Current Planning Division	Current Planning Division Budget	Facilitate affordable housing development by giving applicants the option to expedite project processing through the use of outside contract staff throughout the planning period.	The Fee for Service program has not been requested by applicants and staff has not needed to use this program for processing in a timely manner.	The City will continue to offer this service should applicants request it. However, this is a routine function and is not included in the 2021-2029 Housing Element as a separate housing program.
5. Distribute Public Information					
5.A. Promotion of Housing Programs	Housing Authority	Housing Authority budget	Continue to promote the housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials.	In an effort to attract and retain property owners to participate in affordable housing programs, an Owner Fair was approved for the 2019-20 FY. The program was scheduled for April 2020. This program is on hold due to the COVID-19 pandemic. The program will promote incentives to property owners to lease to Section 8 and persons experiencing homelessness. Incentives include signing bonuses, rehabilitation grants, vacancy loss and assistance with security deposits.	Continue to promote the housing rehabilitation and maintenance programs with brochures, flyers, and other public information materials. Hold an Owner Fair to promote incentives to property owners to lease to Section 8 and unhoused persons when permitted by public health guidelines.
5.B. Distribution of Anti-Graffiti Design Information	Current Planning Division	Current Planning Division Budget	Continue to promote anti-graffiti program and provide developers with information regarding architectural designs, building materials and landscaping that serve to deter graffiti.	City staff has yet to formally research this program. However, the following anti-graffiti design measures are utilized: Public Works Department requires anti-graffiti coating on certain items such as poles for discretionary projects;	This is a routine staff function and is not included in the 2021-2029 Housing Element as a separate housing program.

Implementation Measures/Programs	Responsible Agency	Funding Source	Implementation Measure/Program Objectives	Accomplishments	Recommended Future Actions
				Current Planning Division has landscaping requirements which on a case-by-case basis will serve to deter graffiti.	
5.C. Distribution of Noise Abatement Information	Current Planning Division	Current Planning Division Budget	Continue to distribute information about noise abatement practices, and materials including landscape elements such as walls or berms that may reduce noise impacts to the community.	The City's Noise Ordinance is enforced by the Code Enforcement Division and Police Department. Formal distribution of information regarding noise abatement practices and materials has not been conducted by the City. However, upgraded noise reduction measures for multi-family and mixed use projects are required either by code or as project-specific mitigation measures.	Continue enforcement of the Noise Ordinance by Code Enforcement and the Police Department. Continue to incorporate noise reduction measures into multi-family and mixed use projects as required either by code or as project-specific mitigation measures.
5.D. Database of Housing Opportunities	Current Planning Division and Housing Authority	Current Planning Division and Housing Authority Budgets	Continue to maintain database of housing development opportunities on commercial and industrial lots in the city.	With the introduction of ERAF payments, a series of Requests for Proposals will be released in 2019 and 2020 soliciting firms to provide site plans, maps, and cost estimates for both residential and government-owned properties throughout the City. These properties will be considered for the production of affordable and workforce housing, and housing for the unhoused, and an emergency shelter. The Emergency Shelter Feasibility Study and the Motel Reuse Feasibility Study were completed and City currently considering next steps.	Pursuant to State law, the City will provide the land inventory for residential development on City website and update at least annually. This is incorporated into the Adequate Sites for RHNA program.

TABLE A- 2: PROGRESS IN ACHIEVING QUANTIFIED OBJECTIVES, 2013-2021

Program Category	Quantified Objective	Progress 2013-2021
New Construction*		
Very Low	48	39
Low	29	13
Moderate	31	25
Above Moderate	77	717
Total	185	890
Rehabilitation		
Very Low	13	
Low	12	
Moderate	15	
Above Moderate	0	
Total	40	
Conservation		
Very Low	101	
Low	7	
Moderate	4	
Above Moderate	0	
Total	112	

*Quantified objective for new construction is for the period October 2013 – October 2021 per the RHNA

#222

Posted by **Paavo monkkonen** on **07/22/2021** at **9:54pm** [Comment ID: 3326] - [Link](#)

Agree: 0, Disagree: 0

We should have a table of the share of sites from the 5th cycle that were developed here.

APPENDIX B: RESIDENTIAL SITES INVENTORY

I. OVERVIEW

This appendix details the residential sites inventory for accommodating the RHNA. The City of Culver City is in the process of updating the General Plan. This Housing Element is consistent with the Preferred Land Use Map for 2045 General Plan. The sites identified represent a subset of sites made available through the General Plan update and meeting certain criteria for being considered with development or redevelopment potential at the time of writing this Housing Element. These criteria include existing uses, existing FAR, age of structures (year structure built), improvement-to-land ratio, lot size, adjacency to parcels with redevelopment potential and lot consolidation potential, and expressed interest of developers or property owners, among others. **Sites properly designated for residential and mixed use development, but do not meet these objective criteria are not included in the sites inventory.** However, not making the sites inventory list in the Housing Element does not preclude properties from being able to develop according to their General Plan designation and zoning.

II. PROGRESS TOWARD RHNA

While the 6th cycle Housing Element planning period covers from October 15, 2021, through October 15, 2029, the RHNA projection period begins June 30, 2021. Housing projects that have been proposed, approved, or entitled for construction during the projection period can be credited against the 6th cycle RHNA. Pipeline projects are those with development application forthcoming. Income distribution of the units is based on project applications or proposals.

For the United Methodist Church project, the City is providing a \$2 million permanent loan to assist in the construction of affordable units at the rear of the Church parking area. For the Virginia lot, the City is currently working on site plans to provide 12 modular units on site as housing for persons experiencing homelessness.

TABLE B-1: PROGRESS TOWARD RHNA

Project	Type	Extremely Low/ Very Low (50 AMI)	Low (80 AMI)	Moderate (120 AMI)	Workforce (129 AMI)	Above Moderate	Total
Plan Check							
3725 Robertson	Mixed Use	1	0	1	1	9	12
Entitled							
Jackson Condos - 4051 and 4055 Jackson	Residential	0	0	0	0	9	9
Proposed							
Triangle Site - 12717 Washington	Mixed Use	5	0	11	1	127	144
11111 Jefferson	Mixed Use	19	0	0	0	211	230
Community Garden (City-Owned)	Residential	6	0	0	0	0	6
7th Day Adventist - 11828 Washington	Residential	4	0	8	0	0	12
Pipeline Projects							
United Methodist - 4464 Sepulveda	Residential	75	0	0	0	0	75
Virginia Lot Modular - 10555 Virginia	Residential	12	0	0	0	0	12
Total		122	0	20	2	356	500

#223

Posted by **Jill Vesce** on **07/20/2021** at **2:17am** [Comment ID: 3170] - [Link](#)

Type: Question

Agree: 7, Disagree: -3

This is essentially "cooking the books" the implication is that there are sites that could accommodate housing but they have been excluded in order to support the finding that R1 needs to be eliminated.

#224

Posted by **Jill Vesce** on **07/27/2021** at **2:09am** [Comment ID: 3437] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

This whole section seems rushed and ill researched. Any valid quantitative data needed for an accurate site inventory seems to be completely missing. Can the City or its consultants provide the date when the direction to undertake the analysis on preferred alternative was given and the date when the public review draft was issued? How much time was actually committed to preparing this section?

#225

Posted by **David Stout** on **07/22/2021** at **8:00pm** [Comment ID: 3311] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

how many properties were excluded this way?

#226

Posted by **Jamie Wallace** on **07/22/2021** at **7:08pm** [Comment ID: 3252] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

I find this very confusing. I had heard that the public center that the Wende was going to build was located adjacent to this site. Why hasn't the city approved the Wende project? Is this really a good place to house 6 people? Where are the wrap around services? What level of income is being discussed?

#227

Posted by **Paavo monkkonen** on **07/22/2021** at **9:56pm** [Comment ID: 3328] - [Link](#)

Agree: 0, Disagree: 0

Indeed, most housing development occurs off inventory sites, which is why it is so important for Housing Elements to contain analysis of development activity on and off sites during recent years for a realistic picture of what will happen over the next 8 years.

#228

Posted by **Jill Vesci** on **07/20/2021** at **2:20am** [Comment ID: 3172] - [Link](#)

Type: Question

Agree: 10, Disagree: -1

Attention neighbors. The city which has long claimed that there is "no project" to get rid of park space at the community garden/ scout house / paddle tennis courts is now putting 6 extremely low income units there. Was anyone at the 2018 meeting at the senior center? The duplicity of city leadership and bad faith in communication with neighbors continues

#229

Posted by **David Stout** on **07/22/2021** at **8:02pm** [Comment ID: 3313] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

Isn't more park space required with population increase? Removing this for housing creates another problem with park space, plus breaks the agreement past city council members made on site usage.

#230

Posted by **Bryan Sanders** on **07/22/2021** at **4:12pm** [Comment ID: 3247] - [Link](#)

Type: Still True

Agree: 5, Disagree: 0

This is ridiculous. After so many meetings and emails and discussions, and all the promises that nothing would happen with the garden/scout house/paddle tennis, here it is as a proposal to put housing there! Shocking and malignant behavior!

III. OPPORTUNITY SITES

City staff identified several opportunity sites for future residential housing:

- Virginia Lot:** This City-owned site is being planned for residential uses. A portion of this site is being planned for 12 modular units (see Pipeline Projects above). The balance of the site (about 2.37 acre) has a parking lease that is set to expire in 2025. The City plans to pursue either permanent supportive housing or a mixed income affordable housing project upon expiration of the parking lease. This site has a Neighborhood/Corridor MU2 designation under 2045 General Plan, with a base density of 50 units per acre. Given the lot site the City anticipates 100 mixed income units can be achieved.
- Westfield Shopping Center:** This shopping center is currently for sale. Based on the City's discussion with the property owner and prospective buyer/developer, future plans for the shopping center include adding residential units to the back of the shopping center. An estimated 193 market rate units have been proposed by the property owner.
- Entrance Parcels to West Los Angeles Community College (WLAC):** The Los Angeles Community College District owns two vacant parcels (totaling 7.87 acres) toward the entrance to the WLAC. The College District has expressed interest in making the parcels available for residential development. Current zoning for these parcels is IG but will become Neighborhood/Corridor MU2 under 2045 General Plan. An estimated 300 market rate units can be accommodated on these vacant parcels.

TABLE B-2: OPPORTUNITY SITES

Site	Current Status	2045 General Plan Preferred Land Use	Allowable Density (du/ac)	Size (ac)	Potential Units	RHNA Income Level
Virginia Lot 10555 Virginia APN: 4209030901	Remaining piece of property, excluding modular units site Current parking lease expires in 2025 Target for supportive housing or affordable housing	Neighborhood/Corridor MU 2	50	2.37	100	40% Very Low 20% Low 40% Moderate
Westfield Shopping Center APN: 4134003011	Westfield is for sale and developer in discussion with City regarding acquisition and development of housing to the back of the mall	Mixed Use High	100	3.57	193	Market rate housing
Parcel at entrance to WLAC APN: 4296001902 4296001903	Site owned by College District	Neighborhood/Corridor MU 2	50	3.93 3.94	300	Market rate housing

#231

Posted by **David Stout** on **07/22/2021** at **8:05pm** [Comment ID: 3315] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

Sure seems like a lot more than 193 units could be placed there. This would be ideal for high density, as it is next to an existing transit center and near businesses that support residential life. This would be a far better use of everyone's time than removing R1. The footprint of the Westfield mall is huge, so what is the realistic number of units that could be placed on that lot?

Reply by **Ryan Greene** on **08/19/2021** at **4:13am** [Comment ID: 3609] - [Link](#)

Agree: 2, Disagree: 0

Agree with the above. Also, why is the developer not adding affordable units to its development proposal?

Recommend that the City allows for more development here but require some units be affordable (3:1 market:affordable ratio).

#232

Posted by **Jill Vesci** on **07/26/2021** at **11:18pm** [Comment ID: 3418] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

How has this interest been expressed? Is it confirmed that LACCD can legally develop housing on this site? At present they can't develop sites for non educational uses. What evidence is there that this non vacant site will change use to multi family housing during the planning period?

#233

Posted by **Jill Vesci** on **07/26/2021** at **12:37am** [Comment ID: 3375] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

Need to provide positive confirmation from LACCD that they are open to a change in use AB1397

IV. INCREMENTAL INFILL

1. INFILLING SINGLE-FAMILY NEIGHBORHOODS

The Culver City 2045 General Plan preferred land use map introduces a new concept – Incremental Infill – into the City’s existing low density residential neighborhoods, allowing for more than just detached single-family units, ADUs, and JADUs, in these neighborhoods. Lots over 4,950 square feet will allow up to four units, if the fourth one is dedicated as affordable housing to lower income households, inclusive of an ADU and JADU. Specifically:

Proposed development standard changes:

- Modification (relaxation) of ADU standards
- Allowance of up to 3 market-rate and 1 additional affordable unit (4 total), effectively increasing the density to 35 units per acre, compared to the existing 8.7 units per acre
- Allowance to use maximum floor area currently allowed (0.45 FAR + 1,200 square feet for ADU) without requirement for detached unit
- No size limitation for individual units, i.e. all units could be the same size and type
- Current standards are 1,200 square feet for a two-bedroom detached ADU, 800 square feet for a one-bedroom ADU, and 500 square feet for a JADU
- Maintain all existing R1 height and setback standards

Development options:

Infilling the single-family neighborhood can occur under two different scenarios:

- **Conversion and/or addition:** An owner can convert and add to an existing single-family home for a total of up to four units on the property. The total square footage would match what is currently allowed, 0.45 FAR + 1,200 square feet associated with the ADU. On a typical 5,000 square feet lot, that would equate to 3,450 square feet.
- **Redevelopment:** New construction of up to four new units with 0.45 FAR + 1,200 square feet associated with the ADU.

#234

Posted by **Philip Lelyveld** on **09/08/2021** at **8:17pm** [Comment ID: 3874] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

This plan fails to take into account MANY new concepts beyond incremental infill, including supportive senior living with both private and shared elements on a lot, entrepreneurial houses for start-up team group living, blended home residence and business usage, communities-of-interest group housing, and blended owner occupied and transient living structures.

#235

Posted by **Jill Vesce** on **07/20/2021** at **2:24am** [Comment ID: 3174] - [Link](#)

Type: Question

Agree: 11, Disagree: 0

Attention neighbors. This plan stipulates the end of R1 in Culver City. Understand that there is no "study" of further direction. This is fait accompli.

#236

Posted by **Jill Vesce** on **07/26/2021** at **11:19pm** [Comment ID: 3420] - [Link](#)

Type: Missing

Agree: 5, Disagree: 0

Date the land use concept and land use map was revealed to the public?

#237

Posted by **Jill Vesce** on **08/23/2021** at **7:59pm** [Comment ID: 3693] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

Please provide evidence of a diligent public outreach effort on housing element specific outreach. Please provide dates, methods of contact and venues for all housing element outreach the occasions where this new concept was presented to the public. Please provide any and all public comment and response that occurred at the occasions where this concept was discussed

#238

Posted by **Neal Kettler** on **09/09/2021** at **3:07pm** [Comment ID: 3982] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Are there parking space requirements for these units? If they do not have dedicated parking spaces is there data to inform whether there will be sufficient street parking?

#239

Posted by **Neal Kettler** on **09/09/2021** at **10:54am** [Comment ID: 3944] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

This is perhaps the most controversial part of the document. Why is it hidden away in an appendix? This should have significant public discussion.

#240

Posted by **Margaret Peters** on **08/23/2021** at **11:36am** [Comment ID: 3675] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

It seems a bit haphazard to allow infill anywhere. It might make more sense to designate major streets (Sawtelle, Sepulveda, Washingtons, Culver, Overland, etc.) for much larger buildings.

#241

Posted by **Jamie Wallace** on **07/22/2021** at **7:14pm** [Comment ID: 3259] - [Link](#)

Type: Question

Agree: 5, Disagree: -1

So basically, older, smaller homes are on the properties most likely to be developed. How many of them are rentals that are currently rented at an affordable rate? Are there any restrictions or accommodations for the renters when their home is razed then built as three expensive condos or apartments?

#242

Posted by **Philip Lelyveld** on **09/08/2021** at **8:22pm** [Comment ID: 3876] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

There is strong evidence from other municipalities that when schemes like infill housing are adopted, the existing (R1) building guidelines that the proponents stay will remain in place actually fall by the wayside. Developers often successfully argue that, once you go down this path, the nature of the neighborhood is more akin to more densely developed areas.

#243

Posted by **Jill Vesci** on **07/20/2021** at **2:29am** [Comment ID: 3176] - [Link](#)

Type: Question

Agree: 13, Disagree: -1

Attention neighbors This effectively changes all of culver city's single family neighborhoods to 35 DU per acre This is not "gentle density" duplex development. Examples of 35 DU per acre include some areas of Palms north of Venice or the new TOD housing along the Expo line Have a look at slide #4 for a visualization <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensit>

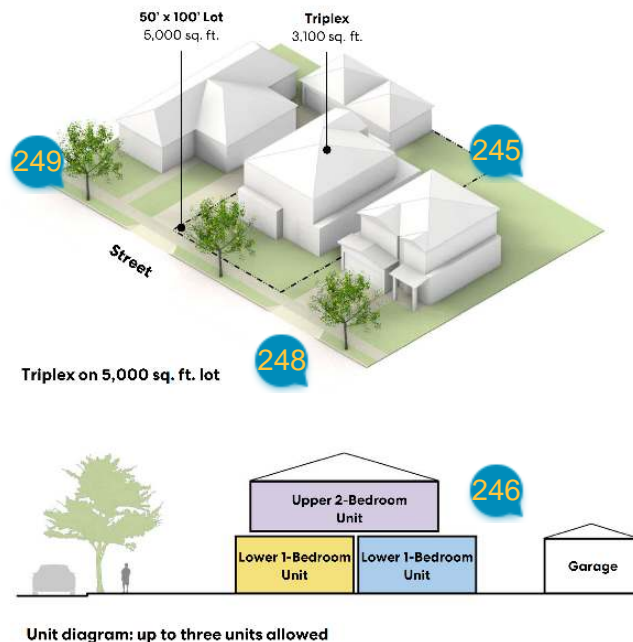
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FIGURE B-1: INCREMENTAL INFILL EXHIBITS

Single-Family Land Use Map Options

**Incremental Infill 1: Triplex
(3-Unit Development)**

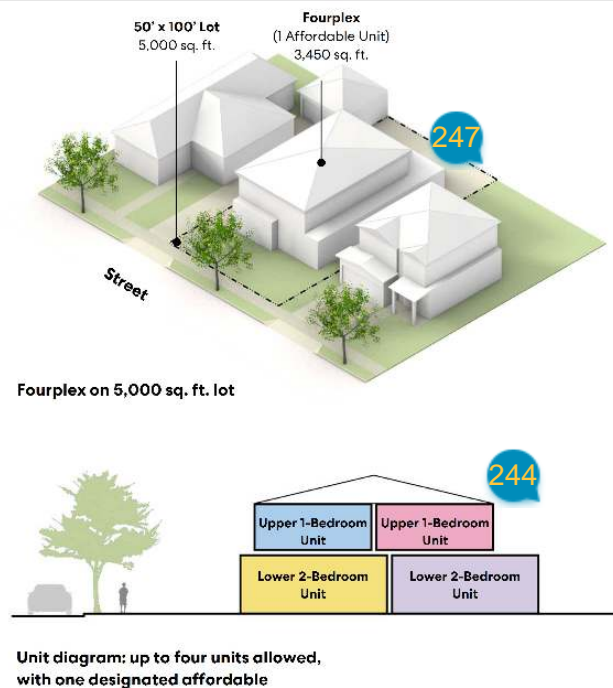
- Three-unit triplex can be accommodated within existing single-family R1 standards
 - Meets all setback and height standards
 - Meets floor area allowances under current standards
- Provides option to create “equal” units, i.e. up to three units of the same configuration
- Avoids “back yard” or “pool house” units
 - Units can have entry with clear access from street
- Requires modification of ADU Ordinance



Single-Family Land Use Map Options

**Incremental Infill 1: Fourplex
(3-Unit + 1 Affordable Unit)**

- Fourplex can generally be accommodated within existing R1 standards
 - Meets all setback and height standards
 - May slightly exceed floor area allowances on small lots
- Creates opportunity for dedicated affordable units
- Provides option to create “equal” units, i.e., four units of the same configuration
- Avoids “back yard” or “pool house” units
 - Units can have entry with clear access from street
- Requires modification of ADU Ordinance



#244

Posted by **Jamie Wallace** on **07/22/2021** at **7:19pm** [Comment ID: 3266] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

Again, the idea is to replace family housing with 1-2 bedroom units more suitable for younger people, couples without children?

#245

Posted by **Jill Vesci** on **07/26/2021** at **11:30pm** [Comment ID: 3424] - [Link](#)

Type: Question

Agree: 7, Disagree: 0

I presume from these diagrams that unless the property is alley loaded that there will be no off street parking. Has there been any spatial analysis of how you would park or provide vehicular access to the lot? If you don't intend to have off street parking that's fine but at least be honest about it. Right now these diagrams obscure more than they illuminate.

