



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 23-42, **Version:** 1

Item #: PH-1.

CC - PUBLIC HEARING ITEM: Adoption of Resolution Adopting the 2021-2029 Housing Element Addendum to the Negative Declaration and 2021-2029 Housing Element (General Plan Text Amendment, P2022-0222-GPTA); Approving the Submittal of the 2021-2029 Housing Element to the California Department of Housing and Community Development for Review for Substantial Compliance with State Law; and Authorizing the City Manager to Approve Minor Updates to the 2021-2029 Housing Element as Necessary to Obtain Certification.

Meeting Date: August 8, 2022

Contact Person/Dept.: Troy Evangelho / Advance Planning / CDD
Phone Number: (310) 253-5744

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Attachments: Yes ☒ No ☐

Commission Action Required: Yes ☐ No ☒

Public Notification: (E-Mail) Meetings and Agendas - Planning Commission, City Council, General Plan Update, General Plan Advisory Committee, and Public Notifications (07/21/2022)(08/03/2022); (Posted) City Website (07/21/2022); Notice of Public Hearing was published in the Culver City News (07/21/2022).

Department Approval: Sol Blumenfeld, Community Development Director (07/31/2022)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution (Attachment 1) adopting an Addendum to the Negative Declaration based on the finding that the project will not have a significant adverse impact on the environment (Attachment No. 2); adopting the proposed updates to the 2021-2029 Housing Element (General Plan Text Amendment - P2022-0222-GPTA) (Attachment No. 3); approving the submittal of the 2021-2029 Housing Element to the California Department of Housing and Community Development for review for substantial compliance with state law; and authorizing the City Manager to approve minor updates to the 2021-2029 Housing Element as necessary to obtain certification.

PROCEDURE

1. The Mayor seeks a motion to receive and file the affidavit of publication and posting of the public hearing notice.
2. The Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired.
3. The Mayor seeks a motion to open the public hearing.
4. The Mayor seeks a motion to close the public hearing after all testimony has been presented.
5. The City Council discusses the matter and arrives at its decision.

BACKGROUND

The purpose of this agenda item is for the City Council to discuss and consider adoption of a resolution approving the proposed General Plan Text Amendment (minor updates to the adopted 2021-2029 Housing Element, HE).

The Housing Element of the City's General Plan is the primary planning guide to meet the housing needs of everyone in Culver City. It outlines goals, policies, and programs to meet these needs while balancing other community objectives and resources. Every eight years, the State of California Housing Department (HCD) requires local agencies (e.g., cities and counties) to update their Housing Elements following its Regional Housing Needs Allocation (RHNA).

The legislature granted HCD the authority to review local governments' Housing Elements and issue findings regarding whether, in its opinion, the Housing Element substantially complies with State law requirements (Government Code Section 65580 et seq.). Once adopted, cities are required to submit the final, adopted element for HCD to review it for "substantial compliance" with State law.

The City's 2021-2029 Housing Element was adopted by City Council on January 24, 2022. The adopted HE was sent to HCD for review on February 22, 2022. On April 21, 2022 HCD issued an initial letter stating that additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code). On July 26, 2022 HCD issued an updated letter, adding the name of an additional commenter as the only change.

The City's Housing Element was due October 15, 2021. Senate Bill 197 has extended the deadline to October 15, 2022 for jurisdictions to adopt a housing element found to be in compliance by HCD. The proposed minor changes to the 2021-2029 Housing Element are intended to address outstanding issues in order to receive HCD certification by the October 15, 2022 deadline.

DISCUSSION

Below is a summary of the minor updates made to the adopted 2021-2029 Housing Element to address the comments provided by HCD in their letter dated July 26, 2022. These comments are organized by the following topics.

