

Culver CITY

GENERAL PLAN UPDATE

Housing Element

OCTOBER 2021 – 2029

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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).

III. PUBLIC PARTICIPATION

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>)
- Stakeholder and Community Leader Meetings
- General Plan Advisory Committee (GPAC) Meetings
- 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

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.

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). 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.

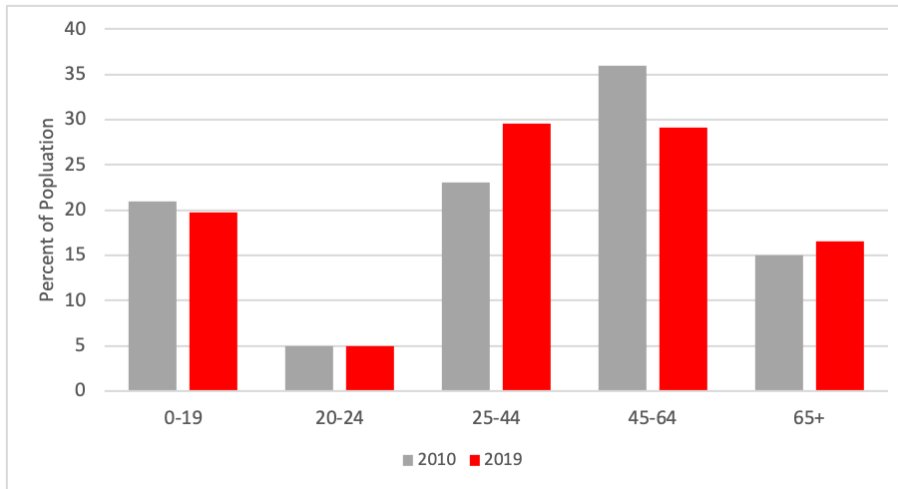
Table 3 shows that the median age of residents in Culver City increased notably from 40.5 to 42.3 from 2010 to 2019. The City's population between the ages of 25 and 44 is the fastest-growing age group, having increased by 28% from 2010 to 2019. In contrast, the population of middle-age adults decreased 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

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

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.”

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.

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
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

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.

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

Sector	Culver City (%)		LA County (%)
	Workforce ¹	Jobs ²	Jobs ³
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

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 65% 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

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

	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 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
<i>Married-Couple</i>	<i>6,826</i>	<i>41</i>	<i>7,272</i>	<i>43</i>	<i>6.5</i>
<i>Other Families</i>	<i>2,518</i>	<i>15</i>	<i>2,257</i>	<i>13</i>	<i>-10.4</i>
Non-Family Households	7,435	44	7,267	43	-2.3
<i>Single</i>	<i>5,649</i>	<i>34</i>	<i>5,940</i>	<i>35</i>	<i>5.2</i>
<i>Other Non-Families</i>	<i>1,786</i>	<i>11</i>	<i>1,327</i>	<i>8</i>	<i>-25.7</i>
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.

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

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.

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

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

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.

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.

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%.

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.

TABLE 15: CULVER CITY VACANCY STATUSES

Vacancy Status	2000		2010		2019	
	#	%	#	%	#	%
Vacancy by Tenure						
Owner-occupied	112	1.2	65	0.7	0	0
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

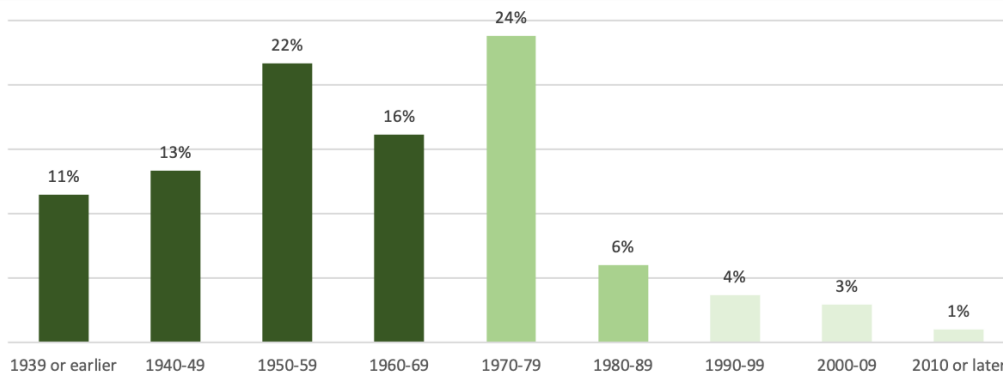
AGE OF HOUSING STOCK

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.

