



# City of Culver City

## Staff Report

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**CC- CONSENT ITEM: Adoption of a Resolution Approving and Confirming the Findings of the 2023 Annual Housing Element Progress Report and 2023 General Plan Annual Progress Report.**

**Meeting Date:** March 11, 2024

**Contact Person/Dept.:** Oscar Reyes/ Planning and Development/ Advance Planning  
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**Fiscal Impact:** Yes  No

**General Fund:** Yes  No

**Attachments:** Yes  No

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (03/05/2024)

**Department Approval:** Mark E. Muenzer, Planning and Development Director (02/19/2024)

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### **RECOMMENDATION**

Staff recommends the City Council adopt a resolution approving and confirming the findings from the 2023 Housing Element Annual Progress Report (Exhibit A of Attachment 1) as required by the State of California Department of Housing and Community Development, and the 2023 General Plan Annual Progress Report (Exhibit B of Attachment 1) as required by the State of California Governor's Office of Planning and Research.

### **BACKGROUND**

The State of California Department of Housing and Community Development (HCD) requires data on Housing Element implementation from all jurisdictions on an annual basis. The State requests information related to the number of net new housing units and goal and policy achievement. HCD tracks net new housing development to determine the number of units added within a calendar year. For example, the demolition of a single-family home to construct a triplex would be recorded by HCD as two new dwelling units.

This data is used to assess jurisdiction-specific progress in meeting Regional Housing Needs Allocation (RHNA) numbers. The Planning and Development and Housing and Human Services Departments prepared the 2023 Housing Element Annual Progress Report (APR) and will submit it to

HCD by the April 1, 2024 deadline.

The State of California Governor’s Office of Planning and Research (OPR) requires a General Plan Annual Progress Report (APR) to monitor implementation of General Plan policies, goals, and actions. The APR is flexible in format and recommends a discussion of major projects that satisfy goals of the General Plan as well as updates being made to the Plan to satisfy the OPR General Plan Guidelines.

**DISCUSSION**

**2023 Housing Element Annual Progress Report**

The City adopted the new 2021-2029 Housing Element on August 8, 2022 and received certification by HCD in October 2022. The 6<sup>th</sup> Cycle RHNA requires that the City adequately plan to permit 3,341 new dwelling units over the course of the eight-year period between 2021-2029. The City’s Adequate Sites Inventory plans for 8,325 new units, which is 249% of the RHNA. HCD recommends planning for an additional buffer beyond the minimum RHNA to ensure the number can be met.

In 2023, the City issued building permits for 87 housing units. The issued permits consisted of 68 ADUs, 3 single-family units, and 16 multi-family units. Since 2021, the City has issued permits for 444 units, roughly 13% of the RHNA. There are 2,897 units remaining to meet the RHNA, and the City is currently reviewing development applications and pre-applications that would largely meet that number. Full numbers and project descriptions can be found in Table A and A2 of Exhibit A of Attachment 1.

Table 1: RHNA Allocation 2021-2029

Income Level	RHNA Allocation by Income Level	2021 Projection Period 6/30/21-10/14/21	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to date (All Years)	Total Remaining RHNA by Income Level
Very Low	1,108	-	-	73	-	-	-	-	-	-	-	73	1,035
Low	604	-	-	-	1	-	-	-	-	-	-	1	603
Moderate	560	-	-	-	2	-	-	-	-	-	-	2	558
Market Rate	1,069	37	154	93	84	-	-	-	-	-	-	368	701
Total	3,341	37	154	166	87	-	-	-	-	-	-	444	2,897

Note: Due to technical reporting requirements, this table includes additional units that do not yet show in the attached report.

Only building permits issued are counted towards RHNA. However, the process to building permit issuance contains multiple steps. Table 2 below demonstrates the City’s progress during the 2023 calendar year.

