

1 RESOLUTION NO. 2023-R_____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
3 CALIFORNIA, APPROVING AND CONFIRMING THE FINDINGS OF THE 2022
4 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2022 GENERAL
5 PLAN ANNUAL PROGRESS REPORT.

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

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

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

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

17 **WHEREAS**, The City has prepared its 2022 Housing Element Annual Progress
18 Report, attached as Exhibit A, and 2022 General Plan Annual Progress Report, attached as
19 Exhibit B, in accordance with HCD and OPR Guidelines; and,

20 **WHEREAS**, prior to its dissolution in 2012, the Culver City Redevelopment
21 Agency deposited approximately \$8 million dollars in tax increment funding every year into its
22 Low and Moderate Income Housing Fund (“Housing Funds”) to support affordable housing,
23 which funds are no longer available to help meet Culver City’s Regional Housing Needs
24 Allocation (“RHNA”); and,

1 **WHEREAS**, there is currently no stable source of long-term funding to replace
2 the former Housing Funds; and,

3 **WHEREAS**, former Housing Funds that were used to make mandatory payments
4 to the State's Educational Revenue Augmentation Fund ("ERAF") and Supplemental
5 Educational Revenue Augmentation Fund ("SERAF") will be repaid in annual amounts that are
6 substantially below the deposits of former Housing Funds and full repayment is expected to be
7 accomplished in the year 2023; and,

8 **WHEREAS**, receipt of the ERAF/SERAF repayments and the creation of a
9 reliable and permanent source of affordable housing funds will be critical for addressing Culver
10 City's housing needs and meeting its RHNA obligations; and,

11 **WHEREAS**, despite lack of State funding, the City has made adequate progress
12 towards meeting RHNA goals for the current planning timeframe; and,

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

15 **SECTION 1.** The City of Culver City has completed the 2021 Housing Element
16 Annual Progress Report as required by Government Code Section 65400.

17 **SECTION 2.** The City Council hereby approves the 2022 Housing Element
18 Annual Progress Report, attached as Exhibit A to this Resolution, and the 2022 General Plan
19 Annual Progress Report, attached as Exhibit B to this Resolution, and finds the Reports to be
20 consistent with the requirements set forth in the HCD and OPR Guidelines.

21 **SECTION 3.** The City Manager, or his designee, is hereby authorized and
22 directed to submit the 2022 Housing Element Annual Progress Report to HCD and the 2022
23 General Plan Annual Progress Report to OPR.

1 **SECTION 4.** In accordance with the California Environmental Quality Act
2 (CEQA) and the State CEQA Guidelines, the adoption of this Housing Element Annual
3 Progress Report and General Plan Annual Progress Report is exempt from CEQA review
4 pursuant to California Code of Regulations Section 15306, Information Collection.
5

6
7 APPROVED and ADOPTED this 27th day of March, 2023.
8

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10 _____
11 ALBERT VERA, Mayor
12 City of Culver City, California