1. Housing Needs, Resources, and Constraints
2. Housing Programs
3. Public Participation

1. Housing Needs, Resources, and Constraints

- *Concentrated Areas of Affluence:*

Added a comparison of differences between higher and lower income areas in the City. The higher income areas were found to consist of more single-family residences, with private amenities such as views, privacy, and pools. However, community amenities associated with affordable fair housing, such as quality government services, schools, libraries, and parks were found to be accessible to both higher and lower income areas in the city.

- *Local Data and Knowledge:*

Added economic and demographic information. Staff noted that many of the Culver City neighborhoods along the city border have higher percentages of minority populations and multi-family housing that is similar to that of neighboring Los Angeles City. Importantly, a higher percentage of a minority population is not always correlated with income and does not always mean a neighborhood is lower income. For example, the tract encompassing the Blair Hills neighborhood has 58.8% minority population and a median income level of \$150,000.

- *Progress in Meeting the Regional Housing Need Allocation (RHNA):*

Supporting information was added to justify that sites identified in the inventory would realistically develop over the planning period.

- Funding was identified for select City owned sites.
- Project entitlement status was updated.
- Discussed meetings held with property owners regarding development of their sites.

- *Realistic Capacity:*

Identified the City has a large buffer of adequate sites in excess of what is required, to account for the likelihood of non-residential uses being developed.

- *Suitability of Nonvacant Sites:*

Based on the market analysis and discussions with property owners, the City identified trends of development and provided substantial evidence that the existing site uses are not an impediment to housing development.

- *Fees and Exactions:*

An analysis of the entitlement fees was added. The City determined that with the proposed land use and zoning changes, less entitlements would be needed, such as zone changes, plan amendments, and CUPs. This would reduce the impact of fees as a constraint on development.

- *Process and Permit Procedures:*

Committed to revising zoning so that findings for project approval are based on objective criteria that can be implemented ministerially to promote certain outcomes.

- *Housing for Persons with Disabilities:*

Committed to remove requirement for five-acre minimum lot size for large residential care facilities

and remove subjective findings from the reasonable accommodations process.

2. Housing Programs

- *Provide Clear Commitment During Planning Period:*

Committed to reduce/waive/defer city fees and provide priority processing for affordable housing projects. Committed to pursue funding and partnerships to provide homebuyer assistance.

- *Re-analyze Adequate Sites:*

Added to the adequate sites measures that since the City will be fulfilling the RHNA on sites identified for mixed use zoning, these zoning districts must allow 100 percent standalone residential uses, and mixed use projects must not require the nonresidential component to be more than 50 percent of the floor area.

- *Programs to Enhance Housing Affordability:*

Added program to exempt multi-family housing from the Mobility Improvement Fee.

3. Public Participation

- *Sites Unlikely to Redevelop:*

Added information on meetings held with property owners interested in development.
Removed 5615 Sepulveda Boulevard site from inventory.

- *Incremental Infill:*

Clarified that the City will implement SB9 in the eligible Single-Family Residential zone. Standard size sites (roughly 5,000 square feet) in the new Incremental Infill designation will follow the City's own development standards. SB9 and Incremental Infill will allow the same number of units (inclusive of ADUs), with the difference being Incremental Infill will give the city more control of its zoning.

FISCAL ANALYSIS

This item has no fiscal impact.

ATTACHMENTS

1. 2022-08-08_ATT1_Resolution Adopting Housing Element and Addendum
2. 2022-08-08_ATT2_Addendum to Negative Declaration
3. 2022-08-08_ATT3_Housing Element Redline
4. 2022-08-08_ATT4_07-26-2022 HCD Comment Letter

MOTIONS

That the City Council:

Adopt a Resolution adopting an Addendum to the Negative Declaration based on the finding that the project will not have a significant adverse impact on the environment; adopt the proposed minor updates to the 2021-2029 Housing Element (General Plan Element Amendment, P2022-0222-GPTA); approve the submittal of the 2021-2029 Housing Element to HCD for review for substantial compliance with state law; and authorize the City Manager to approve minor changes to the updated 2021-2029 Housing Element as may be necessary to obtain certification from HCD.