



# City of Culver City

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## Staff Report

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**CC - CONSENT ITEM: Adoption of a Resolution Approving and Confirming the Findings of the 2022 Annual Housing Element Progress Report and 2022 General Plan Annual Progress Report.**

**Meeting Date:** March 27, 2023

**Contact Person/Dept.:** Lauren Wrenn/Planning and Development/Advance Planning  
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**Fiscal Impact :** Yes  No  **General Fund:** Yes  No

**Attachments:** Yes  No

**Commission Action Required:** Yes  No

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (03/22/2023)

**Department Approval:** Mark Muenzer, Planning and Development Director (03/13/2023)

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### **RECOMMENDATION**

Staff recommends the City Council adopt a Resolution approving and confirming the findings from the 2022 Housing Element Annual Progress Report as required by the State of California Department of Housing and Community Development, and the 2022 General Plan Annual Progress Report as required by the State of California Governor's Office of Planning and Research (Attachment 1).

### **BACKGROUND**

The State of California Department of Housing and Community Development (HCD) requests data on Housing Element implementation from 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 Advance Planning and Current Planning Divisions and the Housing Department prepared the 2022 Housing Element Annual Progress Report (APR) and will submit it to HCD by the April 1, 2023 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**

### 2022 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 updated Housing Element plans for 7,467 new units, which is 223% of the RHNA. HCD recommends planning for an additional buffer beyond the minimum RHNA to ensure the number can be met.

The City continued to make progress to meet State mandated RHNA goals during the 2023 calendar year. State mandates require the City to track the following new housing unit related data as seen in Table 1.

Table 1: 2022 New Housing Unit Review

	<b>Housing Applications</b>	<b>Total Number of Dwelling Units</b>
1.	Total Housing Units Submitted (Building Permit)	177
2.	Total Housing Units Submitted (Planning Entitlement)	47
3.	Total Housing Units Approved	166
4.	Total Entitlements Approved	149
5.	Total Building Permits Issued	166
6.	Total Building Permits Finaled	79

1. A total of 107 Housing Applications were submitted to the City consisting of 177 net new units through Building Permits and 47 net new units through entitlement requests to the Current Planning Division.
2. Of the 107 Housing Applications submitted in 2022, 166 new units were deemed approved by Building Safety and/or Current Planning Division, with 58 units in various stages of plan review.
3. 149 net new housing units were entitled in 2022, including 7 very low-income units and 15

moderate-income units. 111 of the 149 units were submitted for entitlement during the previous calendar year.

4. Building permits were issued for a total of 166 net new units, including 73 units for extremely-low income households made possible with Project Homekey funds on now City-owned sites, and 87 accessory dwelling units (ADU).
5. 79 market-rate units were issued certificates of occupancy in 2022.

Plan review and construction timeframes vary. While many units are submitted, approved, issued, and finalized within a calendar year, there is some crossover from previous years and there will be crossover into future HCD Housing Element Annual Progress Reports.

Table 2: 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	-	-	-	-	-	-	-	-	-	-	-	604
Moderate	560	-	-	-	-	-	-	-	-	-	-	-	560
Market Rate	1,069	37	20	93	-	-	-	-	-	-	-	150	919
<b>Total</b>	<b>3,341</b>	<b>37</b>	<b>20</b>	<b>166</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>223</b>	<b>3,118</b>

Culver City would need to build 1,035 more very low-income housing units, 604 more low-income housing units, and 560 more moderate-income housing units to reach 6<sup>th</sup> Cycle RHNA goals (2021-2029). Full numbers and project descriptions can be found in Table A and A2 of Exhibit A of Attachment 1. Total net new units are determined to count towards RHNA numbers only when the permit is issued. In 2023, the City issued permits for 73 very low-income units and 93 market-rate units. A further 7 very low-income units and 15 moderate-income units were entitled by the Planning Commission in 2022, but they will only count towards RHNA once they receive building permits.

The Advance Planning and Current Planning Divisions and the Housing and Human Services Department also continued to make progress on implementing the goals and policies of the Housing Element and described in Table D of Exhibit A of Attachment 1.

2022 General Plan Annual Progress Report

City departments also continued to implement the General Plan policies and actions, as discussed in the 2022 General Plan APR (Exhibit B of Attachment 1). Several improvements to mobility were made to satisfy recommendations of the 2004 Circulation Element, including the Culver Boulevard Stormwater and raised bikeway/pedestrian path project and the removal of parking minimums from the Zoning Code, as well as the mid-pilot report for MOVE Culver City, which showed increases in bus ridership and bike and pedestrian activity, with minimal impacts to peak vehicle travel times.

The City Council and Planning Commission also approved Zoning Code updates and development projects that furthered goals of the 2004 Land Use Element, including allowing a wider range of ground-floor uses in the Downtown area, a major office development, Culver Crossing, near the Culver City E Line Metro station, and two mixed-use projects with a total of 138 new housing units at 9763 Culver Boulevard and 12727 Washington Boulevard.

The Advance Planning Division continued work to finalize and adopt the 2045 General Plan Update (GPU), which includes all required elements plus several optional elements. First and second drafts of each element have been under review by City staff throughout the year, as well as the draft Land Use Map. The environmental review process was initiated after the issuance of the Notice of Preparation and the Environmental Impact Report Scoping Meeting. The GPU team anticipates releasing a public draft of the 2045 General Plan in Summer 2023 with Planning Commission and City Council review to follow.

## **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the adoption of the 2022 Housing Element Annual Progress Report and 2022 General Plan Annual Progress Report is exempt from CEQA Review pursuant to California Code of Regulations Article 14, Section 15306, Information Collection.

## **ATTACHMENTS**

1. 2023-03-27\_ATT - Proposed Resolution, including 2022 Housing Element Annual Progress Report and General Plan Annual Progress Report

## **MOTIONS**

That the City Council:

Adopt a Resolution approving and confirming the findings of the 2022 Housing Element Annual Progress Report and 2022 General Plan Annual Progress Report.