13 ATTESTED BY:

14 APPROVED AS TO FORM:

15 _____
16 JEREMY BOCCHINO, City Clerk

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18 
19 _____
20 HEATHER BAKER, City Attorney
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4205-011-006	3226 Roberts Ave			ADU	R	10/24/2022						1	1	0	No	No	No	Approved
4231-023-045	4194 McConnell Blvd			ADU	R	10/12/2022						1	1	0	No	No	No	Pending
4206-009-010	2548 Herms Ave			ADU	R	12/22/2022						1	1	0	No	No	No	Pending
4215-011-006	31142 Bosman Ave			ADU	R	10/23/2022						1	1	0	No	No	No	Approved
4210-021-009	10847 Wagner St			ADU	R	11/2/2022						1	1	0	No	No	No	Pending
4205-013-016	3113 Roberts Ave			ADU	R	11/2/2022						1	1	0	No	No	No	Pending
4204-001-009	5032 Lucerne Ave			ADU	R	11/3/2022						1	1	0	No	No	No	Pending
4231-023-034	4150 McConnell Ave			ADU	R	11/17/2022						1	1	0	No	No	No	Pending
4203-002-039	1304 Kinston Ave			ADU	R	11/28/2022						2	2	0	No	No	No	Pending
4213-007-016	4040 Harter Ave			ADU	R	12/22/2022						1	1	0	No	No	No	Pending
4203-015-060	11221 Stevens Ave			ADU	R	11/21/2022						1	1	0	No	No	No	Pending
4211-006-021	4217 Neshoba Ave			ADU	R	11/28/2022						1	1	0	No	No	No	Pending
4210-011-024	11050 Rhode Way			ADU	R	12/1/2022						1	1	0	No	No	No	Pending
4209-003-024	4130 Jasmine Ave			ADU	R	12/14/2022						1	1	0	No	No	No	Pending
4214-004-013	3828 Albright Ave			ADU	R	12/13/2022						1	1	0	No	No	No	Pending
4216-014-005	11446 Diller Ave			ADU	R	12/19/2022						1	1	0	No	No	No	Pending
4216-020-010	11262 Colver Park Dr			ADU	R	12/20/2022						1	1	0	No	No	No	Pending
4216-020-026	11213 Segrell Way			ADU	R	12/28/2022						1	1	0	No	No	No	Pending
4207-011-006	4037 Madison Ave			ADU	R	12/23/2022						1	1	0	No	No	No	Pending
4215-016-008	4331 Tuttle Ave			ADU	R	12/22/2022						1	1	0	No	No	No	Pending
4210-034-013	11013 Bradlock Dr			ADU	R	12/23/2022						1	1	0	No	No	No	Pending
4206-003-018	3583 Schaefer St			ADU	R	12/28/2022						1	1	0	No	No	No	Pending
4209-004-008	4458 Jasmine Ave			ADU	R	12/29/2022						1	1	0	No	No	No	Pending
4206-007-017	3563 Westley St			ADU	R	12/29/2022						1	1	0	No	No	No	Pending
4213-018-019	3868 Sepulveda Blvd			S+	R	9/22/2022						38	38	0	No	No	No	Approved
4213-018-020	3900 Sepulveda Blvd			S+	R	9/17/2022						35	35	0	No	No	No	Approved