#246

Posted by **Jamie Wallace** on **07/22/2021** at **7:16pm** [Comment ID: 3263] - [Link](#)

Type: Question

Agree: 8, Disagree: 0

So the idea is that family housing should be replaced by 1 to occasionally 2 bedroom units? Aren't you pushing families out of the neighborhood? Is the idea to increase density only for younger people, non-paired people, people without more than one child?????

#247

Posted by **Jill Vesci** on **07/27/2021** at **2:18am** [Comment ID: 3439] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

Parking? I'm assuming that from this diagram that there is no off street parking required for the four units. If there is a plan not to require off street parking its should be disclosed. If this is not the case, and parking is required, has there been any spatial analysis as to how these lots could accommodate parking? If the solution is something other than surface parking such as tuck under or underground then there are very serious cost implications that would need to be disclosed. The plan should demonstrate that the prototypes that it is proposing are feasible before relying on incremental infill approach

#248

Posted by **Sonja Trauss** on **07/20/2021** at **2:49pm** [Comment ID: 3191] - [Link](#)

Type: Missing

Agree: 7, Disagree: 0

Is the requirement for 2 parking spaces per unit still in place? For a triplex that would mean almost 1000 sq ft for parking. Where are you thinking that parking would be located because its not indicated in the diagram. Or is the plan to reduce the parking requirement?

Does parking count toward FAR?

#249

Posted by **Jill Vesce** on **07/26/2021** at **11:26pm** [Comment ID: 3422] - [Link](#)

Type: Question

Agree: 7, Disagree: 0

Has there been any financial feasibility analysis don on either of these options to indicate what the potential sales price or rental rate would be? at 35 du / acre and \$240 per sq. ft. land it would be impossible for the two bedroom units to sell for anything close to affordable rates (80-120% AMI). These will be luxury units and you are creating a displacement machine.

#250

Posted by **Jill Vesce** on **08/06/2021** at **3:12pm** [Comment ID: 3533] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

Capital cost to build the affordable unit? Current hard costs would be around \$195 / sq. ft. How could these affordable units be produced for less than 240K per unit-- That's not including soft costs, cost for parking and and land cost. Final "all in" cost would be closer to \$600K. How could this possibly be affordable?

2. ESTIMATING CAPACITY FOR RHNA

Based on the Assessor's data on estimated lot size, a total of 5,598 parcels within the Incremental Infill designation are over 4,950 square feet and therefore eligible to utilize the flexibility offered by this designation. However, many factors can affect the overall yield, most critically the condition and placement of the existing units on site and the property owners' interest in redevelopment or infill development.

CONVERSION/ADDITION SCENARIO

- A property owner can take advantage of the flexible ADU standards and develop two to three additional units on site. Pursuant to State law, estimate of ADU capacity for RHNA purposes can only be based on trend and not on eligible lots. The City updated its ADU Ordinance in August 2020 and implementation has contributed to the following trends:
- The production of more, smaller housing units - Since the adoption of the ordinance, no existing single-family residential homes have been completely demolished without being rebuilt with an ADU. The average rebuild (including the ADU floor area) totaled 3,370 square feet, approximately 300 square feet less than the average in preceding years when less than 10% were rebuilt with an ADU.
- A higher percentage of overall single-family residential building permits that resulted in renovation/remodel with an ADU as opposed to full demo/rebuild.
- A higher rate of new units produced per building permit issued because when individuals are choosing to invest in their properties, they are opting to add units as opposed to just demolition/rebuild or remodel their existing home.

Using August 14, 2020, as the cutoff date for establishing trend, the City's ADU production trend from conversion/expansion is as follows:

- August 14, 2017 – August 13, 2018: 29 ADUs
- August 14, 2018 – August 13, 2019: 50 ADUs
- August 14, 2019 – August 13, 2020: 52 ADUs
- August 14, 2020 – August 13, 2021: 49 ADUs (projected)

Based on the ADU production trend, it would be conservative to assume 50 ADUs per year from conversion/expansion. However, the Incremental Infill designation will significantly incentivize the production of ADUs and JADUs for the purpose of projecting ADU construction under this scenario, a base to 75 ADUs a year is projected, for a total of 600 ADUs over eight years. The City will develop a mechanism to monitor the production and affordability of ADUs, especially the required affordable units.

TABLE B-3: ADU INCOME DISTRIBUTION PER SCAG AFFORDABILITY STUDY

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
SCAG Affordability Study	15.0%	2.0%	43.0%	6.0%	34.0%	100.0%
Projected ADUs	90	12	258	36	204	600

#251

Posted by **Daniel Mayeda** on **08/01/2021** at **5:45pm** [Comment ID: 3518] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

What is the basis for this statement? I thought even without the incremental infill designation, ADU production was already increasing.

#252

Posted by **Jill Vesci** on **07/26/2021** at **11:39pm** [Comment ID: 3430] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

The 50% increase estimate is arbitrary and capricious. It can not stand without some sort of supporting evidence.

#253

Posted by **Paavo monkkonen** on **07/22/2021** at **9:58pm** [Comment ID: 3332] - [Link](#)

Agree: 0, Disagree: 0

Where does the 50% come from?

#254

Posted by **Jamie Wallace** on **07/22/2021** at **7:22pm** [Comment ID: 3271] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

Isn't this evidence that more ADUs are being built as opposed to new homes? Aren't ADUs more likely to be less expensive than other rental units?. If people are already increasing density by building ADUs then why is there a rush to change R1 zoning which already includes ADUs?????

#255

Posted by **Jill Vesci** on **07/26/2021** at **11:37pm** [Comment ID: 3428] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

complete demolition is a sign that the applicant / developer is not going to be the occupant due to the triggering of a property tax reassessment (as apposed to a major remodel). This is nothing more than evidence of land speculation

#256

Posted by **Jamie Wallace** on **07/22/2021** at **7:25pm** [Comment ID: 3276] - [Link](#)

Type: Question

Agree: 3, Disagree: 0

If already expecting an increase in ADU building, why change the zoning?????

#257

Posted by **Jamie Wallace** on **07/22/2021** at **7:24pm** [Comment ID: 3273] - [Link](#)

Type: Question

Agree: 7, Disagree: 0

More evidence of "naturally" occurring density, so why get rid of single family home zoning and encourage replacement with 3-4 units????

#258

Posted by **Jill Vesci** on **07/26/2021** at **11:34pm** [Comment ID: 3426] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

"can" is not a sufficient verb to meet the requirements that non vacant sites show that the current condition (single family residential) that would not continue during the planning period and prevent redevelopment into a multi unit development

#259

Posted by **David Stout** on **07/22/2021** at **8:10pm** [Comment ID: 3317] - [Link](#)

Type: Needs Love

Agree: 2, Disagree: 0

This is encouraging, as it means people are adding ADU's and not necessarily tearing down existing homes. An added ADU seems likely to be more affordable than razing the lot and building all new.

#260

Posted by **Jill Vesci** on **08/20/2021** at **9:58pm** [Comment ID: 3645] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

It is required for the city to demonstrate that the existing use on a non vacant site would not be an obstacle for redevelopment of a site. How has the city demonstrated that this wholesale unzoning of the city's R1 districts would result in the existing single family use's redevelopment? How can this be justified in terms of HCD guidance on eligible non vacant sites ?

Note: SCAG Affordability Study takes into consideration that a portion of the ADUs/JADUs are being available to family and extended family members at no or reduced rents.

REDEVELOPMENT SCENARIO

Within the Incremental Infill designation, a property owner can choose to redevelop the site into any configuration, including a fourplex (inclusive of the ADU and JADU), and not restricted to single-family detached/attached units with ADUs. As mentioned before, 5,598 parcels designated Incremental Infill meet the lot size requirement of 4,950 square feet or larger. However, it is unrealistic to anticipate that all the eligible properties will be redeveloped. The following criteria are used to **exclude** the less likely properties:

- Sites currently occupied by public uses such as parks and utility easements
- Sites with existing structure built within the last 25 years
- Sites with Improvement-to-Land Value Ratio more than 0.50 (i.e., improvements on site worth 50% of land value and less are more likely to be demolished)
- Existing FAR more than 0.25 (and therefore redevelopment is less likely to yield significant net increase in square footage above the allowable FAR of 0.45 plus 1,200 square feet)
- Net increase (subtracting existing units on site) is not more than two units

Application of these criteria would remove about 75% of the parcels as potential redevelopment sites, with 1,410 parcels remaining. Assuming each would redevelop to maximize the potential on site (four units), the net increase would be 4,266 units or an average yield of just above three units per parcel. However, property owners' interest in redevelopment, which is not measurable, is the most critical factor in determining the potential for redevelopment in the Incremental Infill area. Between 2017 and 2020, total teardown and rebuild represented about 15% of all residential building permits. Assuming about 212 of these parcels may be redeveloped over the next eight years, a net yield of 636 units could be expected. State law does not allow the pre-calculation of affordable units or density bonus in estimating sites capacity (except for ADUs/JADUs). Despite the allowable density of 35 units per acre, lot sizes in the Incremental Infill neighborhoods do not meet State law requirement of 0.5 acre for facilitating low income housing, therefore these potential units are assigned to the 1/3 moderate income and 2/3 above moderate income RHNA. Detailed listing of the parcels is included at the end of this appendix.

V. INVENTORY OF SITES

1. AVERAGE DEVELOPMENT DENSITY

Residential recycling in Culver City primarily occurs on small lots zoned for R2, R3, RLD and RMD. Given the high cost of land and small lots, the average yield is about 14 du/ac at R2 and RLD lots (about 83% of the allowable density). Average yield is about 25 du/ac at R3, RMD, and RHD lots (about 85% of the allowable density). For this sites inventory analysis, an average yield of 80% is used for recycling residential properties.

However, the majority of the residential construction in recent years has occurred as part of a mixed use development within the City's various commercial districts. Underutilized commercial uses are being redeveloped into multi-story mixed use projects, often involving the consolidation of two to three parcels. Under the current General Plan, standalone residential projects are not allowed in these commercial districts but would be permitted under the 2045 General Plan Preferred Land Use Map. Base density for mixed use development is 35 du/ac but increases to 50-65 du/ac if located within the Transit-Oriented District. Due to the 15% very low income inclusionary housing requirement for mixed use projects, virtually all mixed use projects exceed 65 du/ac with State density bonus. For mixed use development, the sites inventory assumes an average yield at 90% of the allowable density, excluding density bonus.

#261

Posted by **Jamie Wallace** on **07/20/2021** at **7:10pm** [Comment ID: 3196] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

How were these 5,598 parcels chosen? Do they take into account hilly locations such as the Culver Crest and Blair Hills?

#262

Posted by **Jamie Wallace** on **07/20/2021** at **7:14pm** [Comment ID: 3198] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

Can the public be informed about what parcels qualify and what parcels do not? How do you get to the 1,400 parcels likely to be developed? Is there a map that indicates where these properties are located?

#263

Posted by **Jill Vesci** on **07/27/2021** at **11:53pm** [Comment ID: 3441] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Have recent projects been developed at any significant level below allowable entitlements?

#264

Posted by **Jamie Wallace** on **07/22/2021** at **7:49pm** [Comment ID: 3305] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

If the critical property owner plans are so crucial, then how can these estimates be made? What is their foundation in measurable reality? Why is it being sold as an answer for the recent high school or college grad who is very unlikely to be able to afford to live in these areas?

Shouldn't more attention be placed on the building and creation of truly affordable and low income units? Why is so much time and effort going to creating expensive new housing?

#265

Posted by **Jill Vesci** on **07/26/2021** at **11:56pm** [Comment ID: 3434] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

This is the wrong denominator. The 15% number represents the number of development applications where the site was demolished so that a single family residential unit would be replaced by a single family residential unit. This has no

relation to a change in use. This factor is completely unrelated to change in use from single family to multi family. It is completely arbitrary and capacious to use this figure and the rates of unit production that follow from it.

#266

Posted by **Jamie Wallace** on **07/22/2021** at **7:35pm** [Comment ID: 3291] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

Doesn't this show that no lower income housing is expected to be built in the single-family areas? Then what is the plan, build more apartments and units for those who have more money?

How does this help encourage diversity, inclusion and equity. If the idea is to build more for richer, and presumably mostly white residents, then what does the city gain from doing this? Why is it being presented as a response to past racist conditions and actions? I am so confused by the "logic" here.

#267

Posted by **Jamie Wallace** on **07/22/2021** at **7:27pm** [Comment ID: 3282] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

Older buildings, smaller buildings, those are the ones expected to be redeveloped replaced by 2 story 3-4 unit buildings? Wouldn't this adversely impact the infrastructure and parking?

#268

Posted by **Sonja Trauss** on **07/20/2021** at **7:08am** [Comment ID: 3184] - [Link](#)

Type: Missing

Agree: 7, Disagree: 0

This total tear down and rebuild stat is from before Culver City (illegally) reduced the allowable FAR. The purpose of reducing the FAR was to discourage tear downs and rebuilds.

If CC repeals the FAR reduction, then it can use this stat, otherwise this stat is misleading.

#269

Posted by **Jill Vesci** on **07/27/2021** at **11:55pm** [Comment ID: 3443] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is this excluding both local and state density bonuses?

#270

Posted by **Jill Vesci** on **08/10/2021** at **12:14am** [Comment ID: 3546] - [Link](#)

Type: *Missing*

Agree: 0, Disagree: 0

supporting data table?

#271

Posted by **Jill Vesci** on **07/26/2021** at **11:47pm** [Comment ID: 3432] - [Link](#)

Type: *Suggestion*

Agree: 3, Disagree: 0

What is the source of the land to value ratio? If the consultant relied on assessed valuation data from property tax rolls. The values are established at the time of sale and do not represent any current or realizable value . Furthermore unless the consultant has stripped the homeowners exemption from every residential parcel, those ratios will be off as well. Saying that it is a "customary" method isn't sufficient. The consultant could ascertain actual current land values and improvement values from many sources. This is not just being pedantic, using county assessors data to determine the likelihood of redevelopment introduces so many errors into the data as to make this "variable" completely unreliable.

#272

Posted by **Jill Vesci** on **07/26/2021** at **12:40am** [Comment ID: 3376] - [Link](#)

Type: *Question*

Agree: 3, Disagree: 0

This would envision the removal of all NHRP eligible properties in the City. Is this a realistic or desirable outcome. This assumes the destruction of all historic resources.

#273

Posted by **Jamie Wallace** on **07/22/2021** at **7:46pm** [Comment ID: 3302] - [Link](#)

Type: *Question*

Agree: 5, Disagree: 0

If the average yield is "just above 3 units" why is the GPU tasked with spending time on reviewing the "affordable 4th unit?" It's obvious that no builder or developer would add an affordable unit to a building with only 4 units. It would not pencil out, and is highly unlikely.

Is "the affordable 4th unit" an unreal carrot for the echo chamber who already supports upzoning?

#274

Posted by **Jamie Wallace** on **07/22/2021** at **7:43pm** [Comment ID: 3299] - [Link](#)

Type: *Question*

Agree: 4, Disagree: 0

so, if 75% of the parcels are unlikely to be redeveloped, why is the city council pushing the idea of density that will be much less than what they are promising their supporters?

#275

Posted by **Jamie Wallace** on **07/22/2021** at **7:37pm** [Comment ID: 3295] - [Link](#)

Type: Question

Agree: 6, Disagree: 0

Proof that truly affordable or lower income housing will not be built in single--family neighborhoods.

What is the basis of the calculation of moderate and above moderate income? Prices are based on availability and demand. As Culver becomes more and more popular won't these be market rate and higher???

#276

Posted by **Jill Vesci** on **07/26/2021** at **11:57pm** [Comment ID: 3436] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Again the author provides no evidence for this distribution. Is there any data behind this or are we just asked to accept this supposition?

#277

Posted by **Jamie Wallace** on **07/22/2021** at **7:32pm** [Comment ID: 3289] - [Link](#)

Type: Question

Agree: 4, Disagree: 0

If what property owners are planning on doing with their properties is CRITICAL FACTOR why isn't the city sending out surveys to the property owners?

Why do you say it's not measurable? That doesn't make sense. A survey or letter to the owner would provide this information. The basis for this whole analysis hinges on what property owners are likely to do, so why not find out?? Isn't that crucial to the feasibility of the plan???

#278

Posted by **Adam Buchbinder** on **07/21/2021** at **1:38am** [Comment ID: 3222] - [Link](#)

Type: Missing

Agree: 6, Disagree: 0

"15% of all permits were teardown-and-rebuilds" does not allow you to assume that "15% of units will be torn down and rebuilt"; those are different denominators (all building permits versus all housing stock, the latter being much larger).

Instead, calculate the proportion of Incremental Infill-eligible parcels which were

redeveloped each year on average over the 2017-2020 timeframe, then project that forward over the next eight years.

#279

Posted by **Jamie Wallace** on **07/22/2021** at **7:41pm** [Comment ID: 3297] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is the basis of this assumption???

TABLE B-4: DENSITY OF RECENT RESIDENTIAL AND MIXED USE PROJECTS

Project	Type	Site Size (acres)	Units	Actual Density (du/ac)	Lot Consolidation	Prior Uses
Residential						
4044-4068 Globe	For-Sale	0.74	10	13.5	5 parcels	Caltrans surplus property
4219-4229 Ince	For-sale	0.42	6	14.4	3 parcels	Residential
4112-4118 Wade	For-Sale	0.27	4	14.8	1 parcel	Residential
3906-3910 Sawtelle	Rental	0.16	4	25.0	2 parcels	Residential
4032-4038 La Salle	For-Sale	0.16	4	25.0	1 parcel	Residential
4180 Duquesne	For-Sale	0.16	4	25.0	1 parcel	Residential
4051-4055 Jackson	For-Sale	0.31	9	29.0	2 parcels	Residential
Mixed Use						
3725 Robertson	Rental	0.14	12	85.7	2 parcels	City-owned parking Underutilized Industrial
11141 Washington	Assisted Living Units	0.88	116	131.8	4 parcels	Underutilized Commercial
11111 Jefferson	Rental	3.43	230	67.1	4 parcels	Surface Parking, USPS, Restaurant, Auto Repair
12821 Washington	Rental	0.55	37	67.3	2 parcels	Motel

2. INTENSIFYING EXISTING MULTI-FAMILY NEIGHBORHOODS

Under the current General Plan, the existing multi-family residential neighborhoods offer densities between 15 and 29 du/ac. The majority of the residential recycling activities have resulted in small condo/townhome developments that do not provide opportunity for affordable housing. The 2045 General Plan Preferred Land Use Map provides two multi-family residential designations: Corridor Multi-Family (30 du/ac) and Neighborhood Multi-Family (50 du/ac). Within the Corridor Multi-Family area, recycling opportunities are limited despite the increase to 30 du/ac, given the lot sizes and existing uses. Therefore, this analysis of recycling opportunities focuses on the Neighborhood Multi-Family designation, which offers a density of up to 50 du/ac, significantly above the current allowable densities. To identify potential properties for recycling, the following criteria were applied:

- Existing lot is vacant
- For nonvacant lots:
 - Existing use is not condos, townhomes, apartments, or civic uses (i.e., schools)
 - Existing structure is at least 50 years old
 - Existing Improvement-to-Land Ratio (ILR) is less than 1.280, i.e., the land is more valuable than the structure) 282.81
 - Net increase in housing units if redeveloped under 2045 General Plan at 40 du/ac (80% of allowable density) is at least four times the existing number of units on site

A total of 162 parcels met these criteria all containing only a single-family home or duplex units on site. The current General Plan designates these parcels primarily as Low Density Two Family and Medium Density Multi-Family and would yield only 283 net new units. Given the small lot sizes and density ranging from 17 to 29 du/ac, these parcels could facilitate moderate income housing only.

#280

Posted by **Jill Vesci** on **07/28/2021** at **1:05pm** [Comment ID: 3451] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Data source?

#281

Posted by **Jill Vesci** on **09/04/2021** at **1:15pm** [Comment ID: 3785] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Land value is not the relevant denominator . Consultant should use cap rate over cash flow from rents compared to land value. Static improvement value is an irrelevant metric here

#282

Posted by **Sonja Trauss** on **07/20/2021** at **2:55pm** [Comment ID: 3193] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Do you have any information about what of these are renter occupied? This section should have information about 66300(d) which requires replacement units for certain rental units and gives tenants a right to return.

#283

Posted by **Jill Vesci** on **07/28/2021** at **1:07pm** [Comment ID: 3453] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Will the existing uses on non vacant parcels persist?

With a significantly increased density to 50 du/ac, these properties present potential for intensification to yield a total of 656 net new units under 2045 General Plan Preferred Land Use Map. Without lot consolidation, however, these parcels are too small individually to facilitate affordable housing pursuant to the state law threshold of 0.5 acre as minimum size. This sites inventory identifies several groups of contiguous parcels with the potential for lot consolidation and feasible for facilitating 184 lower income units based on density. The remaining small sites can accommodate 477 moderate income units.