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.

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.

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 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).

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.

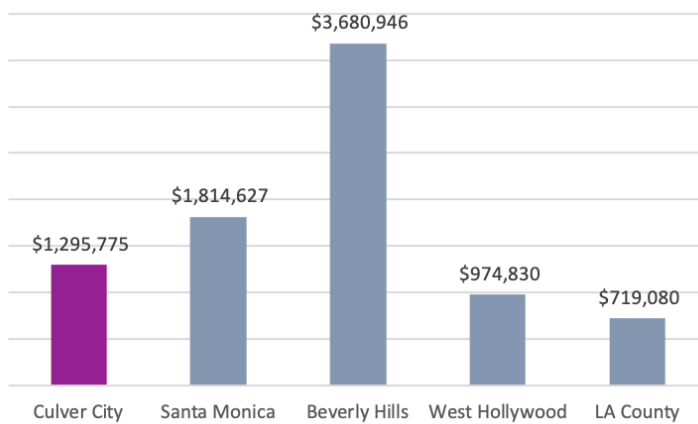
TABLE 17: CHANGE IN TYPICAL HOME VALUES IN CULVER CITY

	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.

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

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.

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.

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.

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 (\$)
<i>Extremely Low Income (under 30% MFI)</i>						
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
<i>Very Low Income (31 to 50% MFI)</i>						
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
<i>Low Income (51 to 80% MFI)</i>						
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
<i>Moderate Income (81 to 120% MFI)</i>						
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 a 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.

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

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%	1675	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.

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.

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.

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

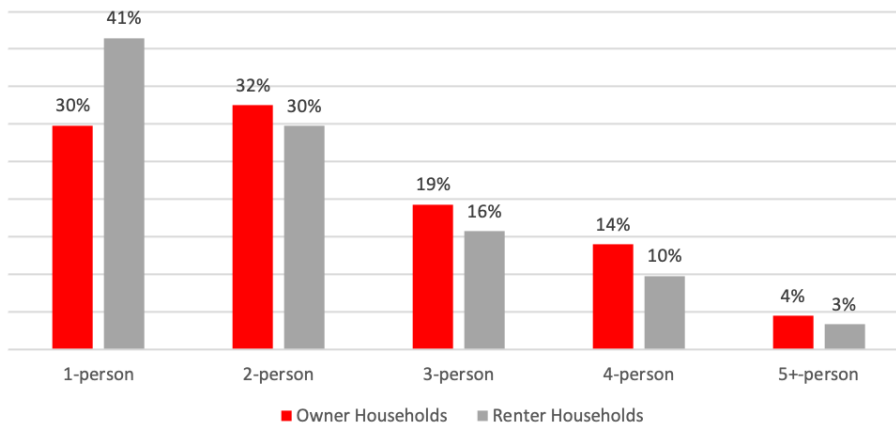
Source: BOC, Census, 2010; 2015-2019 American Community Survey, 5-Year Estimates, Table S1810

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.

FIGURE 4: HOUSEHOLD SIZE IN CULVER CITY BY TENURE



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.

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

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

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 nighttime residence, or if:

- The person is living in a place not meant for human habitation, 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.

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

	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 the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 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.

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.

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.

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.

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 \$600,000.¹⁴ To replace the 231 at-risk units would require more than \$138 million.

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

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.1
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 2045 General Plan (anticipated in 2022), assuming 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

(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 Surplus in sites assigned to the lower income RHNA can compensate the small shortfall in sites for above moderate income, based on density.

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%

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.

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 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, 215 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
- Jamboree Housing
- Linc Housing
- Los Angeles County Development Authority
- Many Mansions
- Mercy Housing
- Meta Housing
- National CORE

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.

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)

Error! Not a valid bookmark self-reference. 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 standalone 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.