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			73	0	0	0	0	0	0	93	166
4231-022-032	4168 Mildred										0
4207-006-915	9763 Culver										0
4207-009-018	4044 Lincoln										0
4206-011-001	8902 Hubbard										0
4213-002-001	3906 Huron										0
4208-020-033	3826 Girard										0
4236-020-006	12727 Washington										0
4218-005-028	11621 McDonald St								1	1/6/2022	1
4209-012-002	4406 Motor Ave #A								1	1/11/2022	1
4213-006-036	3917 Tilden Ave								1	1/27/2022	1
4209-017-021	4243 Le Bourget #A								1	2/4/2022	1
4210-023-012	10812 Lindblade St #A								1	2/4/2022	1
4208-015-022	10747 Oregon Ave								1	2/10/2022	1
4204-010-131	3816 Marcia Ct								1	2/14/2022	1
4231-027-010	4023 Meier St								1	2/14/2022	1
4215-003-011	11102 Pickford Way								1	2/28/2022	1
4208-020-032	3834 Girard Ave								1	3/1/2022	1
4206-011-012	8952 Hubbard								1	3/7/2022	1
4206-006-019	3571 Helms Ave								1	3/10/2022	1
4207-015-012	4161 Madison Ave								1	3/10/2022	1
4210-025-023	10816 Franklin Ave								1	3/17/2022	1
4209-010-023	4283 Vinton Ave								1	3/29/2022	1
4215-002-016	5289 Dobson Way								1	4/4/2022	1
4209-005-018	4489 Jasmine Ave								1	4/4/2022	1
4210-027-029	10965 Braddock Dr								1	4/20/2022	1
4312-025-014	3420 Caroline Ave								1	4/21/2022	1
4218-011-035	11620 Port Rd #A								1	4/26/2022	1
4216-015-011	11462 Patom Dr								1	5/5/2022	1
4207-022-019	4220 Lincoln Ave								1	5/10/2022	1
4209-021-008	4343 Mentone Ave								1	5/11/2022	1
4215-014-015	11131 Wagner St								1	5/26/2022	1
4210-009-025	10956 Fairbanks Way								1	5/27/2022	1
4204-016-029	5926 Blairstone Dr								1	6/1/2022	1
4210-024-002	10809 Garfield Ave								1	6/1/2022	1
4233-003-026	4120 Coolidge Ave								1	6/2/2022	1
4209-008-008	4134 Vinton Ave								1	6/2/2022	1
4207-025-010	4251 La Salle Ave								1	6/20/2022	1
4207-019-032	4155 Irving Pl								1	6/20/2022	1
4203-014-030	11297 Rudman #A								1	6/20/2022	1
4206-004-019	8615 Higuera St #A								1	6/21/2022	1
4204-010-129	3812 Marcia Ct								1	6/22/2022	1
4213-024-004	4230 Tuller Ave								1	6/24/2022	1
4208-013-014	10886 Oregon Ave								1	6/27/2022	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income			
			0	0	0	0	0	0	0	79		79
4231-022-032	4168 Mildred											0
4207-006-915	9763 Culver											0
4207-009-018	4044 Lincoln											0
4206-011-001	8902 Hubbard											0
4213-002-001	3906 Huron											0
4208-020-033	3826 Girard											0
4236-020-006	12727 Washington											0
4218-005-028	11621 McDonald St								1	8/18/2022		1
4209-012-002	4406 Motor Ave #A											0
4213-006-036	3917 Tilden Ave											0
4209-017-021	4243 Le Bourget #A											0
4210-023-012	10812 Lindblade St #A											0
4208-015-022	10747 Oregon Ave								1	12/15/2022		1
4204-010-131	3816 Marcia Ct											0
4231-027-010	4023 Meier St											0
4215-003-011	11102 Pickford Way								1	5/5/2022		1
4208-020-032	3834 Girard Ave								1	12/1/2022		1
4206-011-012	8952 Hubbard											0
4206-006-019	3571 Helms Ave								1	12/22/2022		1
4207-015-012	4161 Madison Ave											0
4210-025-023	10816 Franklin Ave											0
4209-010-023	4283 Vinton Ave											0
4215-002-016	5289 Dobson Way											0
4209-005-018	4489 Jasmine Ave											0
4210-027-029	10965 Braddock Dr											0
4312-025-014	3420 Caroline Ave								1	12/22/2022		1
4218-011-035	11620 Port Rd #A								1	10/12/2022		1
4216-015-011	11462 Patom Dr											0
4207-022-019	4220 Lincoln Ave											0
4209-021-008	4343 Mentone Ave											0
4215-014-015	11131 Wagner St											0
4210-009-025	10956 Fairbanks Way								1	12/22/2022		1
4204-016-029	5926 Blairstone Dr											0
4210-024-002	10809 Garfield Ave								1	9/27/2022		1
4233-003-026	4120 Coolidge Ave											0
4209-008-008	4134 Vinton Ave											0
4207-025-010	4251 La Salle Ave								1	6/20/2022		1
4207-019-032	4155 Irving Pl								1	10/27/2022		1
4203-014-030	11297 Rudman #A											0
4206-004-019	8615 Higuera St #A											0
4204-010-129	3812 Marcia Ct								1	5/17/2022		1
4213-024-004	4230 Tuller Ave								1	12/27/2022		1

4208-013-014	10886 Oregon Ave							1	9/30/2022	1
4207-026-028	4260 Revere Pl									0
4210-009-007	10943 Pickford Way									0
4215-016-012	4349 Tuller Ave									0
4206-002-020	3566 Schaefer #A									0
4208-015-025	10731 Oregon Ave									0
4231-023-025	4189 Mildred Ave									0
4205-009-004	3038 Reid Ave									0
4204-001-032	4206 Van Buren Pl									0
4213-007-005	4037 Tilden Ave									0
4205-016-006	3440 Cattaraugus Ave									0
4203-001-043	10737 Flaxton St									0
4232-009-006	12338 Herbert St									0
4218-006-059	5174 Dawes Ave									0
4205-016-016	3409 Fay Ave									0
4213-005-008	3846 Bentley Ave									0
4231-027-011	4027 Meier St									0
4233-003-015	4238 Coolidge Ave #A									0
4215-008-007	11122 Franklin Ave									0
4210-034-024	11056 Barman Ave #A							1	12/20/2022	1
4205-018-024	3350 1/2 Sherbourne Dr							1	12/27/2022	1
4210-008-015	10906 Pickford Way									0
4210-008-026	10962 Pickford Way									0
4312-027-002	3344 Helms Ave									0
4215-017-015	4363 Globe Ave									0
4210-003-005	5025 Fairbanks Way									0
4213-007-034	4137 Tilden Ave									0
4210-024-024	10816 Barman Ave									0
4207-024-019	4210 La Salle Ave									0
4233-012-018	11815 Atlantic Ave									0
4209-017-010	4252 Mentone Ave									0
4205-009-019	2931 Sentney Ave									0
4215-011-026	11142 Barman Ave									0
4209-008-023	4159 Jasmine Ave									0
4231-025-034	4273 McConnell Blvd									0
4203-004-068	10748 Whitburn St									0
4207-008-025	4061 Lafayette Pl									0
4209-008-004	4114 Vinton Ave									0
4213-002-038	3950 Huron Ave									0
4216-003-013	5452 Janisann Ave									0
4218-013-028	5383 Emporia Ave									0
4208-015-017	10771 Oregon Ave									0
4207-022-018	4214 Lincoln Ave									0
4213-023-008	4140 Tuller Ave #A									0
4205-011-006	3226 Roberts Ave									0
4206-004-033	3599 Schaefer St									0
4206-009-015	4165 Higuera St									0
4209-022-001	4206 Keystone Ave							1	12/5/2022	1
4213-023-008	4140 Tuller Ave #B									0
4206-010-033	9069 Carson St									0
4216-006-008	11139 Orville St							1	11/1/2022	1
4207-011-017	4022 La Salle Ave									0
4231-024-008	4137 McConnell Blvd									0
4210-018-029	10732 Franklin Ave									0
4213-018-002	3873 Bentley Ave							3	1/18/2022	3
4214-002-009	3906 Sawtelle Blvd							1	4/11/2022	1
4213-003-025	3944 Tilden Ave							1	3/8/2022	1