3. INTEGRATING RESIDENTIAL USES IN COMMERCIAL AND INDUSTRIAL AREAS

Under the current General Plan, mixed use development is permitted in CN, CD, and CG zones at a base density of 35 du/ac. However, the City amended the Mixed Use Ordinance in 2021, incentivizing 15% of the units to be affordable to very low income households in a mixed use development if a developer takes advantage of the community benefit density bonus, and increasing the base density to 50-65 du/ac. 2045 General Plan provides for several mixed use designations. To identify potential properties for redevelopment, the following criteria were applied:

- Existing lot is vacant
- For nonvacant lots:
 - Existing structure is at least 30 years old
 - Existing ILR is less than 1.0 (i.e., the land is more valuable than the structure)
 - Existing FAR is less than 1.0

Aerial photos were reviewed to examine the exterior condition, lot dimensions, and physical configuration of structures on site to determine if there are obvious constraints to redevelopment. A few small parcels, while not meeting the above criteria, are included in the inventory because they are located adjacent to groups of contiguous underutilized parcels.

NEIGHBORHOOD/CORRIDOR MIXED USE

Three blocks of commercial strip businesses within the Neighborhood/Corridor Mixed Use 2 area have been identified with redevelopment potential. Average existing FAR among these three blocks is 0.42 with an average ratio of 0.57. The majority of these structures were built during the 1950s. These areas are currently zoned CG that allows mixed use development at 50 du/ac. Under 2045 General Plan Preferred Land Use Map, the Neighborhood/Corridor Mixed Use design would also allow standalone residential development at 50 du/ac and up to four stories. Based on existing conditions, these three blocks (total 15.86 acres) present potential for redevelopment and can facilitate the development of lower income housing. An estimated 691 units can be accommodated at 90% of the allowable density.

MIXED USE MEDIUM

Three blocks (26 parcels) of existing underutilized commercial and industrial uses offer potential for redevelopment, including a shopping center with single-story structures and significant areas designated for surface parking. Currently, these 26 parcels are designated CRR, CG, CN, and IG. Both the commercial and industrial areas identified in this sites inventory are developed with antiquated single-story uses. Average existing FAR among these properties is only 0.14.

Mixed use development is permitted in the CG and CN properties at a base density of 50 du/ac. An estimated 270 units can be accommodated on the 12 parcels currently zoned CG and CN. The other CRR and IG properties have no potential for new housing based on current development regulations.

Under 2045 General Plan Preferred Land Use Map, these areas are designated for Mixed Use Medium with a density of 65 du/ac and allow up to four stories. The regional shopping center (with uses such as 99 Cents, Pet Smart, Toys R US, which went out of business) presents potential for residential development similar to the scenario presented by Westfield (see Opportunity Sites discussions). Only 20% of this site (primarily the parking area) is used to estimate potential for residential units. Another parcel included in this mix is the Payless site. Payless also recently went out of business. Overall, these three blocks can potentially accommodate 682 units. Based on the density and lot consolidation potential, these areas are feasible for facilitating lower income housing.

#284

Posted by **Jill Vesci** on **07/28/2021** at **12:05am** [Comment ID: 3449] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

what are the dates of the last assessments? Is there any evidence that the current market values are as asserted?

#285

Posted by **Adam Buchbinder** on **07/21/2021** at **1:56am** [Comment ID: 3224] - [Link](#)

Type: Missing

Agree: 2, Disagree: 0

Some of these sites are below 0.5 acres, and one is above 10 acres. According to the Sites Inventory Guidebook (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf), see page 16, specific evidence is required for these sites to qualify as affordable to lower-income households.

#286

Posted by **Jill Vesci** on **07/28/2021** at **12:03am** [Comment ID: 3447] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Can the city supply evidence that these sites can be assembled? What's the underlying assumption? Is there common ownership? Has ownership been established?

#287

Posted by **Jill Vesci** on **08/20/2021** at **10:07pm** [Comment ID: 3647] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

data source?

#288

Posted by **Jill Vesci** on **07/28/2021** at **12:01am** [Comment ID: 3445] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Can the city or the consultant provide any evidence that these parcels could be assembled? Are there multiple land owners? Any indication that the existing uses would form an impediment to redevelopment? What evidence can the city supply to indicate that these are actually sites? AB 1397?

#289

Posted by **Jill Vesci** on **07/28/2021** at **1:09pm** [Comment ID: 3455] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What conditions? Existing uses? Are these non vacant sites?

MIXED USE HIGH

Mixed Use High area is currently developed with hotels, office parks, commercial/retail uses, and public institutional uses; most may not have near-term redevelopment potential. However, four parcels designated for Regional Center under the current General Plan are developed with older single-story office use. Structures were constructed more than 30 years ago. Average existing FAR is about 0.30. 2045 General Plan Preferred Land Use Map designation of Mixed Use High would allow this area to intensity ten-folds and up to five stories. These parcels can be developed individually or consolidated as a single project. This 6.9-acre area can potentially accommodate 619 units at 100 du/ac. Based on density, Mixed Use High can facilitate lower income housing.

4. SUMMARY

Table B-5 summarizes the capacity of the sites selected following the above methodology. These sites offer limited residential potential under the current General Plan. With 2045 General Plan Preferred Land Use Map, the same sites offer a buffer of 49% above the RHNA.

TABLE B-5: CAPACITY FOR RHNA UNDER CURRENT GENERAL PLAN AND 2045 GENERAL PLAN PREFERRED LAND USE MAP

	Lower	Moderate	Above Moderate	Total
RHNA	1,712	560	1,069	3,341
Approved/Entitled/Proposed/Pipeline Projects	122	20	358	500
Current General Plan				
Projected ADUs (Conversion/Expansion)	360	36	204	600
Low Density Two-Family/Medium Density Multi-Family	0	196	0	196
CG/CN	681	25	0	706
Capacity (Projects + Sites)	1,163	277	562	2,002
Surplus/(Shortfall)	(549)	(283)	(507)	(1,339)
2045 General Plan Preferred Land Use Map				
Incremental Infill				
Conversion/Expansion Scenario	360	36	204	600
Redevelopment Scenario	---	212	424	636
Opportunity Sites	60	40	493	593
Neighborhood Multi-Family (50 du/ac)	184	477	0	661
Mixed Use Medium (65 du/ac)	682	0	0	682
Mixed Use High (100 du/ac)	619	0	0	619
Neighborhood/Corridor MU2	691	0	0	691
291 city (Projects + Sites)	2,718	1,209	1,055	4,982
Surplus/(Shortfall)	1,006	225	410	1,641
% Buffer	58%	40%	38%	49%

#290

Posted by **Jamie Wallace** on **07/20/2021** at **8:35pm** [Comment ID: 3213] - [Link](#)

Type: Question

Agree: 10, Disagree: 0

Why is the city looking for a 49% buffer? The state requires between 15-30%. This is 19% higher than the convoluted "General Principles" accepted by the majority of council. What is the explanation for this large increase?

#291

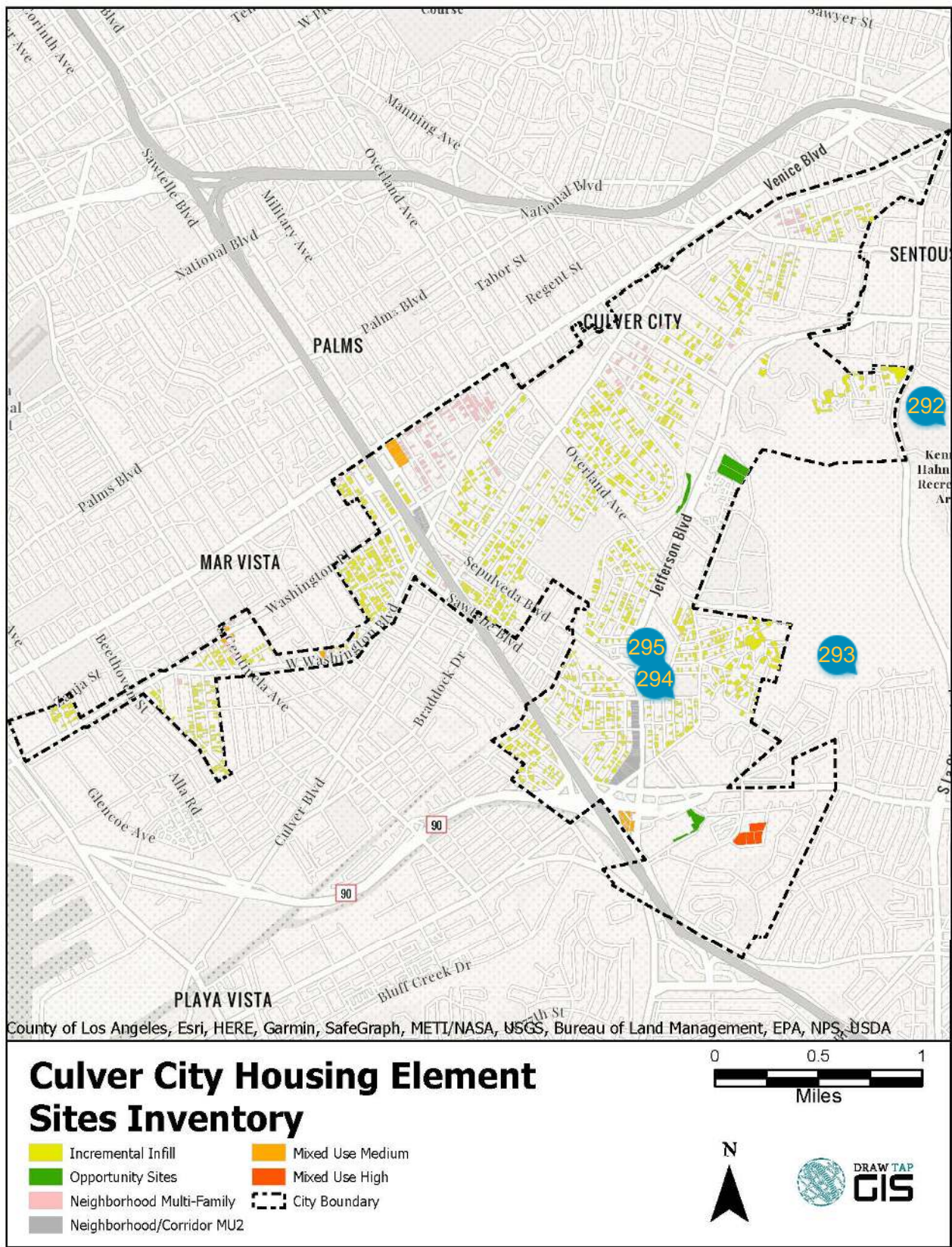
Posted by **Adam Buchbinder** on **07/21/2021** at **1:58am** [Comment ID: 3226] - [Link](#)

Type: Missing

Agree: 3, Disagree: 0

This capacity is unrealistic. The city must consider how many of its identified sites from the last Housing Element were actually built, and use that to pro-rate the expected development of these sites. If a large portion of the city wasn't torn down and rebuilt over the last eight years, it's unrealistic to assume that it will be over the next eight.

FIGURE B-2: SUMMARY OF SITES INVENTORY



#292

Posted by **Jamie Wallace** on **07/20/2021** at **8:37pm** [Comment ID: 3217] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Why are lots listed in Blair Hills? This area is built on hills with limited access and increased fire danger?

#293

Posted by **Jamie Wallace** on **07/20/2021** at **8:36pm** [Comment ID: 3215] - [Link](#)

Type: Question

Agree: 5, Disagree: 0

Why are lots listed in Culver Crest? This area is subject to landslides and very restricted access?

#294

Posted by **Bernie Bronstein** on **07/29/2021** at **2:08am** [Comment ID: 3463] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

Recommend option for concentrated development rather than incremental infield in existent residential. An example would be the shopping centers along Jefferson for mixed use, particularly Pavilion's site across from post office since much of site is rarely used parking.

#295

Posted by **Jill Vesci** on **08/10/2021** at **5:38pm** [Comment ID: 3548] - [Link](#)






Type: Question

Agree: 0, Disagree: 0

What is the probability of this site redeveloping? It is a fully leased retail center with national tenants. Any information about changes in leasing over the planning period?

The parcel level sites inventory is presented on the following pages.

Legend:

	Incremental Infill
	Opportunity Sites
	Neighborhood Multi-Family
	Neighborhood/Corridor MU 2
	Mixed Use Medium
	Mixed Use High

296 Site Address/Inte rsection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Maximum Density Allowed	Total Capacity	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Conso- lidation
4126 MINERV	4233026005				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1944	
4026 MINERV	4233027008				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.44	1945	
4036 MINERV	4233027010				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1944	
4111 BLEDESC	4233026027				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1941	
4060 MINERV	4233027015				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
4043 BLEDESC	4233027028				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1945	
4039 BLEDESC	4233027029				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1945	
4029 BLEDESC	4233027031				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.23	1944	
4137 BLEDESC	4233026022				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.49	1944	
4076 MINERV	4233027018				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1925	
4059 BLEDESC	4233027025				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
4030 MINERV	4233027009				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.14	1944	
4047 BLEDESC	4233027027				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
4019 BLEDESC	4233027033				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1949	
4050 BLEDESC	4233028002				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4025 ALBRIGI	4233028011				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4016 MINERV	4233027006				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.19	1945	
4065 BLEDESC	4233027023				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.44	1947	
4035 BLEDESC	4233027030				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.41	1952	
4031 ALBRIGI	4233028012				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4039 ALBRIGI	4233028014				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4131 BLEDESC	4233026023				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.17	1947	
4070 MINERV	4233027017				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
4063 BLEDESC	4233027024				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1947	
4051 BLEDESC	4233027026				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1947	
4017 ALBRIGI	4233028010				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4062 BLEDESC	4233028024				1	2	0.19	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1942	
4114 ALBRIGI	4233029010				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.33	1951	
4047 ALBRIGI	4233028016				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1946	
4075 ALBRIGI	4233028031				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.35	1944	
4118 BLEDESC	4233029016				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4114 BLEDESC	4233029015				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1941	
4068 BLEDESC	4233028025				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1949	
4131 ALBRIGI	4233029028				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.32	1950	
4067 ALBRIGI	4233028033				1	2	0.19	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.32	1951	
4125 ALBRIGI	4233029036				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.32	1950	
11317 HERBE	4233030010				1	2	0.16	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.18	1942	
4028 ALBRIGI	4233030024				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4020 ALBRIGI	4233030026				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1946	
4048 ALBRIGI	4233030020				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1946	
4047 GLOBE .	4233031004				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1944	
4052 ALBRIGI	4233030019				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4016 ALBRIGI	4233030027				1	2	0.17	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1946	
4024 ALBRIGI	4233030025				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.50	1946	
4051 GLOBE .	4233031002				1	2	0.19	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1951	
4027 GLOBE .	4233031008				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1949	

#296

Posted by **Jill Vesci** on **07/21/2021** at **1:33pm** [Comment ID: 3231] - [Link](#)

Type: Suggestion

Agree: 6, Disagree: 0

Full address should be visible so that property owners can respond. A downloadable excel sheet of sites should be made available to the public

Site Address/Inte rsection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Maximum Density Allowed	Total Capacity	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Conso- lidation
4059 GLOBE .	4233031027			1	2	0.19	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.46	1944	
4077 GLOBE .	4233032017			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4073 GLOBE .	4233032018			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.50	1927	
4072 GLOBE .	4233033020			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.21	1944	
3949 REDWO	4236027011			1	2	0.19	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.32	1947	
3923 REDWO	4236027018			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.32	1943	
3927 REDWO	4236027017			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.42	1941	
3919 REDWO	4236027019			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.31	1956	
3937 REDWO	4236027014			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3932 WALGRi	4236027031			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
3940 WALGRi	4236027033			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.27	1947	
3934 GLENC	4236028016			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
3933 REDWO	4236027015			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.44	1941	
3952 WALGRi	4236027036			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
13350 ZANJA	4236028022			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.39	1946	
3922 WALGRi	4236027037			1	2	0.22	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1947	
3931 WALGRi	4236028027			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.29	1943	
3936 WALGRi	4236027032			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.29	1946	
3938 GLENC	4236028015			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
3932 GLENC	4236028017			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1943	
3953 WALGRi	4236028033			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1943	
3922 GLENC	4236028019			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.11	1953	
13356 ZANJA	4236028021			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
13344 ZANJA	4236028023			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
3933 WALGRi	4236028028			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.28	1943	
3851 GLOBE .	4214001027			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3841 GLOBE .	4214001025			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3939 GLOBE .	4214002007			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
3975 GLOBE .	4214002033			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.42	1943	
3945 GLOBE .	4214002008			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.22	1948	
3969 GLOBE .	4214002034			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.26	1943	
3955 GLOBE .	4214002037			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.10	1943	
3959 GLOBE .	4214002036			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1943	
3929 GLOBE .	4214002005			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.13	1948	
3946 ALBRIGI	4214003032			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3962 ALBRIGI	4214003029			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.19	1947	
3952 ALBRIGI	4214003031			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3916 ALBRIGI	4214003044			1	2	0.17	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1947	
3922 ALBRIGI	4214003037			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.36	1947	
11324 MATTE	4214003041			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11320 MATTE	4214003042			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3856 ALBRIGI	4214004007			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.40	1947	
3966 ALBRIGI	4214003028			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.32	1944	
3822 ALBRIGI	4214004015			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
3816 ALBRIGI	4214004016			1	2	0.20	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.27	1949	
3828 ALBRIGI	4214004013			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	

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3836 BLEDS	4214005010			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	-	0	
3842 BLEDS	4214005009			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3828 BLEDS	4214005011			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1950	
3850 BLEDS	4214005007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
3822 BLEDS	4214005013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1947	
3839 ALBRIG	4214005020			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
11321 MATTE	4214004029			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1946	
3849 ALBRIG	4214005022			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1947	
3829 ALBRIG	4214005018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
3825 ALBRIG	4214005017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1950	
3845 ALBRIG	4214005021			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1952	
3855 ALBRIG	4214005023			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1947	
4211 HUNTLE	4217011039			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1929	
4135 HUNTLE	4217011036			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4205 HUNTLE	4217011038			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
4201 HUNTLE	4217011037			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1945	
4126 HUNTLE	4217011050			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1929	
4215 HUNTLE	4217011040			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1929	
11689 MCDOI	4218005035			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11649 MCDOI	4218005031			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1951	
11639 MCDOI	4218005030			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5224 SLAUSC	4218006031			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1951	
5175 DAWES	4218006042			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1951	
5195 DAWES	4218006044			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1951	
5215 DAWES	4218006046			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1951	
11535 MCDOI	4218006068			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1951	
11515 MCDOI	4218006066			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
11545 MCDOI	4218006069			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.16	1951	
11516 MCDOI	4218006056			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5160 EMPOR	4218009015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5235 SELMAF	4218009026			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1951	
5215 SELMAF	4218009024			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1951	
5225 SELMAF	4218009025			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1951	
11662 MCDOI	4218009017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1951	
5234 SELMAF	4218009033			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5244 SELMAF	4218009032			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1951	
5164 SELMAF	4218009040			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5245 SLAUSC	4218009053			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5235 SLAUSC	4218009052			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1951	
5184 SELMAF	4218009038			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5205 SLAUSC	4218009049			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1951	
5255 SLAUSC	4218009054			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5386 SELMAF	4218011027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1951	
5406 SELMAF	4218011025			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5430 SELMAF	4218011022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1951	
5385 SELMAF	4218012009			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	

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5381 ETHELD	4218013008			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.49	1951	
5429 SELMAF	4218012014			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5413 SELMAF	4218012012			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5391 EMPORI	4218013029			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.40	1951	
5372 ETHELD	4218013017			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11773 HAMM	4218015004			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5383 EMPORI	4218013028			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5284 ETHELD	4218014029			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.24	1951	
4028 COLONI	4231001051			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.30	1939	
4014 COLONI	4231001054			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4026 WASATI	4231003009			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.26	1947	
4048 WASATI	4231003004			1	2	0.18	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.35	1949	
4016 WASATI	4231003011			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
4042 WASATI	4231003006			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
4049 COLONI	4231003024			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.31	1924	
4045 COLONI	4231003025			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4019 COLONI	4231003018			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.26	1940	
4023 COLONI	4231003019			1	2	0.15	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.29	1949	
12732 MAXEL	4231004001			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.36	1950	
4035 COLONI	4231003027			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.44	1944	
4352 MOORE	4231004018			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
12813 SHORI	4231004028			1	2	0.11	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1953	
4356 MOORE	4231004019			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.26	1927	
4373 MCCON	4231004030			1	2	0.18	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
4361 MCCON	4231004032			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1958	
4358 MOORE	4231004020			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1928	
4353 MCCON	4231004034			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.22	1947	
4249 MILDRE	4231005012			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.44	1926	
4257 MILDRE	4231005014			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1938	
4217 MILDRE	4231005004			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.20	1924	
4204 MCCON	4231005024			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1924	
4216 MCCON	4231005027			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1924	
4232 MCCON	4231005031			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.36	1926	
4240 MCCON	4231005033			1	3	0.13	Low Density R1		Incremental Infill A		35.20	4	other	-	0.35	1938	
4260 MCCON	4231005037			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.43	1927	
4236 MCCON	4231005032			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4244 MCCON	4231005034			1	2	0.26	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.28	1937	
4281 MILDRE	4231005021			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1927	
4264 MCCON	4231005038			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.29	1952	
4252 MILDRE	4231006013			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1925	
4264 MILDRE	4231006016			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.36	1925	
4244 MILDRE	4231006011			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1925	
4221 NEOSHO	4231006022			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.36	1926	
4240 MILDRE	4231006010			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.33	1948	
4211 NEOSHO	4231006020			1	2	0.16	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.11	1947	
4321 NEOSHO	4231007008			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.26	1947	