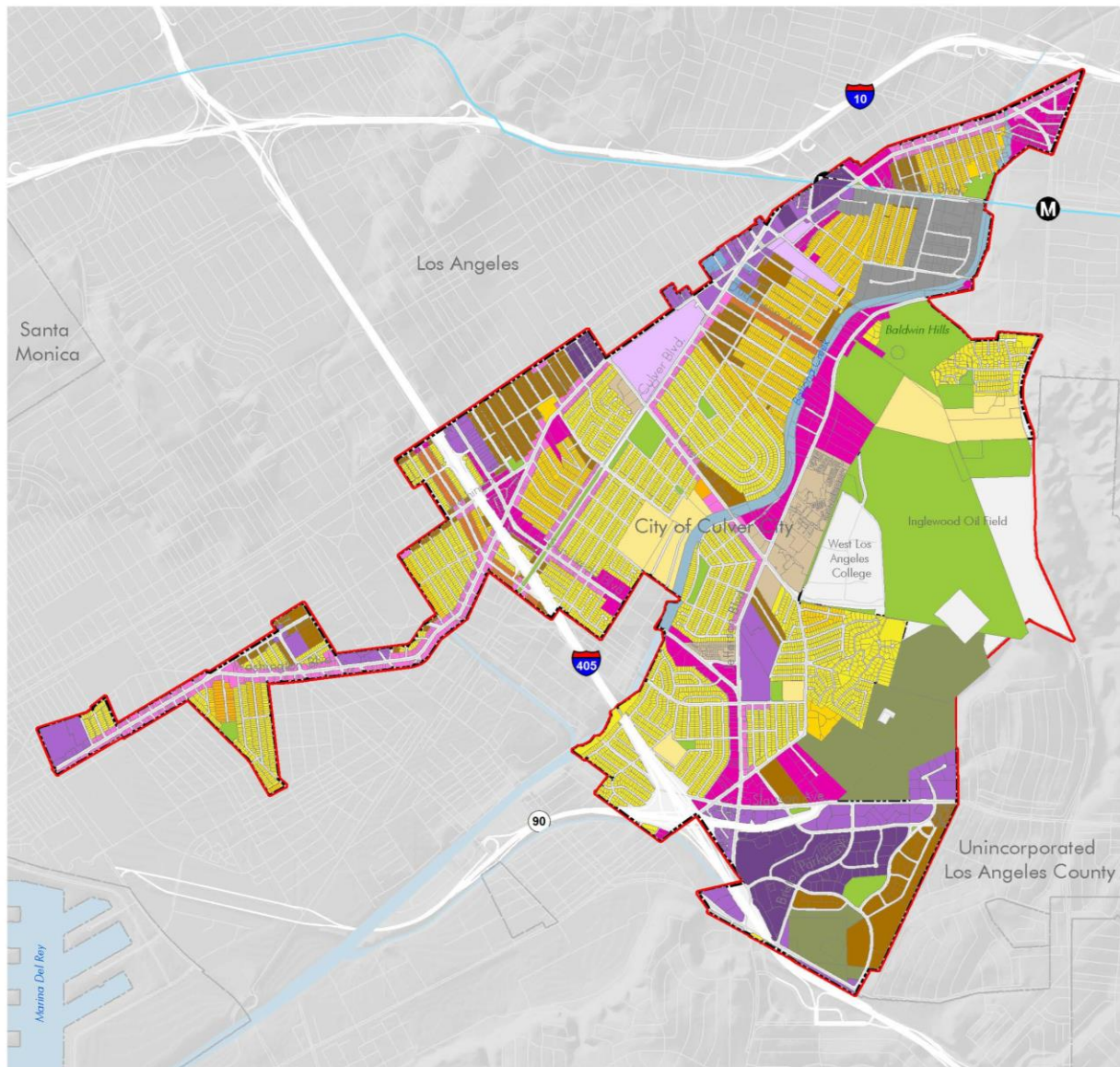
TABLE 32: DRAFT PREFERRED LAND USE MAP DESIGNATIONS - 2045 GENERAL PLAN

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.