Jurisdiction	Culver City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029			Total Units to Date (all years)
Very Low	Deed Restricted	1,108	-	73	-	-	-	-	-	-	-	-	73	1,035
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	604	-	-	-	-	-	-	-	-	-	-	-	604
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	560	-	-	-	-	-	-	-	-	-	-	-	560
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,069	37	20	93	-	-	-	-	-	-	-	150	919
Total RHNA		3,341												
Total Units			37	20	166	-	-	-	-	-	-	-	223	3,118
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	2									6	7	
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		554	-	73	-	-	-	-	-	-	-	73	481	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Culver City		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1A Section 8 Housing Choice Voucher Program	Provide rental assistance to 215 households.	Ongoing	Federally funded rental assistance for very-low and low income households. Funding includes \$1.3 Million which serves up to 215 households annually. Housing Staff has pulled 1,000 applications from the Section 8 Waiting List created in 2016. There are approximately 9,000 applications on the Section 8 Waiting List. Through the County of Los Angeles Homeless Initiative and approved by HUD, 50% of annual turnover vouchers will be provided to the unhoused population. This is a total of 5 vouchers for Culver City. To date, 3 turnover vouchers have been issued to the unhoused.
1B Rental Assistance Program	Provide rental assistance to 16 households.	Ongoing	Due to reduced funding as a result of the elimination of the former redevelopment agency, this program will sunset within the next 5-10 years. Rental subsidy to the homeless, elderly, and disabled created under the former RDA are winding down. The program size has been reduced to 12 households. This is down from 16 in 2021. The program expends \$17,871 per month (\$214,449 annually).
1C Shared Housing	Provide rental assistance and supportive services to 5 households.	Ongoing	The shared program was eliminated in fiscal year 2010-2011 due to the elimination of funding from the Redevelopment Agency.

1D Existing Covenanted Buildings	Compliance with affordability agreement, Housing Quality Standard, and occupancy requirements.	Ongoing	Per California Redevelopment Law regulations, monitoring of income and affordable rent restricted units is conducted annually and starts in November. Monitoring for compliance continues on all Mortgage Assistance Program (MAP), senior housing, mobile home park units, group homes for persons with disabilities, and multi-family housing units with income and rent restrictions. A total of 504 income and rent restricted units are monitored.
1E Preserve At-Risk Affordable Housing Units	Monitor the at-risk status of 231 affordable units that are potentially at risk of converting to market-rate housing.	Ongoing	Program eliminated due to lack of funding (2021)
1F Affordable Housing Development Assistance	Facilitate the development of 250 affordable units over eight years.	Ongoing	Due to the DOF approval of ERAF payment, this program will be reintroduced. 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 over the next 5 fiscal years. Other incentive includes Administrative Approval of affordable housing units and reduction of Building permit fees for affordable and workforce housing units.
1G Inclusionary Housing	Monitor to ensure the Mixed Use Ordinance effectively supports Affordable Housing production, review and revise as necessary.	Ongoing	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including the study and potential implementation of programs like an affordable housing overlay or other incentives. This work is anticipated to be completed in the spring or summer of 2024.
2A Housing for Homeless and Special Needs	Pursue modular housing on city-owned lots for homeless and supportive housing.	Ongoing	These projects are pending Council direction.
2B Zoning Code Amendments to Address Special Needs Housing	Amend the zoning code to comply with various state laws.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including amendments to comply with state laws on special needs housing, by October 2024.