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4314 MILDRE	4231007012			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.10	1926	
4267 NEOSH	4231006031			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1948	
4333 NEOSH	4231007013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4276 MILDRE	4231007027			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
4357 NEOSH	4231007033			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1938	
4309 NEOSH	4231007003			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
4306 MILDRE	4231007007			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1931	
4272 MILDRE	4231007026			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.16	1926	
4037 WASAT	4231019036			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1947	
4017 WASAT	4231019032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1948	
4023 BOISE A	4231019051			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1950	
4173 NEOSH	4231022014			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1951	
4133 NEOSH	4231022007			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1941	
4124 MILDRE	4231022021			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.35	1928	
4152 MILDRE	4231022028			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.30	1941	
4177 NEOSH	4231022015			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1941	
4187 NEOSH	4231022017			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1947	
4132 MILDRE	4231022023			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1923	
4172 MILDRE	4231022033			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.29	1948	
4143 NEOSH	4231022009			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1924	
4177 MILDRE	4231023022			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	-	0	
4145 MILDRE	4231023014			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.35	1952	
4136 MCON	4231023030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1924	
4142 MCON	4231023032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
4133 MILDRE	4231023011			1	3	0.13	Low Density	R2	Incremental Infill B		35.00	4	other	-	0.25	1926	
4189 MILDRE	4231023025			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1930	
4190 MCON	4231023044			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1924	
4174 MCON	4231023040			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1927	
4172 MCON	4231023039			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1948	
4148 MCON	4231023033			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1925	
4129 MILDRE	4231023010			1	3	0.13	Low Density	R2	Incremental Infill B		35.00	4	other	-	0.30	1926	
4150 MCON	4231023034			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1924	
4154 MCON	4231023035			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1924	
4129 MCON	4231024006			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
4189 MCON	4231024021			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4255 MCON	4231025016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1924	
4233 MCON	4231025010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1947	
4237 MCON	4231025011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1932	
4209 MCON	4231025005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1947	
4241 MCON	4231025012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1947	
4249 MCON	4231025014			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4158 MCON	4231023036			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.21	1924	
4186 MCON	4231023043			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1924	
4110 MOORE	4231026013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1944	
4140 MOORE	4231026020			1	2	0.11	Open Space	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1942	
4027 MEIER S	4231027011			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1947	

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4031 ROSAB	4231027007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1940	
4043 MEIER	4231027014			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1929	
4065 ROSAB	4231027015			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1940	
4023 MEIER	4231027010			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4035 MEIER	4231027012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1951	
12251 HERBE	4232008005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
12315 HERBE	4232007001			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
12275 HERBE	4232008007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.06	1950	
12227 HERBE	4232008003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
12350 HERBE	4232009005			1	3	0.14	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.48	1950	
4026 BERRY	4233001012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1930	
4040 BERRY	4233001009			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1944	
4036 BERRY	4233001010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1946	
4080 BERRY	4233001001			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4070 BERRY	4233001003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4081 MINERV	4233001030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4061 MINERV	4233001026			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1940	
4031 MINERV	4233001020			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1944	
4212 BERRY	4233002013			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1940	
4116 BERRY	4233002020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.22	1939	
4057 MINERV	4233001025			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
4071 MINERV	4233001028			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4126 BERRY	4233002018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1939	
4161 MINERV	4233002034			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.11	1947	
4141 MINERV	4233002030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1926	
4151 MINERV	4233002032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1944	
4127 MINERV	4233002027			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4137 MINERV	4233002029			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1952	
4226 COOLID	4233003017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
4232 COOLID	4233003016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
4238 COOLID	4233003015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1924	
4218 COOLID	4233003019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1954	
4206 COOLID	4233003021			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
4202 COOLID	4233003022			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1946	
4209 BERRY	4233003038			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1940	
4117 BERRY	4233003032			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1948	
4211 BERRY	4233003039			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1924	
4110 COOLID	4233003028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1945	
4233 BERRY	4233003043			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1925	
4028 COOLID	4233004011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.09	1944	
4229 BERRY	4233003042			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
4027 BERRY	4233004019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1944	
4061 BERRY	4233004026			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1946	
4219 BERRY	4233003040			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1947	
4068 COOLID	4233004003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
4034 COOLID	4233004010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	

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4071 BERRY	4233004028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1946	
4077 BERRY	4233004029			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1939	
4048 COOLID	4233004007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
4031 BERRY	4233004020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1944	
4018 COOLID	4233004013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4021 BERRY	4233004018			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4067 BERRY	4233004027			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1946	
4041 BERRY	4233004022			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.34	1944	
4052 MCLAUC	4233005006			1	2	0.14	Low Density	R3	Incremental Infill B		35.20	3	single_family	1.00	0.25	1944	
4039 COOLID	4233005023			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1944	
4022 MCLAUC	4233005012			1	2	0.14	Low Density	R3	Incremental Infill B		35.20	3	single_family	1.00	0.25	1940	
4081 BERRY	4233004030			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4072 MCLAUC	4233005002			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.25	1940	
4046 MCLAUC	4233005007			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.44	1944	
4075 COOLID	4233005030			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1947	
4025 COOLID	4233005020			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1944	
4049 COOLID	4233005025			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1953	
4059 COOLID	4233005027			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1942	
4228 MCLAUC	4233006010			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.25	1946	
4218 MCLAUC	4233006012			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.37	1944	
4208 MCLAUC	4233006014			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.40	1944	
4202 MCLAUC	4233006015			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.28	1944	
4035 COOLID	4233005022			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4045 COOLID	4233005024			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1944	
4248 MCLAUC	4233006006			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.47	1947	
4136 MCLAUC	4233006016			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.25	1940	
4130 MCLAUC	4233006017			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.32	1940	
4121 COOLID	4233006026			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1941	
4127 COOLID	4233006027			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4222 MCLAUC	4233006011			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4238 MCLAUC	4233006008			1	2	0.14	Low Density	R3	Incremental Infill B		35.00	3	single_family	1.00	0.25	1952	
4117 COOLID	4233006025			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1939	
4213 COOLID	4233006032			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4131 COOLID	4233006028			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4239 COOLID	4233006037			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
3423 SHERB	4312025005			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.43	1940	
3419 SHERB	4312025004			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.36	1931	
3427 SHERB	4312025006			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.34	1957	
3335 SHERB	4312024010			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1922	
3339 SHERB	4312024011			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.39	1924	
10757 FLAXT	4203001047			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10721 FLAXT	4203001040			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1948	
10753 FLAXT	4203001046			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10737 FLAXT	4203001043			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1948	
10747 FLAXT	4203001045			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10786 DESHII	4203002016			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	

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10806 DESHII	4203002020			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
10796 DESHII	4203002018			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.19	1956	
10790 DESHII	4203002017			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1956	
10814 CLARN	4203003001			1	2	0.29	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
10784 CLARN	4203003008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
10793 OVERL	4203003014			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10798 CLARN	4203003005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
10773 OVERL	4203003012			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1951	
10803 OVERL	4203003015			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10816 GALVIN	4203003035			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1951	
10815 FLAXTi	4203003029			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10893 GALVIN	4203003038			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10801 GALVIN	4203003018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1951	
10802 CLARN	4203003004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
10853 GALVIN	4203003023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1951	
10810 CLARN	4203003054			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1952	
10727 KELMC	4203004053			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1948	
10873 GALVIN	4203003055			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
10728 WHITB	4203004072			1	3	0.11	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.49	1948	
10743 KELMC	4203004056			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1948	
10732 WHITB	4203004071			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10772 WHITB	4203004063			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10737 WHITB	4203004084			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1948	
10731 WHITB	4203004083			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1948	
10738 FLAXTi	4203004102			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1948	
10728 FLAXTi	4203004104			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1948	
10741 WHITB	4203004085			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10721 WHITB	4203004081			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10727 WHITB	4203004082			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1948	
10748 FLAXTi	4203004100			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1948	
10760 FLAXTi	4203004098			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10718 FLAXTi	4203004106			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.23	1948	
10662 DRAKE	4203007062			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1955	
10618 FLAXTi	4203007052			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1958	
10646 DRAKE	4203007059			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1961	
10641 YOUNC	4203007069			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1955	
10608 FLAXTi	4203007076			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1958	
10649 YOUNC	4203007068			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1955	
10724 KELMC	4203008062			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1948	
10611 YOUNC	4203007075			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
10724 RANCH	4203008074			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1954	
10815 KELMC	4203009002			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10682 RANCH	4203008087			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1953	
10871 KELMC	4203009007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.22	1951	
10705 CRANK	4203008090			1	2	0.28	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10912 WHITB	4203009013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	

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10890 WHITB	4203009015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.19	1951	
10828 WHITB	4203009021			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10803 WHITB	4203009027			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10815 WHITB	4203009028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1951	
10816 WHITB	4203009022			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1951	
10889 STEVE	4203010009			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1951	
10849 STEVE	4203010005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10803 STEVE	4203010001			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10915 STEVE	4203010011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1951	
10828 STEVE	4203011013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10944 STEVE	4203011002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11314 RUDM/	4203013002			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11237 GRAYF	4203013020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11210 GRAYF	4203013039			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11301 GRAYF	4203013027			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1951	
11340 MALAT	4203014004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11267 GRAYF	4203013023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1951	
11230 GRAYF	4203013037			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1951	
11300 MALAT	4203014008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11364 MALAT	4203014002			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11218 MALAT	4203014017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11210 MALAT	4203014018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11257 RUDM/	4203014026			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.08	1951	
11217 RUDM/	4203014022			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11277 RUDM/	4203014028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11266 MALAT	4203014012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11255 MALAT	4203015007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11241 HANNL	4203015036			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
11221 HANNL	4203015040			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.15	1944	
11243 STEVE	4203015055			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
10750 RANCH	4203016253			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10752 RANCH	4203016254			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
5717 TELLEF	4203016249			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10746 MOLOF	4203017054			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1954	
5920 CULVIE	4203017048			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1954	
5913 TELLEF	4203017069			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1954	
5915 TELLEF	4203017068			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1954	
10756 MOLOF	4203017057			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
11328 HANNL	4203018006			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
11346 HANNL	4203018010			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
11352 HANNL	4203018011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
11319 PLAYA	4203018014			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.08	1942	
11336 HANNL	4203018008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1949	
11313 STEVE	4203018025			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
11358 HANNL	4203018028			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1941	
11349 MALAT	4203018042			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	

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10742 CRANK	4203019043			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1954	
5921 CULVIE	4203019038			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10744 CRANK	4203019044			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1954	
10746 CRANK	4203019045			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1954	
10747 STEPH	4203019055			1	3	0.13	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.25	1954	
10751 STEPH	4203019054			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.25	1954	
10729 CRANK	4203019067			1	2	0.26	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1954	
10744 STEPH	4203019058			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1954	
10741 CRANK	4203019072			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
5716 TELLEF	4203019084			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1954	
10739 CRANK	4203019071			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1954	
10743 CRANK	4203019073			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1954	
10731 CRANK	4203019068			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
11329 HANNL	4203021042			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
11319 HANNL	4203021044			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1942	
11359 HANNL	4203021022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1941	
11345 HANNL	4203021025			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1942	
10609 FLAXT	4203022205			1	2	0.32	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1955	
10615 FLAXT	4203022203			1	2	0.34	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1959	
0	4203022804			1	2	0.29	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	#DIV/0!	0	
10601 YOUNC	4203022210			1	2	0.37	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1955	
5717 EL RINC	4203028238			1	3	0.16	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.25	1954	
5721 EVEWAI	4203028226			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1954	
10640 YOUNC	4203029199			1	2	0.30	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1956	
10661 RANCH	4203029201			1	2	0.60	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1956	
5707 STEVEF	4203028219			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10618 YOUNC	4203029196			1	2	0.29	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1956	
10630 YOUNC	4203029211			1	2	0.24	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1956	
10612 YOUNC	4203029194			1	2	0.44	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.09	1956	
10688 CRANK	4203030127			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1956	
9032 LUCERN	4204001009			1	2	0.13	Low Density	R2	Incremental Infill B		35.20	3	single_family	1.00	0.42	1953	
10661 CRANK	4203029209			1	2	0.97	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1959	
10680 ESTER	4203030114			1	2	0.50	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.22	1922	
10688 ESTER	4203030116			1	2	0.52	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1957	
10622 YOUNC	4203029197			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
9058 LUCERN	4204001003			1	2	0.12	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1948	
9024 LUCERN	4204001015			1	2	0.17	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.41	1923	
4215 INCE BL	4204001037			1	2	0.20	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.16	1941	
3982 SHEDD	4204011019			1	2	0.32	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1960	
5803 VICSTO	4204010002			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1955	
3829 CRESTV	4204011042			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1959	
3849 LEEVIEV	4204012026			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1957	
3967 SHEDD	4204013040			1	2	0.41	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1962	
7009 WRIGHT	4204013045			1	2	0.34	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1900	
5926 WRIGHT	4204015021			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1956	
7006 WRIGHT	4204013022			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1964	

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3825 CREST\	4204011043			1	2	0.17	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.45	1959	
3979 SHEDD	4204013043			1	2	0.38	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.22	1962	
3122 REID AV	4205008004			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1926	
3138 REID AV	4205008017			1	2	0.31	Ballona Cree	R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1948	
3110 REID AV	4205008007			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
3226 ROBER\	4205011006			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
3234 ROBER\	4205011004			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.46	1946	
3210 ROBER\	4205011010			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1949	
3109 REID AV	4205011013			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.30	1940	
3209 ROBER\	4205012006			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.09	1939	
3113 REID AV	4205011014			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.08	1925	
3133 REID AV	4205011019			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.44	1948	
3147 REID AV	4205011021			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.41	1915	
3204 ROBER\	4205011011			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.38	1942	
3143 REID AV	4205011020			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.04	1928	
3414 MCMAN	4205012002			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.26	1923	
3460 FAY AVI	4205015003			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
3452 FAY AVI	4205015005			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1947	
3444 FAY AVI	4205015007			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1925	
3410 FAY AVI	4205015015			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.27	1939	
3426 FAY AVI	4205015011			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.36	1931	
3422 FAY AVI	4205015012			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
3401 MCMAN	4205015017			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.45	1942	
3460 CATTAF	4205016001			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.24	1928	
3414 CATTAF	4205016012			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1939	
3413 FAY AVI	4205016017			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1923	
3443 FAY AVI	4205016024			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
3410 CATTAF	4205016013			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.41	1923	
3409 FAY AVI	4205016016			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1928	
3455 FAY AVI	4205016027			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1937	
3451 FAY AVI	4205016026			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.35	1923	
3465 FAY AVI	4205016029			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.32	1947	
3350 SHERBC	4205018024			1	2	0.14	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1922	
3430 SHERBC	4205019018			1	2	0.14	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
3421 CATTAF	4205019005			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1936	
3438 SHERBC	4205019020			1	2	0.14	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
3322 SHERBC	4205018018			1	2	0.14	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.38	1927	
3413 CATTAF	4205019003			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1923	
3540 SCHAEF	4206002014			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
3574 SCHAEF	4206002022			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1923	
3578 SCHAEF	4206002023			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.41	1923	
3556 SCHAEF	4206002018			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.46	1931	
3548 HELMS	4206003010			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
3562 HELMS	4206003013			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.36	1925	
3530 HELMS	4206003006			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.34	1925	
3570 HELMS	4206003015			1	2	0.12	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	-	1924	

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3549 SCHAEF	4206003026				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.23	1922	
3574 HELMS	4206003016				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1924	
3556 HELMS	4206003012				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.39	1925	
3584 HELMS	4206004001				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1924	
3592 HELMS	4206004003				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.48	1925	
3602 HELMS	4206004005				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1922	
3606 HELMS	4206004006				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1937	
3610 HELMS	4206004007				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.27	1945	
3628 HELMS	4206004011				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1927	
3617 SCHAEF	4206004029				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1928	
3638 HELMS	4206004013				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.20	1925	
3586 WESLEY	4206005002				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.26	1945	
3594 WESLEY	4206005004				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1948	
3630 HELMS	4206004012				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.34	1927	
3643 HELMS	4206005023				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1887	
3632 WESLEY	4206005012				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1925	
3635 HELMS	4206005025				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.26	1928	
3625 HELMS	4206005027				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1947	
3562 WESLEY	4206006011				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.14	1936	
3556 WESLEY	4206006010				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1940	
3541 HELMS	4206006026				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1927	
8862 CARSOI	4206007009				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.46	1950	
8906 CARSOI	4206008001				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.31	1945	
4160 HIGUER	4206008014				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1922	
3625 WESLEY	4206008029				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1952	
3607 WESLEY	4206008033				1	2	0.11	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.06	1936	
8952 CARSOI	4206008011				1	2	0.13	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1928	
4156 HIGUER	4206008013				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.14	1924	
9026 CARSOI	4206009010				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.31	1922	
9030 CARSOI	4206009009				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.20	1924	
9020 CARSOI	4206009011				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.29	1924	
4161 HIGUER	4206009014				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1952	
9041 LUCERN	4206009026				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.18	1923	
9033 LUCERN	4206009024				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	-	1938	
0	4206010003				1	3	0.14	Low Density R2	Incremental Infill B		35.00		4 other	-	-	0	
9047 LUCERN	4206009027				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.11	1937	
9048 HUBBAF	4206010006				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
9016 HUBBAF	4206010013				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.21	1928	
9022 HUBBAF	4206010012				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1923	
9015 CARSOI	4206010021				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.27	1929	
9021 CARSOI	4206010022				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.44	1923	
9055 CARSOI	4206010030				1	3	0.14	Low Density R2	Incremental Infill B		35.00		4 other	-	0.25	1924	
8951 CARSOI	4206011021				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.19	1923	
8906 HUBBAF	4206011002				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
8955 CARSOI	4206011020				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1922	
8934 HUBBAF	4206011008				1	2	0.14	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1922	

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4112 HIGUER	4206011015			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1923	
8898 HUBBAF	4206012001			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1929	
4108 HIGUER	4206011014			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.21	1923	
4116 HIGUER	4206011016			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.26	1922	
8948 HUBBAF	4206011011			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.43	1947	
4126 HIGUER	4206011018			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.27	1938	
8902 HUBBAF	4206011001			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.43	1950	
8912 HUBBAF	4206011003			1	2	0.17	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.31	1922	
8944 HUBBAF	4206011010			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.36	1946	
8952 HUBBAF	4206011012			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1924	
8885 CARSOI	4206012012			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1923	
8917 KRUEGI	4206016022			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.43	1947	
8916 KRUEGI	4206017003			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.41	1951	
8922 KRUEGI	4206017004			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.32	1949	
8929 HUBBAF	4206017023			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.38	1926	
8943 HUBBAF	4206017020			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1922	
4037 HIGUER	4206018017			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.36	1922	
9047 HUBBAF	4206018025			1	3	0.18	Low Density R2		Incremental Infill B		35.00	4	other	-	0.48	1925	
9011 KRUEGI	4206019018			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.33	1938	
3979 HIGUER	4206019016			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.28	1947	
0	4206019029			1	3	0.20	Low Density R2		Incremental Infill B		35.00	4	other	-	-	0	
4120 VAN BU	4206024014			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.47	1925	
4230 IRVING	4206025007			1	2	0.18	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.30	1927	
4240 IRVING	4206025009			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1951	
9523 LUCERN	4206025011			1	2	0.11	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.34	1950	
4121 VAN BU	4206025016			1	2	0.18	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.36	1947	
4065 VAN BU	4206026025			1	2	0.18	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.47	1923	
4091 VAN BU	4206026030			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1936	
4167 BALDWI	4207013010			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.42	1923	
4177 BALDWI	4207013012			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.34	1940	
4144 BALDWI	4207014027			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1921	
4125 LA SALL	4207014005			1	3	0.15	Low Density R2		Incremental Infill B		35.00	4	other	-	0.25	1928	
4171 LA SALL	4207014014			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.37	1949	
4178 BALDWI	4207014034			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.39	1923	
4154 BALDWI	4207014029			1	3	0.15	Low Density R2		Incremental Infill B		35.00	4	office	-	0.43	1930	
4125 MADISC	4207015005			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.50	1930	
4121 MADISC	4207015004			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.36	1924	
4151 MADISC	4207015010			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.41	1926	
4115 MADISC	4207015003			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1925	
4135 MADISC	4207015007			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.45	1923	
4110 LA SALL	4207015020			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.42	1947	
4141 MADISC	4207015008			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1923	
4110 MADISC	4207016020			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.11	1920	
4120 MADISC	4207016022			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.29	1926	
4155 LINCOLI	4207016011			1	2	0.16	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.32	1929	
4184 MADISC	4207016035			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.02	1941	