Table 2: 2023 Housing Applications and Permits Summary

Applications and Permits	Dwelling Units
Total Housing Units Submitted	428
Units Issued Building Permits (Counts towards RHNA)	87
Units Issued Planning Entitlements	95
Units Issued Finalized Building Permits	62

Note: Due to technical reporting requirements, this table includes additional units submitted that do not yet show in the attached report.

1. The City received a total of 428-unit housing applications in 2023, which included ADUs, single family dwellings, and multifamily developments.
2. A total of 87 units were issued building permits by the Building Safety Division, which includes applications from previous years.
3. 95 units were issued planning entitlements, all low-income deed restricted housing units.
4. A total of 62 units were issued certificates of occupancy in 2023.

The City continued to make progress on implementing the goals and policies of the Housing Element as described in Table D of Exhibit A of Attachment 1. For example, the Planning and Development Department is in the process of updating the Zoning Code to implement the Housing Element and General Plan, and the Housing and Human Services Department opened its first safe sleeping programming, Wellness Village, at a City-owned parking lot in August 2023. To date 35 unhoused neighbors have participated in the Wellness Village and 11 have transitioned to permanent supportive housing. The Housing and Human Services Department also received \$26.6 million under the Project Homekey Round 2 to produce 73 interim units and supportive housing. Certificates of Occupancy were issued to two former motel sites in November 2023. There are currently 21 residents occupying the project with full occupancy of 90%-95% by March 2024.

### 2023 General Plan Annual Progress Report

City departments continued to implement the General Plan policies and actions, as discussed in the 2023 General Plan APR (Exhibit B of Attachment 1). Various sections of the Zoning Code were amended and updated which were in line with both Measure 1 of the General Plan’s Land Use Element, to revise the City’s Zoning Ordinance, and Measure 4 of the Housing Element, to further programs that facilitate additional housing. The City also continued to further programs that facilitate additional housing by amending Title 17 of the Zoning Code related to Accessory Dwelling Units.

The Advance Planning Division continued to work to finalize and adopt the 2045 General Plan. The Advance Planning Division completed an extensive community outreach effort during the Public Draft review period for the General Plan Update. A total of 4 hybrid and virtual open houses were held to receive community input and further public involvement. An online comment form was open for the duration of the public review period to receive comments from stakeholders who were unable to attend the open houses. Additionally, City staff and consultants redesigned the Picture Culver City project website for the General Plan update, which houses all information on the General Plan update.

The City also completed work on the Higuera Street Bridge Replacement Project which fulfilled various City implementation measures including Measure 5 of the Circulation Element (adopt a Citywide Bikeway Master Plan), and Measure 2 of the Circulation Element (continue roadway improvements).

City Council also approved a budget appropriation of \$100,000 from General Funds for the Street for All organization to support the feasibility study of the Ballona Creek Bike Path Extension Project. The City's Transportation Department awarded a contract for the MOVE Culver City Project, and additionally won the Caltrans Excellence in Transportation Award for MOVE Culver City. The Transportation Department also received the Transit and Intercity Rail Capital Program (TIRCP) Grant for zero emission buses to continue providing improved mobility services throughout the City. The projects and achievements of the Transportation Department help fulfill Measure 4 of the Circulation Element (adopt new transit system developments and standards) and Measure 11 of the Circulation Element (pursue diversified funding).

### **FISCAL ANALYSIS**

There is no fiscal impact from approving and confirming the findings from the 2023 Housing Element Annual Progress Report and the 2023 General Plan Annual Progress Report.

### **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the adoption of the 2023 Housing Element Annual Progress Report and 2023 General Plan Annual Progress Report is exempt from CEQA Review pursuant to California Code of Regulations Article 14, Section 15306, Information Collection.

### **ATTACHMENTS**

1. 2023-03-11\_ATT - Proposed Resolution, including 2023 Housing Element Annual Progress Report and General Plan Annual Progress Report

### **MOTION**

That the City Council:

Adopt a Resolution approving and confirming the findings of the 2023 Housing Element Annual Progress Report and 2023 General Plan Annual Progress Report.