2C Homeless Service Referrals	Continue to work with St. Joseph and/or another homeless service provider to conduct homeless outreach and connect individuals experiencing homelessness to services.	Ongoing	Through a contract with Saint Joseph Center (SJC), the city provides homeless outreach, data collection, service referral, and emergency motel voucher. Homeless outreach was expanded to include evenings until 10pm and Saturdays. Since July 1, 2022 to February 2023, the following number of unhoused were served: Total # of unhoused enrolled:209/Total # of unhoused engaged:124/ Total # unhoused referred to supportive services: 154/ Total # persons placed in permanent housing: 9. The City has also utilized motels to provided interim shelter. Since July 1, 2022 to current, 15 participants were served and \$190,000 was expended. The City is also activating a Safe Sleep site which will serve up to 40 unhoused residents. This is scheduled to come online April/May 2023.
2D Emergency Shelters	Provide 18 year-round beds for women with dependent children through Upward Bound House Family Shelter.	Ongoing	Upward Bound House (UBH) Family Shelter provides 18 beds of emergency housing for unhoused children and their families. Through a contract with UBH, the city provides case management and supportive services to unhoused children and their families as well as homeless children attending the Culver City Unified School District. Since July 2022 to February 2023, the following number of unhoused children and their families were served: Total # of Persons served: 78/ Total # of Families served: 33 / Total # of Children served:40/Total # of Persons placed in Permanent Housing: 37 / Total # of Families placed in Permanent Housing: 14/Total # of Children placed in Permanent Housing:18.
2E Group Homes	Monitor six group homes for persons with developmental disabilities annually.	Ongoing	Through rent and income restricted covenants, the City provides six group homes that provided affordable service enriched housing to 30 persons with development disabilities.
3A Neighborhood Preservation Program	Provide 10 NPP Deferred Maintenance Grants.	Ongoing	Due to DOF (Department of Finance) approval of ERAF payments, this program was re-introduced FY 2019/20. Neighborhood Preservation Grants of up to \$5,000 are provided to multi-family property owners who will lease to a Section 8 or unhoused household. Healthy and Safe Senior Grants of up to \$1,500 are provided to low income seniors to address life safety and code enforcement violations.
3B Healthy and Safe Grant	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants.	Ongoing	Due to the DOF (Department of Finance) approval of ERAF payments, this program will be re-introduced. The Healthy and Safe Grant Program provides rehabilitation grants up to \$1,500 to low income and/or disabled households to address health and safety issues in their homes.

3C Graffiti Removal	Remove graffiti within 48 hours.	Ongoing	The Culver City Graffiti Crew continues to work with local business and homeowners within the city to abate graffiti.
4A Adequate Sites for RHNA and Monitoring of No Net Loss (SB 166)	Adopt 2045 General Plan and update the zoning code for consistency. Develop procedure to monitor for No Net Loss (AB 166), and update sites inventory to determine adequate capacity for RHNA.	2023	A procedure for monitoring No Net Loss (AB 166) as well as RHNA Sites Inventory updates is in progress. The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element to accommodate RHNA capacity by October 2024.
4B By-Right Approval	As part of the Comprehensive Zoning Code Update to implement 2045 General Plan, amend the Zoning Code to provide by-right approval of projects that set aside 20% affordable units for lower income households.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including by-right approval policies, by October 2024.
4C Density Bonus Program	Continue to promote the various density bonus incentives to residential and mixed use development applicants.	Ongoing	Information is provided to applicants who inquire about construction of new housing units.
4D Accessory Dwelling Units Ordinance	Update the ADU ordinance for consistency with the 2045 General Plan and SB 9 requirements.	Ongoing	The City continues to process ADU applications in line with State law and adopted City Codes.
4E Affordable ADU Incentive Program	Provide information on the various incentives the City offers to facilitate affordable ADUs.	Ongoing	Not yet implemented.
4F Affordable Housing Tools and Best Practices	Study and prioritize the various affordable housing tools for research and analysis, such as Affordable Housing Overlay Zones, Transit Oriented Communities (TOCs) programs, affordable housing funding opportunities, and Livable Communities Initiative.	2022	The study is in the beginning stages of planning and may be informed by the zoning code update process.