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4150 LINCOLI	4207017029				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.31	1956	
4121 LAFAYE	4207018004				1	2	0.20	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.26	1947	
4174 LINCOLI	4207017034				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1927	
4115 LAFAYE	4207018003				1	2	0.20	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1927	
4140 LAFAYE	4207019008				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.41	1923	
4184 LAFAYE	4207019017				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.44	1920	
4180 LAFAYE	4207019016				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1940	
4164 LAFAYE	4207019013				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1920	
4171 IRVING	4207019035				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.27	1926	
9621 FARRAC	4207019041				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
4181 LAFAYE	4207021002				1	2	0.17	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
4115 IRVING	4207019023				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.40	1916	
4240 LAFAYE	4207020008				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1952	
4191 LAFAYE	4207021004				1	2	0.17	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.28	1925	
4230 LAFAYE	4207020006				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.32	1930	
4145 IRVING	4207019030				1	2	0.18	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.42	1923	
4175 LAFAYE	4207021001				1	2	0.17	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.30	1923	
4185 IRVING	4207019038				1	2	0.12	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
4215 LAFAYE	4207021008				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1924	
4221 LAFAYE	4207021009				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.44	1938	
4225 LAFAYE	4207021010				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
4214 LINCOLI	4207022018				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1924	
4220 LINCOLI	4207022019				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.43	1926	
4231 LINCOLI	4207023006				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4211 LINCOLI	4207023002				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.49	1926	
4240 MADISC	4207023021				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1938	
9944 FARRAC	4207023016				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.14	1942	
4234 MADISC	4207023020				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.17	1922	
4244 MADISC	4207023022				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
4224 LA SALL	4207024022				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1926	
4225 LA SALL	4207025005				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	-	0	
4234 LA SALL	4207024024				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.42	1930	
4275 MADISC	4207024015				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.28	1927	
4265 MADISC	4207024013				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.33	1927	
4205 LA SALL	4207025001				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.10	1921	
4234 BALDWI	4207025023				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.48	1924	
4220 BALDWI	4207025020				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.28	1947	
4224 BALDWI	4207025021				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1921	
4244 BALDWI	4207025025				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.24	1923	
4254 BALDWI	4207025027				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1923	
4245 BALDWI	4207026009				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.26	1914	
4225 BALDWI	4207026005				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.45	1920	
4231 BALDWI	4207026006				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1924	
4220 REVERE	4207026020				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.45	1923	
4221 BALDWI	4207026004				1	2	0.15	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1938	
4210 REVERE	4207026018				1	2	0.16	Low Density R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1940	

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4244 REVERE	4207026025			1	2	0.15	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.50	1925	
4224 REVERE	4207026021			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
4230 REVERE	4207026022			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.32	1923	
4261 REVERE	4207027006			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1947	
4290 JACKSC	4207027020			1	2	0.18	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.43	1928	
4284 JACKSC	4207027019			1	2	0.14	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.24	1928	
10842 OREG	4208013007			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.26	1950	
10880 OREG	4208013013			1	2	0.13	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.41	1928	
10856 OREG	4208013009			1	2	0.13	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
10827 ARIZOI	4208013029			1	2	0.17	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.37	1951	
10835 OREG	4208014032			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1929	
10886 OREG	4208013014			1	2	0.14	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.29	1952	
10847 OREG	4208014030			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.31	1928	
10815 OREG	4208014036			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1928	
10889 OREG	4208014900			1	2	0.11	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	-	1951	
10819 OREG	4208014035			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.24	1928	
10761 OREG	4208015019			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.14	1928	
10771 OREG	4208015017			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
10751 OREG	4208015021			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
10757 OREG	4208015020			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.27	1949	
10717 OREG	4208015028			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.46	1929	
10721 OREG	4208015027			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.43	1930	
10713 OREG	4208015029			1	2	0.12	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
4054 HURON	4208025011			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
4028 HURON	4208025006			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1929	
4034 HURON	4208025007			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.29	1948	
4060 CHARLE	4208024004			1	2	0.15	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.33	1926	
4038 HURON	4208025008			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.41	1947	
4124 HURON	4208026014			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
4063 CHARLE	4208025030			1	2	0.15	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.28	1946	
4117 CHARLE	4208025022			1	2	0.14	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.44	1951	
4153 MILTON	4208026020			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1940	
4129 MILTON	4208026057			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1950	
4121 CHARLE	4208025021			1	2	0.11	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.23	1951	
4101 CHARLE	4208025026			1	2	0.16	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1954	
4128 HURON	4208026015			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.37	1939	
10934 ALETT	4208027007			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.43	1947	
4137 MILTON	4208026055			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.27	1941	
4133 MILTON	4208026056			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
10952 ALETT	4208027012			1	2	0.13	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4166 JASMINI	4209001034			1	2	0.14	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4170 JASMINI	4209001035			1	2	0.14	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.33	1952	
4174 JASMINI	4209001036			1	2	0.14	Low Density R2		Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4412 VINTON	4209005009			1	2	0.15	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.38	1952	
4396 VINTON	4209005006			1	2	0.15	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4436 VINTON	4209005013			1	2	0.15	Low Density R1		Incremental Infill A		35.20		3 single_family	1.00	0.49	1952	

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4384 VINTON	4209005004			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1952	
4212 VINTON	4209007003			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
4248 VINTON	4209007010			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1939	
4324 VINTON	4209006003			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4218 VINTON	4209007004			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4339 JASMIN	4209006013			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4314 VINTON	4209006020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1940	
4272 VINTON	4209007015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1938	
4282 VINTON	4209007017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4262 VINTON	4209007013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.27	1938	
4223 JASMIN	4209007035			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.49	1941	
4114 VINTON	4209008004			1	2	0.17	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	-	0	
4293 JASMIN	4209007021			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1939	
4259 JASMIN	4209007028			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4120 VINTON	4209008005			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.39	1928	
4140 VINTON	4209008009			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4144 VINTON	4209008010			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1938	
4229 JASMIN	4209007034			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1941	
4160 VINTON	4209008013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4170 VINTON	4209008015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.33	1938	
4150 VINTON	4209008011			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4140 MOTOR	4209009013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1928	
4163 JASMIN	4209008022			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1946	
4150 MOTOR	4209009015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1938	
4133 JASMIN	4209008028			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	0.25	1928	
4123 JASMIN	4209008031			1	2	0.13	Low Density	R2	Incremental Infill B		35.00		3 single_family	1.00	-	0	
4234 MOTOR	4209010007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1939	
4164 MOTOR	4209009018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.27	1938	
4154 MOTOR	4209009016			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
4179 VINTON	4209009023			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.45	1940	
4120 MOTOR	4209009009			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1954	
4173 VINTON	4209009024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.45	1938	
4220 MOTOR	4209010004			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.33	1939	
4279 VINTON	4209010024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1940	
4209 VINTON	4209010038			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.36	1937	
4229 VINTON	4209010034			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.49	1937	
4320 MOTOR	4209011008			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4419 VINTON	4209012013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.16	1952	
4321 MOTOR	4209013003			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1952	
4401 VINTON	4209012016			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4363 VINTON	4209012021			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.50	1952	
4315 VINTON	4209011019			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4321 VINTON	4209011018			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4369 MOTOR	4209013011			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4387 MOTOR	4209013014			1	2	0.17	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4354 LE BOUI	4209013021			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1952	

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4330 LE BOUI	4209013025			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1952	
4324 LE BOUI	4209013026			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4264 LE BOUI	4209014005			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4281 MOTOR	4209014011			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1939	
4274 LE BOUI	4209014007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4280 LE BOUI	4209014015			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1939	
4140 LE BOUI	4209015015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1928	
4150 LE BOUI	4209015017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1940	
4143 MOTOR	4209015032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1928	
4174 LE BOUI	4209015022			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1938	
4139 MOTOR	4209015033			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1940	
4153 MOTOR	4209015030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1940	
4163 MOTOR	4209015028			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1928	
4114 MENTOI	4209016009			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
4149 MOTOR	4209015031			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
4148 MENTOI	4209016016			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1939	
4178 MENTOI	4209016022			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1939	
4119 LE BOUI	4209016041			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1939	
4268 MENTOI	4209017013			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1940	
4188 MENTOI	4209016024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1939	
4129 LE BOUI	4209016039			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1940	
4139 LE BOUI	4209016037			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4158 MENTOI	4209016018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1939	
4142 MENTOI	4209016015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1940	
4173 LE BOUI	4209016030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1939	
4163 LE BOUI	4209016032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4228 MENTOI	4209017005			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.12	1938	
4238 MENTOI	4209017007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1939	
4169 LE BOUI	4209016031			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1938	
4232 MENTOI	4209017006			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
4237 LE BOUI	4209017022			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1940	
4227 LE BOUI	4209017024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1939	
4273 LE BOUI	4209017015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1939	
4263 LE BOUI	4209017017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1939	
4213 LE BOUI	4209017027			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1939	
4391 MENTOI	4209019006			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4351 LE BOUI	4209018008			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4390 KEYSTC	4209019019			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4438 KEYSTC	4209019011			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4397 KEYSTC	4209020002			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1952	
4457 KEYSTC	4209020012			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1952	
4535 JASMINI	4209020014			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4319 MENTOI	4209021004			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1952	
4325 MENTOI	4209021005			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4343 MENTOI	4209021008			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1952	
4355 MENTOI	4209021010			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1952	

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4336 KEYSTC	4209021015				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4331 MENTO	4209021006				1	2	0.16	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.42	1952	
4349 MENTO	4209021009				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4318 KEYSTC	4209021018				1	2	0.16	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4324 KEYSTC	4209021017				1	2	0.16	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1952	
4242 KEYSTC	4209022008				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1949	
4201 MENTO	4209022023				1	2	0.21	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.42	1946	
4241 MENTO	4209022017				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.41	1942	
4154 KEYSTC	4209023012				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
4212 KEYSTC	4209022002				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1941	
4261 MENTO	4209022013				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1939	
4140 KEYSTC	4209023009				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1939	
4144 KEYSTC	4209023010				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
4190 KEYSTC	4209023019				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.32	1928	
4133 MENTO	4209023034				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1948	
4257 KEYSTC	4209025008				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1939	
4159 MENTO	4209023029				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
4197 KEYSTC	4209024015				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1939	
4119 KEYSTC	4209024030				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1947	
4229 KEYSTC	4209025013				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
4235 KEYSTC	4209025012				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
4123 MENTO	4209023036				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1941	
4115 MENTO	4209023037				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.41	1923	
4319 KEYSTC	4209026038				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4325 KEYSTC	4209026039				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.08	1952	
4169 KEYSTC	4209024020				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1936	
4355 KEYSTC	4209026015				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1952	
4361 KEYSTC	4209026016				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1952	
4313 KEYSTC	4209026037				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1952	
4331 KEYSTC	4209026011				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
4123 KEYSTC	4209024029				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1928	
4367 KEYSTC	4209026017				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1952	
5112 PICKFO	4210001018				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
5039 PICKFO	4210002013				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1941	
5008 FAIRBA	4210002020				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1944	
5045 PICKFO	4210002012				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1941	
5166 PICKFO	4210001029				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1941	
5152 PICKFO	4210001026				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.39	1939	
5029 PICKFO	4210002015				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.35	1941	
5044 PICKFO	4210002011				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1941	
5028 PICKFO	4210002008				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1943	
5034 FAIRBA	4210002025				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1941	
5024 PICKFO	4210002007				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1943	
5028 FAIRBA	4210002024				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1941	
5025 PICKFO	4210002016				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1944	
5012 FAIRBA	4210002021				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.31	1948	

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5018 WESTW	4210003011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1944	
5039 FAIRBAI	4210003002			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1940	
5113 WESTW	4210003020			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1948	
5035 WESTW	4210003024			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1941	
5029 WESTW	4210003025			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1949	
5113 PICKFO	4210004010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1937	
5107 PICKFO	4210004011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.43	1949	
5142 FAIRBAI	4210004019			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.42	1938	
5116 WESTW	4210004032			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
5113 FAIRBAI	4210004028			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1928	
5132 FAIRBAI	4210004017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.49	1929	
5123 FAIRBAI	4210004026			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1930	
10841 PICKF	4210006006			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.35	1939	
10951 WESTV	4210005019			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
5132 WESTW	4210004035			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1938	
10965 WESTV	4210005016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.39	1940	
10845 PICKF	4210006005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.29	1937	
10840 FAIRB/	4210006016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1938	
10820 FAIRB/	4210006012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1944	
10810 PICKF	4210007015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1938	
10824 PICKF	4210007018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.22	0	
10844 PICKF	4210007022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.34	1939	
10936 PICKF	4210008021			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10912 PICKF	4210008016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.22	1939	
10966 PICKF	4210008027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1944	
10947 PICKF	4210009006			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1940	
10906 PICKF	4210008015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1939	
10962 PICKF	4210008026			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1943	
10975 PICKF	4210009001			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.47	1944	
10963 PICKF	4210009003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10920 FAIRB/	4210009018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1939	
10937 PICKF	4210009008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10957 PICKF	4210009004			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10906 FAIRB/	4210009015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.39	1940	
10942 FAIRB/	4210009022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1940	
10951 PICKF	4210009005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10974 PICKF	4210008028			1	2	0.17	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.33	1944	
10967 PICKF	4210009002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.44	1941	
10930 FAIRB/	4210009020			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1939	
10951 FAIRB/	4210010005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1940	
10943 FAIRB/	4210010007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1940	
10966 FAIRB/	4210009027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.27	1941	
10913 FAIRB/	4210010014			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.45	1940	
11043 WESTV	4210011007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.42	1940	
11020 RHOD/	4210011018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.23	0	
11056 RHOD/	4210011025			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.46	1946	

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11063 WESTV	4210011003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1941	
10937 FAIRB/	4210010008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1930	
10931 FAIRB/	4210010009			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10921 FAIRB/	4210010011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1928	
11067 WESTV	4210011002			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1944	
10871 OCEAN	4210013004			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1950	
11021 WESTV	4210011011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11051 OCEAN	4210013020			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1950	
10752 FARRA	4210017002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
11066 RHOD/	4210011027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1944	
10831 OCEAN	4210013002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1950	
10748 FARRA	4210017003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
10749 FRANK	4210018022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1939	
10714 FRANK	4210018031			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
10728 GARFII	4210018008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	-	0	
10742 FRANK	4210018027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1948	
10728 FRANK	4210018030			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1941	
10756 FRANK	4210018025			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1940	
10729 FRANK	4210018018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
10729 FARRA	4210018035			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1942	
10750 BARM/	4210019014			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
10764 BARM/	4210019011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1938	
10749 FARRA	4210018039			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1941	
10717 GARFII	4210019001			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
10728 BARM/	4210019018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1947	
10709 BRADC	4210019024			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1946	
10739 BRADC	4210019028			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1939	
10749 BRADC	4210019030			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
10759 BRADC	4210019032			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1940	
4214 ELEND/	4210021016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1948	
10848 WAGNI	4210022008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1941	
10808 WAGNI	4210022016			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1939	
10816 WAGNI	4210022014			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.11	1947	
10818 WAGNI	4210022013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1928	
10835 GARFII	4210024007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1939	
10825 GARFII	4210024005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1940	
10823 BARM/	4210023018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1940	
10842 BARM/	4210024019			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
10819 BRADC	4210024030			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1940	
10818 BRADC	4210024049			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1940	
10848 BRADC	4210024043			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
10843 BRADC	4210024035			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
10831 FARRA	4210025013			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1940	
10844 FRANK	4210025017			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1946	
10843 FRANK	4210025031			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1940	
10840 FRANK	4210025018			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1947	

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10817 FRANK	4210025026			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
10834 GARFII	4210025036			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
10837 FRANK	4210025030			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1949	
10816 FRANK	4210025023			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1941	
10932 BARM/	4210027037			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1946	
10931 BRAD/	4210027022			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1941	
10942 BARM/	4210027035			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	-	0	
10966 BARM/	4210027030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
10941 BRAD/	4210027024			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1940	
10935 BRAD/	4210027023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
10915 BRAD/	4210027019			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
10923 BRAD/	4210027021			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1941	
4327 ELENDA/	4210028004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
10947 BARM/	4210028011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1941	
10927 LINDBL	4210029007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1926	
10930 WAGNI	4210029019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1926	
10942 WAGNI	4210029017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1939	
10936 WAGNI	4210029018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1926	
11031 WAGNI	4210031005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11023 LINDBL	4210032002			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
11053 WAGNI	4210031010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1939	
11017 LINDBL	4210032001			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1940	
11033 LINDBL	4210032004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1939	
11053 LINDBL	4210032008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1939	
11027 BARM/	4210033003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1949	
11061 BARM/	4210033009			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11018 WAGNI	4210032018			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1939	
11056 LINDBL	4210033011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1940	
11027 BRAD/	4210034016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1927	
11050 BARM/	4210034025			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1940	
11046 BARM/	4210034026			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4044 HARTEF	4213007015			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4058 HARTEF	4213007013			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.06	1939	
4043 TILDEN	4213007006			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.47	1946	
4040 HARTEF	4213007016			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1946	
4102 HARTEF	4213007021			1	2	0.19	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.36	1946	
4037 HURON	4213008008			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.33	1924	
4063 HURON	4213008015			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1939	
4032 TILDEN	4213008026			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.44	1949	
4036 TILDEN	4213008027			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1949	
4112 TILDEN	4213008036			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1941	
4047 HURON	4213008010			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1947	
4140 TILDEN	4213008043			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1946	
11018 ALETT,	4213009004			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.35	1947	
4042 TILDEN	4213008028			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.22	1946	
11034 ALETT,	4213009008			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.33	1927	

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11042 ALETT	4213009010			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1948	
4133 HARTEF	4213010007			1	2	0.14	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.26	1941	
4147 HARTEF	4213010010			1	2	0.15	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4186 CENTEF	4213010014			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.34	1944	
4158 CENTEF	4213010021			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.37	1941	
4162 CENTEF	4213010020			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4061 HARTEF	4213011015			1	2	0.17	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.27	1942	
4147 CENTEF	4213012008			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1947	
4155 CENTEF	4213012010			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4170 CENTEF	4213010018			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.37	1942	
4151 CENTEF	4213012009			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4135 CENTEF	4213012005			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4178 COMMC	4213013013			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4191 CENTEF	4213013009			1	2	0.11	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.30	1945	
4174 COMMC	4213013014			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4170 COMMC	4213013015			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.27	1948	
4154 COMMC	4213012011			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4146 COMMC	4213012013			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.42	1944	
4166 COMMC	4213013016			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1942	
4161 COMMC	4213014011			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4139 CENTEF	4213012006			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
4162 COMMC	4213013017			1	2	0.13	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.09	1942	
4185 COMMC	4213014017			1	2	0.12	Low Density R2		Incremental Infill B		35.00	3	single_family	1.00	0.25	1944	
3944 TULLER	4213020015			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
3928 TULLER	4213020018			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.16	1947	
3924 TULLER	4213020024			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
3964 TULLER	4213021004			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1938	
3960 TULLER	4213021003			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.30	1949	
3968 TULLER	4213021005			1	2	0.14	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.35	1944	
5299 DOBSOI	4215002017			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.32	1950	
5271 DOBSOI	4215002014			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5327 DOBSOI	4215002020			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
4231 TULLER	4213025006			1	2	0.12	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
5359 DOBSOI	4215002024			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5379 DOBSOI	4215002026			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11123 PICKFC	4215003014			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.37	1950	
11111 PICKFC	4215003013			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.27	1950	
11147 WESTV	4215004024			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.33	1950	
5195 KAREN	4215004014			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.32	1950	
11167 WESTV	4215004026			1	2	0.11	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5168 KAREN	4215004008			1	2	0.18	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.45	1950	
11168 BRADL	4215010003			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11138 BRADL	4215010009			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.14	1947	
11134 BRADL	4215010010			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.33	1944	
11144 BRADL	4215010008			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
11130 BRADL	4215010011			1	2	0.13	Low Density R1		Incremental Infill A		35.20	3	single_family	1.00	0.38	1944	

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11120 BRAD	4215010013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1944	
11110 BRAD	4215010014			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.13	1942	
11108 BRAD	4215010015			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
11133 GARFI	4215010023			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
4445 COMM	4215010024			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1956	
11153 BRAD	4215011014			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.07	1947	
11107 BRAD	4215011006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1942	
11166 BARM	4215011021			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11175 BARM	4215012012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.11	1947	
11142 BARM	4215011026			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.19	1944	
11169 BARM	4215012013			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1944	
11151 BARM	4215012016			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1944	
11138 LINDB	4215012023			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
11165 BARM	4215012014			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
11132 LINDB	4215012022			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1944	
11101 BARM	4215012036			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11114 LINDB	4215012018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1942	
11125 BARM	4215012032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1942	
11155 LINDB	4215013013			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1948	
11157 BARM	4215012015			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1944	
11102 LINDB	4215012017			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1944	
11142 LINDB	4215012024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1944	
11178 WAGNI	4215013004			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1944	
11129 BARM	4215012031			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1942	
11113 BARM	4215012035			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11172 WAGNI	4215013003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1947	
11182 WAGNI	4215013005			1	2	0.13	Low Density	CG	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
11128 WAGNI	4215013018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1944	
11101 LINDB	4215013033			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1944	
11147 LINDB	4215013025			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1944	
11131 LINDB	4215013028			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1944	
11141 WAGNI	4215014013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1944	
11147 WAGNI	4215014012			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1944	
11131 WAGNI	4215014015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1944	
11117 WAGNI	4215014017			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.37	1942	
11107 WAGNI	4215014020			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1950	
11155 WAGNI	4215014031			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1944	
4367 TULLER	4215016016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
4372 GLOBE	4215016019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1946	
4323 GLOBE	4215017005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1928	
4331 GLOBE	4215017007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1940	
4319 GLOBE	4215017004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1927	
4327 GLOBE	4215017006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4343 GLOBE	4215017010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4355 GLOBE	4215017013			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
4315 GLOBE	4215017037			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1926	