4G Hotel/Motel Conversion	Continue to identify properties and negotiate for acquisition and adaptive reuse or redevelopment as affordable and special needs housing, pursue funding through Project Homekey.	Ongoing	The City was awarded \$26.6 million under the HCD Homekey Round 2 for the production of 73 units of interim and permanent supportive housing for the chronically unhoused. The interim housing units are located at 3868 Sepulveda (formerly Deano's Motel). The permanent supportive housing units are located at 3900 Sepulveda (formerly Sunburst Motel). As of February 22, 2023, the interim housing site is 78% completed and the permanent supportive housing site is 88% completed. The units are scheduled to come online July 2023.
4H Objective Design Standards	Develop Objective Design Standards to comply with SB 330.	Ongoing	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element, including new zoning designations and associated objective development standards, by the end of 2023.
4I Permit Streamlining and Monitoring	Establish a permit processing time tracking, monitoring, and reporting system.	Ongoing	The City has made efforts in streamlining applications with affordable housing components. This is currently done with no special application fee or request by the developer.
4J Zoning Code Review and Amendment to Address Constraints to Housing Production	Consider and implement updates to the zoning code to address constraints to housing production, including expansion of SROs, development standards, parking requirements, and building height limits.	2023	The Current and Advance Planning Divisions are in the process of hiring a consultant to complete updates to the Zoning Code to implement the 2045 General Plan and 2021-2029 Housing Element including these considerations, to be completed by October 2024.
5A Fair Housing Counseling	Provide fair housing counseling services.	Ongoing	The City has contracted with Bet Tzedek to provide Fair Housing counseling services. The City enacted Permanent Rent Control and Tenant Protection Ordinances (Ordinances) in September 2020. Bet Tzedek provides legal services for Culver City residents under the Ordinances. Bet Tzedek also provides legal services for Culver City resident under the Statewide Eviction Moratorium. A monthly legal clinic is held and 65 persons have participated.
5B Source of Income Protection	Develop outreach and education materials and implement an outreach campaign, Include a fair housing factsheet in ADU, Incremental Infill, and SB9 application packets.	Ongoing	Not yet implemented.
5C Landlord Roundtable	Hold joint roundtable discussions with LTMB and ACOHH.	2023	Due to the pandemic this was delayed until 2023.

5D Community Conversation on Affordable Housing	Conduct community meetings on affordable housing issues.	2023	Not yet implemented.
5E Landlord Fair	Host landlord fairs.	2023	In an effort to attract and retain property owners to participate in affordable housing programs, an Owner Fair was approved for the 2022-23 FY. This program is on hold due to the COVID-19 pandemic is projected to take place 2023. The program will promote incentives to property owners to lease to Section 8 and unhouseed residents. Incentives include signing bonuses, rehabilitation grants, vacancy loss and assistance with security deposits.
5F Inter-Agency Agreement with HACLA	Establish agreement with HACLA to allow use of City vouchers within one mile from city limits.	2023	This agreement will be presented to Council in 2023.
5G Accessory Commercial Uses	Initiate study to integrate accessory commercial uses in single-family neighborhoods.	2024	Not yet implemented.
5H Permanent Rent Control Ordinance	Continue to implement the Rent Control Ordinance.	Ongoing	The City enacted a Permanent Rent Control/Tenant Protections Ordinances in September 2020. Since July 1, 2022, Rent Control staff has responded to 784 telephone calls, 30 walk-ins and 1,263 emails related to the various provision of the ordinances.
5I Landlord-Tenant Mediation Board	Provide services as requested throughout the planning period	Ongoing	Since July 2022, 2 mediations were requested or conducted. This is largely a result of the pandemic.
5J Landlord Incentive	Increase landlord participation by 15 landlords annually (5 at the County level, 10 at the local level)	Ongoing	Not yet implemented.
5K Plan to Prevent and Combat Homelessness	Update plan to address homelessness	2023	Not yet implemented.
5L Replacement Housing	Continue to use financial resources of the Redevelopment Agency to help replace residential units lost as a result of Successor Agency actions as applicable.	Ongoing	Ongoing.
5M Promotion of Housing Programs	Market the availability of various housing programs with brochures, flyers, and other public information materials. Specifically, focus promotion of housing programs to neighborhoods with concentrated areas of housing issues.	2023	Not yet implemented.

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
 Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Cells in grey contain auto-calculation formulas
 optional field

Table I									
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)									
Project Identifier				Project Type	Date	Unit Constructed			
1				2	3	4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start Data Entry Below									
4216-003-013	5452 Janisann Ave			Unit Constructed	12/6/2022				1

Jurisdiction	Culver City	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

	No
	Cells in

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Culver City	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	73
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		93
Total Units		166

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	2
SFD	0	3	7
2 to 4	8	3	3
5+	141	73	0
ADU	0	87	67
MH	0	0	0
Total	149	166	79

Housing Applications Summary	
Total Housing Applications Submitted:	107
Number of Proposed Units in All Applications Received:	224
Total Housing Units Approved:	166
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Culver City	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

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

Total Award Amount	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Develop Retail Demand Model	36000	\$21,000.00	Completed		
Property Assessment	20000	\$20,000.00	Completed		
Concept Design Studies	20000	\$3,375.00	Completed		
Pro Forma Analysis of Development Feasibility	24000	\$0.00	In Progress		
Indentives/Standards to Increase Housing Production	30000	\$0.00	In Progress		
General Plan Integration	12500	\$0.00	In Progress		
Administrative costs	7500	\$505.54	In Progress		

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	7
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	15
	Non-Deed Restricted	0
Above Moderate		127
Total Units		149

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	73
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		93
Total Units		166

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		79
Total Units		79

City of Culver City
Advance Planning Division

General Plan Annual Progress Report
2022 Reporting Period

March 3, 2023

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Introduction

The State of California, under Government Code Section 65300, requires that each local jurisdiction adopt a General Plan to guide the development of the built environment, with specific elements covering a range of issues. Culver City's existing General Plan includes ten elements that were adopted or updated between 1968 and 2022, and guide the City's land use, open space, and circulation, as well as the safety and enjoyment of the city's residents.

Government Code Section 6400 and 65700 requires cities to submit an annual report on General Plan implementation status each year to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The purpose of the Annual Progress Report (APR) is to update the legislative body and the public on the progress made in implementing the General Plan's policies, goals, and actions. This 2022 General Plan APR covers the period from January 1, 2022 to December 31, 2022.

Existing General Plan Elements

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

Table 1: General Plan Elements, year of adoption or latest major update

Name	Adopted Year
Recreation Element	1968
Conservation Element	1973
Seismic Safety Element	1974
Public Safety Element	1975
General Plan Overview	1995
Noise Element	1995
Open Space Element	1995
Circulation Element	2004
Land Use Element	2004
Housing Element	2022

Ongoing General Plan Update - Elements in Progress

Culver City began a comprehensive update to the General Plan in 2019. After an extensive community engagement process, drafts of the following elements were under review by City staff throughout 2022, with a public draft and Council adoption planned for 2023.

Table 2: General Plan Element drafts in progress

Name	Adoption Goal
Introduction	2023
Equity, Community Health, and Environmental Justice	2023
Governance and Leadership	2023
Arts and Culture	2023
Reimagining Public Safety	2023
Land Use and Community Design	2023
Economic Development	2023
Mobility	2023
Parks, Recreation, and Public Facilities	2023
Infrastructure	2023
Greenhouse Gas Reduction	2023
Conservation and Open Space	2023
Safety	2023
Noise	2023
Implementation	2023