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4351 GLOBE	4215017012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1927	
4335 GLOBE	4215017008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1947	
4363 GLOBE	4215017015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1947	
4362 HUNTLE	4215017022			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
4370 HUNTLE	4215017020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.19	1941	
4359 GLOBE	4215017014			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11240 BARM	4215018016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
11257 BRAD	4215018023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
11220 BARM	4215018007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
4330 HUNTLE	4215017038			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1968	
11250 BARM	4215018020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.02	1940	
4358 HUNTLE	4215017023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.21	1930	
11216 BARM	4215018006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1940	
11230 BARM	4215018011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.15	1953	
11237 BRAD	4215018015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
11262 BARM	4215018024			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11245 GARFII	4215019003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.09	1952	
11237 GARFII	4215019004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11238 BRAD	4215019014			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11217 FRANK	4215020005			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1952	
11266 BRAD	4215019009			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
11241 FRANK	4215020010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11242 BRAD	4215019013			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1940	
11258 BRAD	4215019010			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1939	
11248 BRAD	4215019012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
11218 BRAD	4215019018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11224 BRAD	4215019017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
11228 GARFII	4215020017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11257 FRANK	4215020013			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11250 GARFII	4215020020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1952	
11266 FRANK	4215021001			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11228 FRANK	4215021008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1952	
11256 FRANK	4215021002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11244 FRANK	4215021004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11251 FRANK	4215020012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11236 FRANK	4215021006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4461 HUNTLE	4215023012			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1952	
11286 BRAD	4215023015			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
5423 JANISAI	4216002006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1950	
11106 ORVILL	4216001003			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
5353 KALEIN	4216002014			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5319 KALEIN	4216002018			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1950	
5419 BLANCC	4216003015			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.11	1950	
5395 KALEIN	4216002007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5429 BLANCC	4216003016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5442 BLANCC	4216003030			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	

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5422 BLANCC	4216003032			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1950	
5343 BLANCC	4216004004			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
5379 BLANCC	4216004008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
5349 BLANCC	4216004005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
5409 BLANCC	4216004011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1950	
5332 KALEIN	4216005004			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1950	
5333 JANISAI	4216005012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
11121 ORVILI	4216006011			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
5303 JANISAI	4216005015			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.38	1950	
11124 MCDOI	4216006015			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
5372 KALEIN	4216005008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
5382 JANISAI	4216004028			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1950	
11160 ORVILI	4216005017			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.16	1953	
5342 JANISAI	4216004024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
11191 ORVILI	4216006027			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.22	1952	
11172 WOOLI	4216006032			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
11159 WOOLI	4216007023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
11139 MCDOI	4216007006			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
11385 MCDOI	4216008015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.33	1953	
11164 WOOLI	4216006033			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.34	1952	
11147 WOOLI	4216007014			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.49	1953	
5215 PURDUI	4216009008			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
11156 WOOLI	4216006037			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.17	1953	
5208 BERRYI	4216009030			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.44	1951	
5257 PURDUI	4216009002			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.30	1951	
11206 MCDOI	4216010019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.22	1953	
11226 MCDOI	4216010015			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.35	1953	
11226 WOOLI	4216011001			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
11276 WOOLI	4216011006			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
11205 WOOLI	4216010025			1	2	0.13	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.07	1953	
11246 ORVILI	4216012007			1	2	0.16	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.48	1952	
11227 HAYTE	4216012012			1	2	0.15	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
11225 HAYTE	4216012019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
11220 ORVILI	4216012017			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1953	
11257 PORT I	4216012009			1	2	0.17	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.31	1952	
11214 ORVILI	4216012015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1953	
11521 PATON	4216014034			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11414 DILLEF	4216014002			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1952	
11405 PATON	4216014023			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.40	1951	
11506 DILLEF	4216014029			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11492 DILLEF	4216014030			1	2	0.12	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11433 PATON	4216014020			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1951	
11462 PATON	4216015011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11214 HAYTE	4216017003			1	2	0.14	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1950	
5413 BERRYI	4216016004			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.37	1952	
11465 CULVE	4216015033			1	2	0.11	Low Density	R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	

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5419 BERRY	4216016003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
5426 DILLER	4216016007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.17	1951	
11208 HAYTE	4216017002			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1950	
11269 RYAN	4216017018			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1950	
11219 RYAN	4216017025			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1950	
11293 PATON	4216018015			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11226 HAYTE	4216017005			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1950	
11269 PATON	4216018018			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11226 PATON	4216019005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1950	
11220 PATON	4216019004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1950	
11238 PATON	4216019007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11253 PATON	4216018020			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1950	
11246 PATON	4216019008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11262 PATON	4216019010			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.03	1950	
11245 CULVE	4216019021			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1950	
11219 CULVE	4216019025			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11261 CULVE	4216019019			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.13	1950	
11202 CULVE	4216020001			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11226 CULVE	4216020005			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.15	1950	
11286 CULVE	4216020013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1950	
11254 CULVE	4216020009			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1950	
11262 CULVE	4216020010			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1950	
11343 SEGRE	4216021012			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11306 CULVE	4216021015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1952	
11324 CULVE	4216021016			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11359 SEGRE	4216021011			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1952	
11426 CULVE	4216021025			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11505 SEGRE	4216022009			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11430 CULVE	4216021026			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11467 SEGRE	4216022012			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11455 SEGRE	4216022014			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11506 CULVE	4216022022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1951	
11466 SEGRE	4216028010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11506 SEGRE	4216028013			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11514 SEGRE	4216028014			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11454 SEGRE	4216028008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1952	
11478 SEGRE	4216028012			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11570 SEGRE	4216028020			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1952	
11390 SEGRE	4216029015			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.25	1952	
11558 SEGRE	4216028019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1952	
11430 SEGRE	4216029022			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11238 SEGRE	4216030007			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.11	1950	
11232 SEGRE	4216030006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11246 SEGRE	4216030008			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
4265 MCCON	4231025036			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1949	
12803 SHORT	4231004029			1	2	0.12	Low Density	R2	Incremental Infill B		35.20	3	single_family	1.00	0.25	1951	

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4022 BOISE A	4231019042			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4181 MILDRE	4231023023			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.29	1947	
5206 EMPOR	4218009010			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
10810 DESHI	4203002021			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.06	1956	
10850 WHITB	4203009019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11223 GARFI	4215019006			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11225 WOOLI	4216010021			1	3	0.16	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.38	1953	
11176 MCDOI	4216007028			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1953	
11202 HAYTE	4216017001			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11294 HAYTE	4216017014			1	2	0.26	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5175 SELMAF	4218009020			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
10802 DESHI	4203002019			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
10818 MOLO	4203017063			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1954	
10702 RANCH	4203008076			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1956	
11007 OCEAN	4210013011			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11017 OCEAN	4210013013			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1950	
5722 TELLEF	4203019081			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1954	
10763 WHITB	4203004089			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1948	
11103 MCDOI	4216007012			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
	4203022209			1	3	0.24	Low Density	R1	Incremental Infill A		35.20	4	other	-	-	0	
11278 RYAN	4216018012			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.20	1950	
11213 HUNTL	4215021018			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1955	
11223 ORVILI	4216011019			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1953	
11224 ORVILI	4216012018			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1953	
10630 FLAXT	4203007055			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
11325 GRAYF	4203013029			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11298 GRAYF	4203013030			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.22	1951	
5721 TELLEF	4203016247			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1954	
11033 OCEAN	4210013016			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1950	
10672 ESTER	4203030110			1	2	0.36	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1961	
10757 CRANK	4203019078			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
11003 OCEAN	4210013010			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
4455 HUNTLE	4215023013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1952	
5442 JANISAI	4216003012			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1950	
11202 RYAN	4216018001			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1950	
11262 RYAN	4216018010			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11220 RYAN	4216018004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
10851 FLAXT	4203003032			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1951	
10777 KELMC	4203004061			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
10716 LUGO	4203008082			1	2	0.35	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1954	
11393 MALAT	4203018046			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1951	
10734 CRANK	4203017045			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1954	
6019 LINDA V	4203020258			1	2	0.47	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1967	
11023 OCEAN	4210013014			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11422 SEGRE	4216029020			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
5350 SAWTEI	4216004031			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1953	

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4408 KEYSTC	4209019016			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4454 VINTON	4209005016			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1952	
11050 ALETT,	4213009012			1	2	0.13	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.28	1933	
3983 GLOBE	4214002032			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1944	
4135 VAN BU	4206025019			1	2	0.18	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.46	0	
	4204013906			1	3	0.40	Low Density	R1	Incremental Infill A		35.20	4	other	-	#DIV/0!	0	
4297 JASMIN	4209007020			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.27	1939	
10963 LINDB	4210029024			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
3817 GLOBE	4214001019			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1951	
9430 LUCERN	4204001033			1	2	0.12	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.25	1950	
4127 LA SALL	4207014006			1	3	0.16	Low Density	R2	Incremental Infill B		35.00	4	other	-	0.25	1922	
7000 WRIGHT	4204013903			1	3	0.27	Low Density	R1	Incremental Infill A		35.20	4	other	-	-	0	
4200 MENTOI	4209017001			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
4381 MOTOR	4209013013			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
4156 HARTEF	4213009015			1	2	0.14	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.28	1942	
4463 KEYSTC	4209020013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1952	
11043 BARM	4210033006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1939	
11114 WAGNI	4215013016			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.39	1942	
11113 LINDB	4215013032			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.18	1942	
3820 PERHAM	4204011045			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1959	
4020 BERRY	4233001013			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.15	1944	
4058 COOLID	4233004005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1927	
6020 WRIGHT	4204013034			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1964	
4101 COOLID	4233006023			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
4064 COOLID	4233004004			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1926	
5961 WRIGHT	4204011015			1	2	0.30	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1961	
3975 SHEDD	4204013042			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1959	
5153 PICKFO	4210004002			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1938	
5147 PICKFO	4210004003			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.46	1946	
10821 OCEAN	4210013001			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1950	
11367 HERBE	4233028027			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1946	
4047 BERRY	4233004023			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.12	1930	
4085 GLOBE	4233032023			1	2	0.28	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.26	1951	
11133 BRAD	4215011010			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
11265 GARFII	4215019001			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.08	1952	
3983 SHEDD	4204013025			1	2	0.26	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1963	
4164 HIGUER	4206008015			1	2	0.12	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.43	1947	
6003 WRIGHT	4204011025			1	2	0.64	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1958	
6021 WRIGHT	4204013024			1	2	0.31	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1961	
3971 SHEDD	4204013041			1	2	0.23	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1961	
11102 WESTV	4215003044			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1950	
11158 BRAD	4215010005			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.13	1947	
11118 WAGNI	4215013017			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.21	1942	
4143 COMMC	4213014007			1	2	0.12	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.44	1946	
11323 HERBE	4233030009			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1945	
11117 LINDB	4215013031			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1942	

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5174 KAREN	4215004007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1950	
5341 EMPORI	4218013022			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.39	1951	
4070 ALBRIGI	4233030007			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5344 ETHELD	4218013020			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11201 ORVILI	4216011025			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1953	
10772 CLARN	4203003011			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1952	
12387 HERBE	4232007007			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1950	
12363 HERBE	4232007005			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1950	
12202 HERBE	4232010024			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1950	
12362 HERBE	4232009004			1	3	0.15	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.25	1950	
12302 HERBE	4232009009			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.38	1950	
12282 HERBE	4232009011			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
12386 HERBE	4232009003			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1950	
11850 ATLAN	4233013013			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1941	
4083 BLEDESC	4233027020			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1945	
4106 MINERV	4233026001			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1944	
4136 HUNTLE	4217011053			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1946	
4071 TILDEN	4213007044			1	2	0.18	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.30	1942	
4243 BERRYH	4233003045			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.23	1953	
10659 CRANK	4203029210			1	2	0.31	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1955	
6010 LINDA V	4203020252			1	2	0.43	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1954	
10684 CRANK	4203030126			1	2	0.28	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1954	
10744 RANCH	4203008073			1	2	0.36	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.16	1953	
10807 OVERL	4203003026			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5721 EL RINC	4203028240			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1954	
4211 MADISC	4207024002			1	2	0.16	Low Density	R2	Incremental Infill B		35.00	3	single_family	1.00	0.49	1921	
11672 MCDON	4218009016			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11763 HAMM	4218015003			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10813 CLARN	4203003048			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1952	
10780 WHITB	4203004062			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.44	1955	
10786 FLAXT	4203004093			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
11203 MALAT	4203015001			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
10804 GALVIT	4203003036			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.50	1951	
11359 RUDM	4203014036			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.26	1951	
11203 GRAYF	4203013016			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11346 RUDM	4203013001			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11303 MALAT	4203018038			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1951	
11354 STEVE	4203018048			1	2	0.26	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.13	1942	
10903 WHITB	4203009036			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
5185 STEVEN	4215002004			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5203 DOBSOI	4215002006			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5174 STEVEN	4215004017			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.30	1950	
5247 DOBSOI	4215002011			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1950	
5195 DOBSOI	4215002005			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
5213 DOBSOI	4215002007			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.21	1950	
5482 BLANCC	4216003026			1	2	0.20	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1950	

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11389 SEGRE	4216021009			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.27	1952	
11294 RYAN	4216018014			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1950	
11576 CULVE	4216022029			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11405 SEGRE	4216021008			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1952	
11418 CULVE	4216021023			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.48	1951	
11570 CULVE	4216022028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11401 PATON	4216014024			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
11293 CULVE	4216019015			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1950	
11406 CULVE	4216021020			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.16	1951	
11815 ATLAN	4233012018			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1940	
10777 OREG	4208015016			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
4320 VINTON	4209006002			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1953	
4327 JASMIN	4209006017			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.42	1952	
4329 JASMIN	4209006016			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1952	
4182 LE BOU	4209015023			1	2	0.21	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1948	
4390 MENTOI	4209018016			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.43	1952	
4297 MOTOR	4209014008			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.29	1940	
4196 MENTOI	4209016025			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1939	
4209 KEYSTC	4209025017			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.32	1939	
4197 MCCON	4231024023			1	3	0.12	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.19	1926	
4295 MCCON	4231025031			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1949	
4064 MOORE	4231027028			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1956	
4225 MCCON	4231025008			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.47	1957	
4226 MOORE	4231025033			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.41	1939	
11915 ATLAN	4233014021			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1947	
3841 CRESTV	4204011039			1	2	0.22	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.45	1959	
3846 LENAWI	4204010009			1	2	0.15	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1955	
3845 LEEVIE	4204012025			1	2	0.19	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.34	1956	
6217 HETZLE	4204006157			1	2	0.45	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.33	1954	
	4204006153			1	3	0.15	Low Density	R1	Incremental Infill A		35.20	4	industrial	-	-	0	
6310 TOMPKI	4204006163			1	2	0.61	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1952	
3823 PERHA	4204011026			1	2	0.25	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.35	1962	
11575 SEGRE	4216022001			1	2	0.17	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.24	1952	
5350 SLAUSC	4218011046			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.22	1969	
5326 SLAUSC	4218011053			1	2	0.11	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.37	1951	
5454 SELMAF	4218011019			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	
3980 TULLER	4213021007			1	2	0.16	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.36	1947	
3974 TULLER	4213021006			1	3	0.14	Low Density	R1	Incremental Infill A		35.20	4	other	-	0.10	1941	
4048 COLONI	4231002057			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1931	
4058 COLONI	4231002059			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.49	1944	
4054 COLONI	4231002058			1	2	0.14	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1924	
12375 HERBE	4232007006			1	2	0.12	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.30	1950	
5274 SLAUSC	4218006026			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.28	1951	
5174 DAWES	4218006059			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.31	1951	
5194 DAWES	4218006061			1	2	0.13	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.40	1951	
11506 MCDOI	4218006073			1	2	0.18	Low Density	R1	Incremental Infill A		35.20	3	single_family	1.00	0.25	1951	

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5165 DAWES	4218006041				1	2	0.11	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11626 MCDOI	4218009042				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.41	1951	
5185 SLAUSC	4218009047				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1951	
5275 DAWES	4218006052				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.44	1951	
11565 MCDOI	4218006071				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.28	1951	
11652 MCDOI	4218009018				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
5144 DAWES	4218006055				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.27	1951	
5265 SLAUSC	4218009055				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
5461 SELMAF	4218012018				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
5442 EMPORI	4218012019				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11694 PORT I	4218012033				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.32	1951	
5302 SELMAF	4218011034				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.27	1951	
5313 SELMAF	4218012003				1	2	0.12	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1951	
5335 EMPORI	4218013021				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.26	1951	
11714 PORT I	4218012035				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
11703 PORT I	4218014030				1	2	0.13	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
5305 ETHELD	4218015007				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.41	1951	
11674 PORT I	4218012001				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.25	1951	
4334 HUNTLE	4215017039				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00	0.31	1968	
	4204001069				1	2	0.42	Low Density R2	Incremental Infill B		35.20		3 single_family	1.00		0	
	4206004040				1	2	0.19	Low Density R2	Incremental Infill B		35.20		3 single_family	1.00		0	
3813 LENAWE	4204010135				1	2	0.18	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00		0	
3815 LENAWE	4204010137				1	2	2.20	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00		0	
3814 LENAWE	4204010130				1	3	0.12	Low Density R1	Incremental Infill A		35.20		4 other	-		0	
3816 LENAWE	4204010131				1	3	0.12	Low Density R1	Incremental Infill A		35.20		4 other	-		0	
3812 LENAWE	4204010129				1	3	0.13	Low Density R1	Incremental Infill A		35.20		4 other	-		0	
3840 LENAWE	4204010134				1	2	0.14	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00		0	
3810 LENAWE	4204010128				1	2	0.22	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00		0	
3838 LENAWE	4204010133				1	2	0.15	Low Density R1	Incremental Infill A		35.20		3 single_family	1.00		0	
4064 COLONI	4231002913				1	3	0.19	Low Density R1	Incremental Infill A		35.20		4 other	-		0	
10555 VIRGIN	4209030901	40	20	40		2.37	General Corric	CG	Neighborhood Neighborhood		50.00	100	Parking portion	-	-		
	4124003011					193	3.57	Regional Cent	CRR	Mixed Use High	100.00	193	Westfield Sho	0.95	0.25		
	4296001902					150	3.94	Industrial	IG	Neighborhood/Corridor MU2	50.00	150	WLAC parcel	-	-	0	
	4296001903					150	3.93	Industrial	IG	Neighborhood/Corridor MU2	50.00	150	WLAC parcel	-	-	0	
3326 CAROLI	4312024016				4		0.14	Low Density R2	Neighborhood Multi Family		50.00	4	single_family	1.00	0.61	1950	
3330 CAROLI	4312024017				5		0.14	Low Density R2	Neighborhood Multi Family		50.00	5	other	-	0.25	1927	
3322 CAROLI	4312024015				4		0.14	Low Density R2	Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1922	
3805 ALBRIGI	4214005001				3		0.11	Medium Den RMD	Neighborhood Multi Family		50.00	3	single_family	1.00	0.53	1947	
11358 VENICI	4214005002				3		0.11	Medium Den RMD	Neighborhood Multi Family		50.00	3	single_family	1.00	0.27	1949	
3410 CAROLI	4312025012				4		0.14	Low Density R2	Neighborhood Multi Family		50.00	4	single_family	1.00	0.51	1923	
3420 CAROLI	4312025014				4		0.14	Low Density R2	Neighborhood Multi Family		50.00	4	single_family	1.00	0.24	1927	
3414 CAROLI	4312025013				4		0.14	Low Density R2	Neighborhood Multi Family		50.00	4	single_family	1.00	0.47	1927	
3344 HELMS	4312027002	2	2				0.14	Medium Den RMD	Neighborhood Multi Family		50.00	4	single_family	1.00	0.68	1941 A	
3340 HELMS	4312027003	2	2				0.14	Medium Den RMD	Neighborhood Multi Family		50.00	4	single_family	1.00	0.28	1947 A	
3336 HELMS	4312027004	2	2				0.14	Medium Den RMD	Neighborhood Multi Family		50.00	4	single_family	1.00	0.28	1925 A	
3341 CAROLI	4312027021	2	2				0.14	Low Density RMD	Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1923 A	

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3345 CAROLI	4312027022	2	2			0.14	Low Density RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.41	1922	A
3321 HELMS	4312028004			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.67	1923	
3317 HELMS	4312028003			3		0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.67	1952	
4209 VAN BU	4204001028			5		0.16	Medium Den R2		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1937	
4215 VAN BU	4204001027			4		0.13	Medium Den R2		Neighborhood Multi Family		50.00	4	single_family	1.00	0.37	1937	
4068 LINCOLI	4207009023			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1946	
4064 LINCOLI	4207009022			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1927	
4029 MADISC	4207011004			6		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	6	other	-	-	0	
4030 LA SALL	4207011018			6		0.16	Medium Den CG		Neighborhood Multi Family		50.00	6	other	-	-	0	
4022 LA SALL	4207011017			5		0.16	Medium Den CG		Neighborhood Multi Family		50.00	5	single_family	1.00	0.55	1925	
4025 JACKSC	4209001005			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1925	
4021 JACKSC	4209001004			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.44	1925	
3863 MIDWAY	4208018007	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.27	1941	B
3850 WESTW	4208018027	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1940	B
3840 WESTW	4208018026	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.15	1941	B
3856 WESTW	4208018028	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.75	1941	B
3870 WESTW	4208018031	1	2			0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1941	B
3862 WESTW	4208018029	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.56	1941	B
3866 WESTW	4208018030	1	2			0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1941	B
3851 WESTW	4208019008	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.49	1941	C
3836 SPAD PI	4208019020	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1946	C
3848 SPAD PI	4208019022	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	C
3824 SPAD PI	4208019018	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	C
3842 SPAD PI	4208019021	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	C
3830 SPAD PI	4208019019	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.35	1947	C
3854 SPAD PI	4208019023	1	2			0.10	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	C
3863 WESTW	4208019010			4		0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1941	
3867 WESTW	4208019011			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.49	1941	
3871 WESTW	4208019013			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.44	1941	
3869 WESTW	4208019012			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1941	
3857 SPAD PI	4208020009	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.85	1947	D
3837 SPAD PI	4208020012	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1946	D
3864 GIRARD	4208020025	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1939	D
3906 GIRARD	4208020021	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.96	1939	D
3872 GIRARD	4208020023	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.55	1930	D
3847 SPAD PI	4208020010	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	D
3843 SPAD PI	4208020011	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.49	0	D
3827 SPAD PI	4208020014	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.30	1947	D
3900 GIRARD	4208020022	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.19	1939	D
3868 GIRARD	4208020024	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.33	1947	D
3822 GIRARD	4208020034	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1939	D
3863 SPAD PI	4208020008	2	2			0.13	Low Density RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.29	1947	D
3833 SPAD PI	4208020013	1	2			0.11	Low Density RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1946	D
3815 SPAD PI	4208020015	2	2			0.15	Low Density RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.85	1947	D
3844 GIRARD	4208020029	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.40	1947	D
3840 GIRARD	4208020030	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.84	1939	D

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3858 GIRARD	4208020026	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1940	D
3826 GIRARD	4208020033	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1939	D
3822 COLLEC	4208021004				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.27	1920	
3817 GIRARD	4208021017				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1930	
3823 GIRARD	4208021018				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1930	
3837 GIRARD	4208021021				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1928	
3833 GIRARD	4208021020				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.40	1947	
3853 GIRARD	4208021024				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.43	1947	
3857 GIRARD	4208021025				4	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1950	
4061 ELEND#	4208024011				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.41	1949	
4081 ELEND#	4208024008				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1949	
4073 ELEND#	4208024010				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1949	
4077 ELEND#	4208024009				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.44	1949	
4111 ELEND#	4208026006	1	2			0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.37	1949	E
4107 ELEND#	4208026007	1	2			0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.57	1949	E
4117 ELEND#	4208026005	1	2			0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.65	1949	E
4103 ELEND#	4208026043	1	2			0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.28	1949	E
4119 ELEND#	4208026004	1	2			0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.42	1949	E
3822 PROSP#	4208022005				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1947	
3823 COLLEC	4208022019				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.66	1941	
3818 TILDEN	4213004016				4	0.13	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1928	
3817 HURON	4213004003				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.87	1927	
11049 MATTE	4213004026	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.67	1949	F
3866 TILDEN	4213004024	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.44	1947	F
11043 MATTE	4213004027	2	2			0.13	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.95	1949	F
3868 TILDEN	4213004025	2	2			0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1947	F
3931 HURON	4213003008	3	3			0.17	Medium Den RMD		Neighborhood Multi Family		50.00	6	other	-	0.88	1945	G
3924 TILDEN	4213003022	3	3			0.21	Medium Den RMD		Neighborhood Multi Family		50.00	6	single_family	2.00	0.42	1953	G
3918 TILDEN	4213003021	3	4			0.24	Medium Den RMD		Neighborhood Multi Family		50.00	7	single_family	2.00	0.72	1940	G
11100 VENICI	4213005002				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1954	
3813 TILDEN	4213005025				4	0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1938	
3918 BENTLE	4213006005				5	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.38	1940	
3914 BENTLE	4213006004				5	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.84	1940	
3921 BENTLE	4213017022				3	0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.19	1940	
3919 BENTLE	4213017023				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.40	1940	
3929 BENTLE	4213017021				3	0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.53	1947	
3857 BENTLE	4213018005				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1939	
3853 BENTLE	4213018006				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.58	1964	
3951 BENTLE	4213017018				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.26	1939	
3955 BENTLE	4213017017				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.34	1939	
12316 MITCH	4235019016				4	0.13	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.95	1954	
	4214004017				3	0.08	Medium Den RMD		Neighborhood Multi Family		50.00	3	other	-	-	0	
11277 CULVE	4217011054				4	0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.61	1950	
4025 CENTIN	4231001050				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1948	
4015 CENTIN	4231001048				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.79	1908	
4045 CENTIN	4231002054				3	0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.41	1941	

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3350 CAROLI	4312024021			4		0.14	Low Density R2		Neighborhood Multi Family		50.00	4	single_family	1.00	0.59	1947	
3342 CAROLI	4312024019			4		0.14	Low Density R2		Neighborhood Multi Family		50.00	4	single_family	1.00	0.48	1941	
3419 CAROLI	4312026011			4		0.15	Low Density RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.29	1923	
3319 CAROLI	4312027016			4		0.14	Low Density RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	-	1922	
3341 HELMS	4312028008			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1923	
5604 KINSTO	4203003052			5		0.13	Medium Den R1		Neighborhood Multi Family		50.00	5	other	-	0.57	1951	
3526 HELMS	4206003005			3		0.12	Low Density R2		Neighborhood Multi Family		50.00	3	single_family	1.00	0.45	1923	
3527 SCHAEF	4206003031			3		0.12	Low Density R2		Neighborhood Multi Family		50.00	3	single_family	1.00	0.59	1927	
3552 WESLEY	4206006009			3		0.12	Low Density R2		Neighborhood Multi Family		50.00	3	single_family	1.00	0.52	1939	
4044 LINCOLI	4207009018			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.45	1938	
4044 MADISC	4207010025			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1923	
4077 LINCOLI	4207010018			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1929	
4069 MADISC	4207011012			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.47	1924	
4104 BALDWI	4207014020			5		0.16	Low Density R2		Neighborhood Multi Family		50.00	5	single_family	1.00	0.34	1923	
4140 BALDWI	4207014038			5		0.15	Low Density R2		Neighborhood Multi Family		50.00	5	single_family	1.00	0.68	1964	
4105 LINCOLI	4207016001			5		0.15	Low Density R2		Neighborhood Multi Family		50.00	5	single_family	1.00	0.37	1922	
3913 SPAD PI	4208020002			5		0.16	Low Density CG		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1922	
3812 PROSPER	4208022003			3		0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.31	1935	
3837 COLLEC	4208022022			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.28	1947	
3845 COLLEC	4208022024			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.16	1923	
4055 JACKSC	4209001011			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.17	1926	
4065 JACKSC	4209001013			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	retail comm	1.00	0.53	1926	
4075 JACKSC	4209001015			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.50	1925	
10966 VENICI	4213001003			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.18	1927	
3822 HURON	4213001005			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.28	1941	
3862 HURON	4213001013			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.67	1941	
3836 HURON	4213001008			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.45	1948	
3910 HURON	4213002002			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.75	1951	
3950 HURON	4213002038			5		0.17	Medium Den CG		Neighborhood Multi Family		50.00	5	single_family	1.00	0.77	1934	
3944 TILDEN	4213003025			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.92	1941	
3956 TILDEN	4213003028			5		0.16	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1941	
3847 HURON	4213004009			5		0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.69	1940	
3832 TILDEN	4213004018			4		0.13	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.11	1950	
3846 BENTLE	4213005008			4		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1939	
3944 BENTLE	4213006010			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.63	1939	
3971 TILDEN	4213006026			4		0.14	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.32	1942	
3928 BENTLE	4213006007			5		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.25	1939	
11164 PIGGO	4213017007			3		0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.48	1940	
3973 BENTLE	4213017010			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1939	
3971 BENTLE	4213017015			4		0.15	Medium Den RMD		Neighborhood Multi Family		50.00	4	single_family	1.00	0.25	1940	
3867 BENTLE	4213018003			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	-	0	
3833 BENTLE	4213018010			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1939	
3823 BENTLE	4213018012			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1939	
3843 BENTLE	4213018008			3		0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.11	1939	
4230 TULLER	4213024004			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.27	1946	
4216 TULLER	4213024002			3		0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1946	

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11232 CULVE	4215016001				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1947	
4024 WADE S	4231024029				13	0.38	Low Density CG		Neighborhood Multi Family		50.00	13	single_family	2.00	0.16	1952	
3930 HURON	4213002007				5	0.17	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.17	1926	
9650 LUCERN	4204001041				6	0.22	Medium Den RMD		Neighborhood Multi Family		50.00	6	single_family	2.00	0.45	1950	
12308 MITCH	4235019018				3	0.12	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.25	1969	
3831 MIDWAY	4208018014				3	0.11	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.50	1941	
4076 LAFAYE	4207007025				6	0.18	Medium Den RMD		Neighborhood Multi Family		50.00	6	single_family	1.00	0.40	1920	
4233 EAST BL	4233012036				5	0.17	Medium Den R1		Neighborhood Multi Family		50.00	5	single_family	1.00	0.07	1938	
4069 LA SALL	4207012011				6	0.16	Medium Den RMD		Neighborhood Multi Family		50.00	6	other	-	0.37	1946	
	4207010049				5	0.15	Medium Den RMD		Neighborhood Multi Family		50.00	5	single_family	1.00	0.23	0	
4198 MARCA	4233014002				7	0.21	Low Density CG		Neighborhood Multi Family		50.00	7	single_family	1.00	0.43	1940	
12462 WASHI	4231003014				3	0.10	Medium Den RMD		Neighborhood Multi Family		50.00	3	single_family	1.00	0.51	1949	
11469 JEFFI	4216028023	17	17			0.78	General Corr CG		Neighborhood/Corridor ML		50.00	34	retail_comme	0.38	0.53	1986 K	
5401 SEPUL	4216030031	6	7			0.30	General Corr CG		Neighborhood/Corridor ML		50.00	13	retail_comme	0.47	0.10	1957 L	
11417 JEFFI	4216028003	8	8			0.36	General Corr CG		Neighborhood/Corridor ML		50.00	16	retail_comme	0.28	0.15	1953 K	
5569 SEPUL	4216029010	6	7			0.29	General Corr CG		Neighborhood/Corridor ML		50.00	13	retail_comme	0.31	0.31	1953 K	
5431 SEPUL	4216030025	13	13			0.60	General Corr CG		Neighborhood/Corridor ML		50.00	26	retail_comme	0.38	0.19	1950 L	
5415 SEPUL	4216030027	6	7			0.31	General Corr CG		Neighborhood/Corridor ML		50.00	13	retail_comme	0.30	0.64	1951 L	
5495 SEPUL	4216030023	10	10			0.45	General Corr CG		Neighborhood/Corridor ML		50.00	20	retail_comme	0.42	0.15	1986 L	
11405 JEFFI	4216028022	16	16			0.72	General Corr CG		Neighborhood/Corridor ML		50.00	32	retail_comme	0.26	0.52	1962 K	
5541 SEPUL	4216029027	14	14			0.64	General Corr CG		Neighborhood/Corridor ML		50.00	28	office	0.29	0.47	1957 K	
5411 SEPUL	4216030028	7	8			0.36	General Corr CG		Neighborhood/Corridor ML		50.00	15	retail_comme	0.25	0.46	1951 M	
	4216029030	9	9			0.42	General Corr CG		Neighborhood/Corridor ML		50.00	18	transportati	0.94	0.01	1952 K	
	4216028004	7	8			0.35	General Corr CG		Neighborhood/Corridor ML		50.00	15	transportati	0.98	0.02	0 K	
5567 SEPUL	4216029009	6	6			0.27	General Corr CG		Neighborhood/Corridor ML		50.00	12	retail_comme	0.34	1.53	1955 K	
5405 SEPUL	4216030029	6	6			0.27	General Corr CG		Neighborhood/Corridor ML		50.00	12	retail_comme	0.36	1.74	1953 L	
5421 SEPUL	4216030026	10	10			0.45	General Corr CG		Neighborhood/Corridor ML		50.00	20	retail_comme	0.24	1.04	1951 L	
5529 SEPUL	4216029001	9	9			0.42	General Corr CG		Neighborhood/Corridor ML		50.00	18	retail_comme	0.12	1.56	1986 K	
5559 SEPUL	4216029007	5	5			0.24	General Corr CG		Neighborhood/Corridor ML		50.00	10	retail_comme	0.53	0.65	0 K	
5547 SEPUL	4216029028	19	20			0.88	General Corr CG		Neighborhood/Corridor ML		50.00	39	mixed_use	0.28	1.06	1970 K	
11441 JEFFI	4216028005	35	35			1.57	General Corr CG		Neighborhood/Corridor ML		50.00	70	retail_comme	0.53	3.96	1957 K	
5563 SEPUL	4216029008	5	6			0.25	General Corr CG		Neighborhood/Corridor ML		50.00	11	retail_comme	0.61	0.94	1991 K	
5573 SEPUL	4216029029	54	55			2.44	General Corr CG		Neighborhood/Corridor ML		50.00	109	retail_comme	0.24	0.06	1952 K	
5445 SEPUL	4216030024	10	10			0.45	General Corr CG		Neighborhood/Corridor ML		50.00	20	retail_comme	0.45	0.60	1952 L	
4025 SEPUL	4213022016	1	1			0.06	General Corr CG		Neighborhood/Corridor ML		50.00	2	office	0.49	0.37	1947 M	
11222 WASH	4213022039	7	8			0.35	General Corr CG		Neighborhood/Corridor ML		50.00	15	retail_comme	0.20	0.91	1974 M	
4014 TULLE	4213022045	5	5			0.23	General Corr CG		Neighborhood/Corridor ML		50.00	10	office	-	-	0 M	
4051 SEPUL	4213022007	1	1			0.05	General Corr CG		Neighborhood/Corridor ML		50.00	2	office	-	0.00	0 M	
4024 TULLE	4213022035	3	4			0.17	General Corr CG		Neighborhood/Corridor ML		50.00	7	office	-	-	0 M	
4043 SEPUL	4213022010	1	1			0.06	General Corr CG		Neighborhood/Corridor ML		50.00	2	office	0.38	0.23	1947 M	
4020 TULLE	4213022036	2	2			0.10	General Corr CG		Neighborhood/Corridor ML		50.00	4	office	-	-	0 M	
4041 SEPUL	4213022049	2	3			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	5	retail_comme	0.20	0.23	1953 M	
	4213022030	1	1			0.05	General Corr CG		Neighborhood/Corridor ML		50.00	2	office	-	-	0 M	
4017 SEPUL	4213022018	2	2			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	4	retail_comme	0.18	0.23	1950 M	
11209 WASH	4213022005	1	1			0.05	General Corr CG		Neighborhood/Corridor ML		50.00	2	parking	0.91	0.09	1977 M	
4016 TULLE	4213022047	3	3			0.14	General Corr CG		Neighborhood/Corridor ML		50.00	6	parking	1.03	0.15	1985 M	

Site Address/Inte rsection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Maximum Density Allowed	Total Capacity	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Conso- lidation
11204 WASH	4213022040	4	4			0.20	General Corr CG		Neighborhood/Corridor ML		50.00	8	retail_comme	0.12	0.12	1948	M
11201 WASH	4213022033	2	3			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	5	parking	0.90	0.13	1977	M
4031 SEPUL	4213022037	2	3			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	5	retail_comme	0.57	0.44	1964	M
4023 SEPUL	4213022017	1	1			0.06	General Corr CG		Neighborhood/Corridor ML		50.00	2	office	0.81	0.34	1954	M
4027 SEPUL	4213022015	2	3			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	5	retail_comme	0.54	0.26	1947	M
11215 WASH	4213022041	2	3			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	5	parking	0.33	0.67	1959	M
4051 SEPUL	4213022008	2	2			0.11	General Corr CG		Neighborhood/Corridor ML		50.00	4	retail_comme	0.81	0.72	1949	M
4028 TULLE	4213022043	2	3			0.12	General Corr CG		Neighborhood/Corridor ML		50.00	5	office	0.57	0.97	1990	M
11201 WASH	4213022006	3	4			0.17	General Corr CG		Neighborhood/Corridor ML		50.00	7	mixed_use	1.17	1.50	1977	M
11201 WASH	4213022048	9	9			0.41	General Corr CG		Neighborhood/Corridor ML		50.00	18	mixed_use	0.15	1.06	1969	M
4045 SEPUL	4213022009	1	1			0.06	General Corr CG		Neighborhood/Corridor ML		50.00	2	retail_comme	0.76	0.66	1961	M
11046 JEFFEI	4203006015	94	94			16.14	Regional Cer CRR		Mixed Use Medium		65.00	188	Shopping cer	0.30	0.70	1962	
3868 SEPULV	4213018019	17	18			0.61	General Corr CG		Mixed Use Medium		65.00	35	accommodat	0.39	0.09	1926	H
3848 SEPULV	4213018017	17	18			0.61	General Corr CG		Mixed Use Medium		65.00	35	commercial_u	0.03	0.01	1954	H
3850 SEPULV	4213018018	17	18			0.61	General Corr CG		Mixed Use Medium		65.00	35	accommodat	0.82	0.73	1940	H
3838 SEPULV	4213018016	11	12			0.41	General Corr CG		Mixed Use Medium		65.00	23	accommodat	-	-	0	H
3800 SEPULV	4213018014	8	9			0.30	General Corr CG		Mixed Use Medium		65.00	17	accommodat	-	-	0	H
11166 VENICI	4213018013	17	17			0.59	General Corr CG		Mixed Use Medium		65.00	34	mixed_use_c	0.05	0.25	1957	H
3816 SEPULV	4213018015	45	45			1.54	General Corr CG		Mixed Use Medium		65.00	90	commercial_u	0.07	0.17	1969	H
	4232006019	4	5			0.16	General Corr CN		Mixed Use Medium		65.00	9	office	0.42	0.74	1961	H
12402 WASHI	4231001047	8	9			0.30	General Corr CN		Mixed Use Medium		65.00	17	commercial_u	0.12	0.04	1954	H
12329 WASHI	4235019022	8	9			0.29	General Corr CN		Mixed Use Medium		65.00	17	special_use	0.53	0.60	1961	H
5722 BANKFII	4134001900	10	10			0.35	Industrial IG		Mixed Use Medium		65.00	20	transportati	1.00	-	1955	I
	4134001018	2	3			0.09	General Corr CG		Mixed Use Medium		65.00	5	transportati	0.97	0.19	0	H
5901 SEPULV	4134001016	17	18			0.61	General Corr CG		Mixed Use Medium		65.00	35	commercial_u	0.55	0.22	1978	H
5649 SELMAF	4134001002	3	4			0.12	Industrial IG		Mixed Use Medium		65.00	7	light_industri	-	-	0	I
5664 SELMAF	4134001008	8	9			0.30	Industrial IG		Mixed Use Medium		65.00	17	light_industri	0.64	0.19	1965	I
5665 SELMAF	4134001004	3	3			0.11	Industrial IG		Mixed Use Medium		65.00	6	light_industri	0.64	0.21	1950	I
5734 BANKFII	4134001015	5	6			0.19	Industrial IG		Mixed Use Medium		65.00	11	light_industri	0.69	0.25	1949	I
5726 BANKFII	4134001012	1	2			0.06	Industrial IG		Mixed Use Medium		65.00	3	light_industri	0.60	0.52	1955	I
5728 BANKFII	4134001013	1	2			0.06	Industrial IG		Mixed Use Medium		65.00	3	light_industri	0.54	0.43	1948	I
5659 SELMAF	4134001003	6	7			0.23	Industrial IG		Mixed Use Medium		65.00	13	light_industri	0.60	0.19	1952	I
5730 BANKFII	4134001014	1	2			0.06	Industrial IG		Mixed Use Medium		65.00	3	light_industri	0.58	0.73	1955	I
5677 SELMAF	4134001007	7	7			0.24	Industrial IG		Mixed Use Medium		65.00	14	light_industri	0.83	0.27	1949	I
5669 SELMAF	4134001005	3	3			0.11	Industrial IG		Mixed Use Medium		65.00	6	light_industri	0.64	0.23	1950	I
5722 BANKFII	4134001902	1	2			0.06	Industrial IG		Mixed Use Medium		65.00	3	light_industri	0.40	-	1930	I
5673 SELMAF	4134001006	3	3			0.11	Industrial IG		Mixed Use Medium		65.00	6	light_industri	0.64	0.11	1950	I
11971 WASHI	4233015035	15	15			0.52	General Corr CG		Mixed Use Medium		65.00	30	Payless Sho	0.22	0.12	1977	
6076 BRISTO	4134005025	89	89			1.98	Regional Cer CRB		Mixed Use High		100.00	178	office	0.31	0.75	1979	J
6031 UPLANC	4134005004	87	87			1.94	Regional Cer CRB		Mixed Use High		100.00	174	light_industri	0.28	0.35	1979	J
5821 UPLANC	4134005003	64	65			1.44	Regional Cer CRB		Mixed Use High		100.00	129	light_industri	0.30	0.36	1979	J
5835 SUMNEI	4134005002	69	69			1.54	Regional Cer CRB		Mixed Use High		100.00	138	wholesale_w	0.36	0.44	1979	J

APPENDIX C: INVENTORY OF AFFORDABLE HOUSING UNITS

I. INTRODUCTION

This appendix identifies all multi-family rental housing projects in Culver City that are under an affordability covenant, along with those housing projects that are at risk of losing their affordability restrictions within the ten-year period of October 2021 to October 2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal, state, or local program.