General Plan Implementation

City Projects

1. The City's **2021-2029 Housing Element** was adopted by the City Council in August 2022 and certified by HCD in October 2022. The Housing Element accounts for 223% of the 3,341 dwelling units required by the Regional Housing Needs Assessment, and ensures adequate opportunities to meet that number over the course of the 8-year cycle. The Housing Element also addresses the need to maintain and improve the city's existing housing stock, provide housing for special needs groups, and affirmatively further fair housing practices.
2. The City Council passed an ordinance for the **Removal of Parking Minimums** from the City's Zoning Code for all types of development citywide. The 2004 Circulation Element includes Implementation Measure #7, which suggests revisions to the Zoning Code to establish appropriate parking requirements for "adequate but not excessive" parking.
3. The City Council passed an amendment to the Zoning Code to allow for a **wider range of ground-floor retail uses** in the Downtown area, supporting the 2004 Land Use Element's Objective #5 for Economic Diversity to support surrounding retail and business uses, and Objective #22 to encourage reinvestment in the Downtown area.
4. The **Culver Boulevard Realignment** widened Culver Boulevard between Elenda Street and Sepulveda Boulevard, and added a raised, landscaped median with a bikeway and pedestrian path. The project also includes stormwater treatment and storage facilities underneath the new median. The project was completed and opened in 2022. The 2004 Circulation Element includes Implementation Measure #2, which suggests streetscape improvements along Culver Boulevard including a linear park and bikeway.
5. **MOVE Culver City** is a quick-build mobility pilot project that was implemented in late 2021. The project added dedicated bike and bus lanes connecting the City's Downtown and Arts District areas by way of the Culver City E Line Metro station. The mid-pilot report was released in 2022 and showed that the new bike and bus facilities resulted in increased bike and pedestrian activity, increased bus ridership, and had only minimal impacts on peak vehicle travel times through the corridor. The 2004 Circulation Element includes many policies that aim to improve and increase bike and pedestrian amenities in high-traffic areas.

Significant Development Projects

The following significant development projects address goals of the General Plan including increasing housing stock and expanding the creative economy.

1. The **9763 Culver** mixed-use project received entitlements from the Planning Commission in September 2022 and includes 34 new residential dwelling units, including 2 affordable units for Very-Low Income households, and 4 Workforce/Moderate-Income units.
2. The **12727 Washington** mixed-use project received entitlements from the Planning Commission in October 2022 and includes 104 new residential dwelling units, including 5 affordable units for Very Low-Income households, and 11 Workforce/Moderate-Income units.
3. **Crossings Campus**, a new office development for Apple Inc., was approved by the City Council in December 2022. The site is situated in both Culver City and the City of Los Angeles near the Culver City E Line Metro station and will include over 500,000 square feet of office space.

Compliance with OPR General Plan Guidelines

General Plan Update

The City is currently in the process of updating its General Plan, which will address the OPR Guidelines and state legislation made since the last update to the General Plan. The updated General Plan will include all required elements plus several optional elements. Each element includes goals, policies, actions, and implementation measures to effectively monitor the progress of the Plan. A summary of each element follows:

- 1) The **Introduction** summarizes the General Plan, guiding principles, equity framework, and history and demographics of the city, as well as the outreach process.
- 2) The **Equity, Community Health, and Environmental Justice Element** identifies SB 1000 disadvantaged communities in the city and sets goals and policies to address compounded health risks.
- 3) The **Governance and Leadership Element** aims to increase governmental transparency, broaden outreach and engagement, and center equity in local decision-making.
- 4) The **Arts, Culture, and the Creative Economy Element** discusses how the City can reimagine its investments and partnerships with the arts, culture, and the creative economy, and innovate in civic issues.

- 5) The **Reimagining Public Safety Element** addresses community safety, programming that provides alternatives to incarceration, surveillance, and data privacy.
- 6) The **Land Use and Community Design Element** sets forth the proposed distribution and location of different land uses, as well as community intentions for urban form and design.
- 7) The **Housing Element** was adopted and certified in 2022 and provides for 223% of the city's Regional Housing Needs Assessment allocation.
- 8) The **Economic Development Element** addresses sustainable economic development, community benefits to be provided by new development, a balanced housing supply, and equitable opportunity for wealth creation.
- 9) The **Infrastructure Element** addresses the equitable distribution and resiliency of water and energy infrastructure.
- 10) The **Mobility Element** sets policies to create and bolster a transportation system that improves all transportation options, including transit, cyclists, and pedestrians.
- 11) The **Parks, Recreation, and Public Facilities Element** aims to preserve, expand, and improve parks and open spaces, encourage healthy lifestyles, and maintain and upgrade public facilities.
- 12) The **Greenhouse Gas Reduction Element** addresses environmental, social equity, and economic impacts from climate change.
- 13) The **Conservation and Open Space Element** addresses the stewardship and conservation of cultural and natural resources.
- 14) The **Safety Element** evaluates and mitigates the risk of climate change and associated natural hazards.
- 15) The **Noise Element** identifies and evaluates noise problems in the community from a range of sources like highways, arterial streets, rail, aviation, and industrial plants.