II. INVENTORY OF ASSISTED UNITS

Table C- 1 provides an inventory of all government assisted rental properties in Culver City. Generally, the inventory consists of HUD 202 and 811, former Culver City Redevelopment Agency Housing Set-Aside Fund, and density bonus properties. Target income affordability levels include very low, low, and moderate income groups. A total of 319 assisted rental housing units were identified in Culver City.

III. UNITS AT RISK

Affordable units that are at-risk of conversion during the period between 2021 and 2031 are included at the top of Table C- 1. As shown in the table, there are a total of 231 units that are at risk during this period: 59 very low income units, 134 low income units, and 38 moderate income units. The analysis of preservation options for these units is contained in Section II, Housing Needs Assessment.

TABLE C- 1: INVENTORY OF INCOME-RESTRICTED RENTAL UNITS IN CULVER CITY

Address	Covenant Expires	Description	# of Units	Income Level	Owner
Units At Risk of Conversion, 2021-2031					
5100 Overland Avenue	2022	Multi-unit complex for up-to-low income seniors. Purchased property for \$800,000 from Agency. Must submit HUD forms.	100	100 Up-to-Low	Rotary Plaza c/o Gloria Caster, Regional Mgr. Retirement Housing Foundation 911 No. Studebaker Road Long Beach, CA 90815
8692 Washington Blvd.	2027	Multi-family complex for low-to-moderate income households at affordable rents. Received total of \$329,000 in loans from Agency.	20	10 Low 10 Moderate	Tina and Anthony Mollica 3928 Van Buren Avenue Culver City, CA 90230
5166 Sepulveda Blvd.	2029	Multi-unit complex for elderly and low- income seniors with disabilities. Section 202 program. Purchased property for \$400,000 from Agency.	48	48 Very Low	Menorah Housing Foundation 10991 W. Pico Bl Los Angeles, CA 90064
3434 Caroline Avenue	2030	Group home for low income at a total house rent no more than \$781. Purchased from Agency with a forgivable loan of \$91,500.	3	3 Low	Caroline House Corp. Norma Delgado, General Mgr. 5601 W. Slauson Ave., Suite 180 Culver City, CA 90230
3975 Overland Avenue (Studio Royale)	In Perpetuity Studio Royale (1 VL & 2 L units) - 2031	Multi-unit complex for seniors. Agency provided tax exempt financing of \$4,638,000. Palm Court units transferred to Studio Royale (3995 Overland).	42	11 Very Low 21 Low 10 Moderate	G & K Management Gabby Chavez Head of Compliance P.O. Box 3623 Culver City, CA 90231
11124 Fairbanks Way	2031	Group home for low-to-moderate income for those with developmental disabilities at affordable rents. Received \$319,211 grant.	6	6 Up-to-Moderate	Kayne/ERAS Center 5350 Machado Lane Culver City, CA 90230
10918 Barman Avenue	2031	Group home for low-to-moderate income for those with developmental disabilities at affordable rents. Received \$390,500 for purchase of property.	6	6 Up-to-Moderate	Exceptional Children Foundation (ECF) Attn: Scott Bowling 8740 Washington Bl Culver City, CA 90230
10181 Braddock Drive/4180 Jasmine Avenue	2032	Group home for low-to-moderate income persons with developmental disabilities at affordable rents. Purchased property from Agency for \$412,250.	6	6 Up-to-Moderate	Home Ownership Made Easy (HOME) Norma Delgado, General Mgr. 5601 W. Slauson Ave., Suite 180 Culver City, CA 90230
Total At Risk			231	59 Very Low 134 Low 38 Moderate	

Address	Covenant Expires	Description	# of Units	Income Level	Owner
Units Not at Risk of Conversion					
4061 Grandview Bl.	DOBI – 2036 CCRA – 2061	Senior Assisted Living CCRA: 1 Low and 3 Moderate units Density Bonus: 8 Low and 11 Moderate units	23	9 Low 14 Moderate	Management Company: Sunrise Senior Living Attn: Janice Johndrow Janice.johndrow@sunriseseniorliving.com 206-618-7549
Culver Villas 4043 Irving Place	2068	Culver Villas-Low to Moderate-Pay \$5,000 check to Housing each monitoring cycle.	12	3 Low 9 Moderate	George Matsonsus Sal Gonzales Lonsdale Real Estate 4043 Irving Place, Unit #206 Culver City, CA 90232 (323)788-9309
Tilden Terrace 11042-11056 West Washington Blvd.	2069	Mixed income, mixed-use multi-family rental housing.	32	14 Very Low 6 Low 12 Moderate 1 Manager	Los Angeles Housing Partnership, Inc. (LAHP) Attn: Charles Kim 800 South Figueroa, Suite 1270 Los Angeles, CA 90017
Baldwin Project/Lucky Apartments 12821 Washington Blvd.	2075	Upward Bound House Preference Density Bonus	3	3 - Very Low	Jim Suhr Tooley Asset Services Company (424) 291-6580
4031-35 Jackson Avenue	In Perpetuity	Multi-family complex for low-to-moderate income households. Purchased by CCRA in 2002 for \$1,010,000.	9	3 Very Low 3 Low 3 Moderate	Culver City Housing Authority (CCHA) c/o Metropolitan 12240 Venice Blvd. #23 Los Angeles, CA 90066
Total Not At Risk			79	20 Very Low 21 Low 38 Moderate	
Total Units			310	79 Very Low 155 Low 76 Moderate	

Source: City of Culver City, Housing Division, 2021.

APPENDIX D: PUBLIC PARTICIPATION ²⁹⁷

The City of Culver City implemented a robust engagement program for the General Plan, including the Housing Element. A summary of the engagement activities is attached at the end of this appendix.

Throughout the General Plan/Housing Element development process, a key message from the community that most significantly influences the General Plan and Housing Element is the desire of the community to move toward a ²⁹⁸proactive local affordable housing agenda. The General Plan Preferred Land Use Alternative responds to this community goal by incorporating the Incremental infill concept that significantly reduces the amount of land available for single-family residential uses. Replacing single-family homes are infill opportunities that allow up to four units per low-density residential lot. This approach will allow additional affordable housing opportunities to be spread throughout the community. The pro-housing community goal also led to density increase in almost all residential and mixed designations in the City and introduction of mixed use development in some industrial areas.

Other significant input from the community includes exploring affordable housing tools such as:

- Affordable Housing Overlay
- Streamlining for affordable housing development
- Emergency streamlining of housing development (increasing the threshold for site plan review requirements)
- Community land trust
- Article 34 authority

Specifically, the Housing Element includes a program to prioritize and explore the various options for affordable housing. The City Council has directed staff to begin studying these various tools, rather than delaying until after the adoption of the Housing Element.

Pursuant to AB 1397, RHNA sites that require rezoning after the statutory deadline of the Housing Element (October 15, 2021) would be subject to by-right approval if the project includes 20% affordable units. The Housing Element recommends extending by-right approval of all projects with 20% affordable units, regardless of whether the site is identified as a RHNA site.

#297

Posted by **Jill Vesci** on **08/20/2021** at **10:11pm** [Comment ID: 3649] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

This is all GPU outreach. There hasn't been a diligent effort by the city to undertake outreach to the community on the housing element itself.

#298

Posted by **Philip Lelyveld** on **09/08/2021** at **8:56pm** [Comment ID: 3880] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

'Throughout the General Plan / ...Process, ...move toward a proactive local affordable housing agenda.' NOTHING about the upzoning of R1 areas moves the city towards AFFORDABLE housing. It just densifies the production of housing for high-income individuals. This document is grossly imbalanced toward the discussion of infill housing over AFFORDABLE housing.



GPU DELIVERABLES AND ENGAGEMENT SUMMARY

As of June 2021



Introduction

To inform Culver City's general plan, the community's blueprint for meeting its long-term vision for 2045, the General Plan Update (GPU) team prepared various reports on topics related to the general plan and facilitated various community engagement events and opportunities. These deliverables include existing conditions reports that describe the city's baseline conditions as of 2019 and other reports and plans to supplement the GPU process.

Engagement events and opportunities include advisory body meetings, community workshops, online engagement, and an educational forum with micro surveys. These engagement opportunities inform the goals and vision for the GPU and are also meant to foster public ownership of the General Plan.

Where available, documents, event summaries, and other resources are linked throughout.



Summary of Deliverables

Existing Conditions Reports

The consultant team developed existing conditions reports to support City staff, residents, and stakeholders in understanding Culver City's existing conditions as of 2019. The baseline of information presented in these reports and accompanying [educational forum video series](#) informs how the GPU team develops land use and policy alternatives for the GPU. They will show a baseline level of information in Culver City to compare the community's conditions throughout the GPU horizon to 2045. The following list shows the published and remaining reports. Since the reports are on 2019 existing conditions, they do not reflect the sudden and wide-reaching impacts of the COVID-19 Pandemic on Culver City. Each report was updated with a [COVID-19 memo](#) explaining the limitation.

Completed

- [Mobility and Transportation](#) – Summarizes Culver City's transportation system, including the roadway network, public transit systems, bicycle and pedestrian infrastructure, and emerging transportation technology.
- [Socioeconomic Profile and Market Analysis](#) – Evaluates trends and conditions in the Culver City economy to anticipate future development potential and inform its planning process. It has three sections: Demographic and Socio-Economic Profile; Real Estate Market Analysis; and Fiscal Health Assessment.
- [Land Use and Community Design](#) – Describes existing land uses in Culver City, land use regulations, growth projections, development projects, and overall character and design of the city, neighborhoods, and corridors.
- [Environmental Background Report](#) – Discusses existing environmental conditions in Culver City, including noise, water resources and quality, biological resources, cultural resources, and hazards.
- [Housing Element](#) – Summarizes population, household, and housing inventory and market characteristics to guide the Housing Element update. It includes analyses on housing affordability gaps and assistance needs for cost-burdened households, overcrowded households, and groups with special needs.
- [Arts, Culture, & Creative Economy](#) – Describes Culver City's historic development as a creative industry hub. It includes an inventory of the assets, policies, and programming that exist today.
 - [Cultural Case Studies](#) – Summarizes examples of cities around the country with constructive policies or tactics for supporting arts and culture. This document supplements the Arts, Culture, & Creative Economy report.
- [Parks, Public Facilities, and Public Services](#) – Describes key public services and facilities that Culver City provides to residents, such as parks, fire protection, emergency services, schools, government facilities, and civic and cultural facilities.
- [Infrastructure](#) – Evaluates the network of utilities that protect and support the community, including water, storm water, electricity, natural gas, and other infrastructure systems.
- [Climate Hazards](#) – Describes historical and projected trends for climate hazards within Culver City. It summarizes the best available data for temperature and precipitation change, urban flooding, extreme heat, drought, air quality, and the nature, frequency, and magnitude of the hazards in the region.
- [Community Health and Environmental Justice](#) - Presents the preliminary findings of the Senate Bill 1000 (SB 1000 or "Planning for Healthy Communities Act") environmental justice and community health screening. Includes identification of SB 1000 Priority Neighborhoods and key health conditions that may be addressed through the adoption of an environmental justice element in the General Plan.

#299

Posted by **Jill Vesce** on **08/20/2021** at **10:13pm** [Comment ID: 3651] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

includes no discussion or removal of R1 and up zoning program

#300

Posted by **John Wahlert** on **07/29/2021** at **4:24pm** [Comment ID: 3468] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

The Housing Element only addresses the names of the companies that deliver our water with no review of capacity or sources. Will the city address capacity issues and who will pay for the upgrades?

- [Community Greenhouse Gas Inventory Report](#) – Presents an inventory of community-wide greenhouse gas (GHG) emissions in Culver City in 2019 and is intended to help with identification of cost-effective GHG-reduction strategies in policy areas over which the City has significant influence.
- [Municipal Greenhouse Gas Inventory Report](#) – Provides an inventory of GHG emissions for municipal operations in 2019 and is intended to help with identification of cost-effective GHG-reduction strategies in policy areas over which the City has considerable influence.

In Process

- **Smart Cities** – Describes Culver City's programs, policies, and infrastructure that make it a "smart city," a city that applies solutions based on data to improve community members' quality of life and overall outcomes. It also identifies recommendations to incorporate or improve on smart city solutions.

Other Documents

Completed

- [Picture Culver City Fact Sheet](#) ([Spanish](#) version)
- [Community Engagement Plan](#) – Outlines a plan to bring the community together as collaborators in the process, with a goal of broad involvement – especially of those who are too often left out of planning processes. This plan was developed to support the City's commitment to ensuring public ownership of the General Plan.
- [Community Vision and Guiding Principles](#) – Through community meetings, online surveys, and discussions with community stakeholders, the General Plan Advisory Committee, Technical Advisory Committees, and City Council, the community explored visions for the future of Culver City, what makes the city unique and special, and what things people would like to change. The document summarizes community aspirations and priorities into Community Vision for the Future, Core Values, and key Guiding Principles for the General Plan.
- [Reimagining Public Safety in Culver City: Community Survey Results](#) – In response to numerous community requests to review the Culver City Police Department budget and use of force policies, Culver City began reviewing its approach to public safety. The process included a community survey, summarized in this report, to identify issues and priorities related to policing and public safety in Culver City.
- [UCLA Comprehensive Project: Analysis and Recommendations for the Culver City General Plan Update](#) – Each year, a team of urban planning master's students at UCLA research and analyze planning challenges to produce a high-quality report with recommendations for action for a client organization. Known as the Comprehensive Project, in the 2019-2020 academic year UCLA collaborated with the City of Culver City on topics connected to the City's General Plan Update.

301

#301

Posted by **Jill Vesci** on **08/20/2021** at **10:14pm** [Comment ID: 3653] - [Link](#)

Type: Missing

Agree: 0, Disagree: 0

Really, a 2nd rate student project counts as evidence?

- [Advancing Community Engagement in Culver City](#)
- [Toward a Proactive Local Affordable Housing Agenda](#)
- [Flattening the Traffic Curve: Infrastructure-Light Solutions](#)
- [Complete Streets for Culver City](#)
- [Tapping Out in Culver City: Re-Envisioning the Inglewood Oil Field](#)
- [Urban Design Report: Reimagining the Transit Gateway of Culver City](#)
- [City Council's Housing Element Guiding Principles](#)

In process

- Land use and mobility alternatives and analysis
- Community-facing fact sheets
- Greenhouse gas educational video and survey
- Policy frameworks, performance metrics, funding matrix, and citywide targets and outcomes
- Draft Housing Element and Initial Study/Mitigated Negative Declaration
- Local Early Action Planning Grant housing production studies, including retail demand model, property assessment, concept design studies, development feasibility analysis, incentives and standards to increase housing production, and general plan integration
- Economic recovery strategy and resilience best practices memo and policies and actions to be integrated into the GPU

Upcoming

- Preferred direction memo for changes areas, growth projections memo
- General Plan outline, drafts and final documents, online comment form and matrix, E-Plan, Implementation Plan, Evaluation Plan, and Zoning Code assessment memo
- Environmental Impact Report drafts and final documents

Summary of Engagement

Even before the GPU officially kicked off, the project team began its community engagement process, understanding that a robust and meaningful community engagement process is critical for ensuring that the GPU reflects the community's vision for 2045 and is successful. The community engagement process will continue through the end of the GPU process, during the review and adoption phase.

Past

- 36 [Stakeholder interviews](#)
- 4 [Pop-up meetings](#)
- 16 [Speaker Series events](#)
- Project updates to City bodies
 - City Council (July 13, 2020)
 - Planning Commission (January 22, 2020)
 - Cultural Affairs Commission (August 18, 2020)
 - Committee on Homelessness (February 23, 2021)
- 8 [Online Educational Forum](#) videos and micro surveys on topic-specific existing conditions reports
- [Online Issues and Opportunities Visioning survey](#) (250+ responses)
- [Online Public Safety survey](#) (2,500+ responses)
- [Online Story Bank](#) (November 25, 2020 – June 13, 2021)
- [Online Land Use Alternatives Survey \(Spanish version\)](#) (April 29, 2021 – June 13, 2021)
- [Online Mobility Alternatives Survey](#) (May 27, 2021 – June 7, 2021)
- [City Council visioning study session](#) (September 3, 2019)
- [City Council/Planning Commission land use strategies study session](#) (January 27, 2021)
- [Planning Commission Housing Element study session](#) (May 12, 2021)
- 2 City Council meetings on Housing Element Guiding Principles ([March 22](#) and [April 12](#), 2021)
- [Community Visioning Festival Workshop](#) (150 participants)
- [Community Land Use Strategies Workshop](#) (Spanish interpretation) (90 participants)
- 2 [Community Land Use Alternatives Workshops](#) (Spanish interpretation) (80 participants)
- [Community Mobility Alternatives Workshop](#) (Spanish interpretation) (60 participants)

Ongoing

- Volunteer communications network
- [Online Engagement Availability Survey](#)
- [Interactive project website](#)
- 17 [General Plan Advisory Committee meetings](#) (Materials and summaries on each event page) (+4 scheduled through Fall 2021)
 - Review draft Housing Element (July 22, 2021)

- Economic development (August 12, 2021)
- Two meetings anticipated for draft policy review (Fall 2021)
- 13 [Technical Advisory Committees meetings](#) (Materials and summaries on each event page) (+7 scheduled through Fall 2021)

Upcoming

- [City Council/Planning Commission meeting](#) to discuss single-family zoning and addressing exclusionary practices and direction on a Preferred Land Use Map. Alternatives presented will be refined to reflect community input collected between September 2019 and June 2021, including at GPAC and TAC meetings, and community workshops (June 23, 2021)
- Environmental Review Scoping Meeting (September 2021)
- Environmental Justice/Community Health Workshop in collaboration with University of California's Prytaneum team, Policy Survey, Tactical Urbanism Demonstration (Fall 2021)
- Planning Commission meetings to discuss the draft Housing Element (July 28, 2021, and November 10, 2021)
- City Council hearing to adopt the Housing Element and environmental clearance documents (December 13, 2021)
- The GPU team will plan 2022 events closer to the end of this year.

APPENDIX E: FAIR HOUSING ASSESSMENT

(To be provided for Planning Commission meeting)

APPENDIX F: ACRONYMS

AB	Assembly Bill
AC	Acre
ADU	Accessory Dwelling Unit
AMI	Area Median Income
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
CHS	Culver City Comprehensive Housing Strategy
CPI	Consumer Price Index
CUP	Conditional Use Permit
DOBI	Density or Other Bonus Incentive DOBI
DOF	California Department of Finance
DU	Dwelling unit
DU/AC	Dwelling Unit Per Acre
ELI	Extremely low income
ERAF	Educational Revenue Augmentation Fund
FAR	Floor area ratio
FMR	Fair market rent
FY	Fiscal Year
HCD	California Department of Housing and Community Development
HCV	Housing Choice Voucher
HMDA	Home Mortgage Disclosure Act
HOA	Homeowners Association
HOME	HOME Investment Partnership Act
HQS	Housing Quality Standards
HUD	U.S. Department of Housing and Urban Development
ILR	Improvement-to-Land Ratio
JADU	Junior Accessory Dwelling Unit
LACDA	Los Angeles County Development Authority
LAHSA	Los Angeles Homeless Services Authority
LBNC	Low Barrier Navigation Center

LMIHAF	Low/Moderate Income Housing Asset Fund
LTMB	Landlord-Tenant Mediation Board
MAP	Mortgage Assistance Program
MF	Multi-family
MTA	Metropolitan Transportation Authority
NPP	Neighborhood Preservation Program
PLHA	Permanent Local Housing Allocation
PMI	Private Mortgage Insurance
PSH	Permanent Supportive Housing
RAP	Rental Assistance Program
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Governments
SF	Single-family
TOD	Transit Oriented Development
UBH	Upward Bound House
VL	Very low income
VASH	Veterans Affairs Supporting Housing
WLAC	West Los Angeles Community College