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

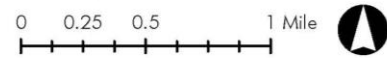
Other Features

- Water
- Parks and Open Spaces

Preferred Plan

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

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



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 Incentive program to require a minimum of 15 percent affordable units in new mixed-use projects while also providing an increase in the base density up to 65 units per acre (see Table 35). The ordinance further incentivizes affordable units within mixed-use developments for projects that also qualify for a State Density Bonus by allowing the State bonus to be calculated in addition to 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 <i>(Two or more abutting parcels may be combined to create a total site development area that is at least 5,000 square feet.)</i>			
Density			
Base Density: 35 dwelling units/acre Density with Community Benefit Incentive: 1. Up to 50 dwelling units/acre; or, 2. Up to 65 dwelling units/acre on lots identified for transit-oriented development; or, 3. 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			
<i>Adjacent to R1 or R2 Zone</i>	<i>Adjacent to R3, RLD, RMD, or RHD Zone</i>	<i>Adjacent to Non-Residential Zone</i>	<i>Split Jurisdiction Lot</i>
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			
<i>Building Height</i>	<i>Front</i>	<i>Side and Rear Adjacent to Residential Zone⁴</i>	<i>Side and Rear Adjacent to Non-Residential Zone</i>
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

1. 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.
2. Pedestrian improvements include landscaping, benches, outdoor dining, planters, additional bike racks, additional street trees, small plazas, mobility related improvement, or other similar features.
3. Adequate screening and landscaping shall be provided
4. The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.
5. 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 Density Bonus Ordinance includes incentives following *Government Code* §65915. The number of parking spaces provided may also be reduced by paying parking in-lieu fees or for implementing mobility measures 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 demand 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)
Guest parking – 1 space for every 4 units	
Accessory dwelling units	None required
Live/work unit	Up to 900 sf – 2 spaces
	900 sf to 1500 sf–3 spaces
	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

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 with 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.

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.

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 4,950 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.

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).”

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 the Venice Parking Lot site (9415-25 Venice Blvd.) to build 10 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.

According to the 2020 point-in-time homeless count completed by LAHSA, there are an estimated 49 sheltered and 167 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 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

¹⁷Housing 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).

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, should 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

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

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.

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 TIME

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

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	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 . P L A N N I N G A N D D E V E L O P M E N T F E E S

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; however, all the cities shown are generally comparable. Per state law, these fees may not exceed the city’s cost 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.

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.

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

<i>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.)</i>	
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.

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.

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 local sewer collection system and require capacity upgrades. Developers are required to fund these improvements when necessary.

WATER

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

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.

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-out 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 cost 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 benefits and 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 management company that compiles data on the construction industry, construction costs in the Los Angeles area can range from \$65-\$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. This 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

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 40%. Therefore, mixed use projects in Culver City typically achieve over 65 du/ac (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"). 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](#)

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 to 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.

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.

- 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.
- 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 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.
- 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.

- Policy 2.D* Encourage the incremental infilling of residential neighborhoods to enhance housing affordability and supply through the provision of smaller units.
- Policy 2.E* Promote programs that seek to provide housing opportunities to meet the needs of people who work in the city.

Objective 3. Housing Affordability. Provide rental and ownership housing opportunities that are compatible with the range of income levels of Culver City residents.

- 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.
- 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.
- Policy 3.F* Incentivize converting existing market rate units into affordable units.
- Policy 3.G* Encourage the production of affordable housing in areas that have historically not accommodated affordable housing or have excluded diverse housing opportunities.
- Policy 3.H* Promote the reduction of parking requirements, especially for affordable housing, to incentivize production.
- 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.
- 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.

- 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.*
- Policy 4.H Assist persons experiencing homelessness by referral to services and provision of emergency services.*
- 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.*
- 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.*

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

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,108	604	560	1,069	3,341
New Construction	400	400	600	1,200	2,600
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.
- 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 extend 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.
 - 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 \$50,000 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

- 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.
 - 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.
- 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.

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 five 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	LMIHAF	Provide 10 NPP Deferred Maintenance Grants annually.
B. Healthy and Safe Grant	Housing Authority	LMIHAF	Provide 5 Safe and Healthy Senior and Disabled Rehabilitation Grants annually.
C. Graffiti Removal	Public Works	Public Works Budget	Remove graffiti within 48 hours.
Measure 4. Programs To Facilitate Additional Housing			
A. Adequate Sites for RHNA	Advance Planning Division	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	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	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

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	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	Advance Planning Division Budget	In 2021, prioritize the various affordable housing tools for research and analysis.
G. Hotel/Motel Conversion	Housing Authority	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	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.

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.

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
				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: <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.	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 Center, 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.	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. However, this program does not involve direct City funding. It is not included in the 2021-2029 Housing Element as a City program.
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 2014.	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

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*

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

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 discussions 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

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:

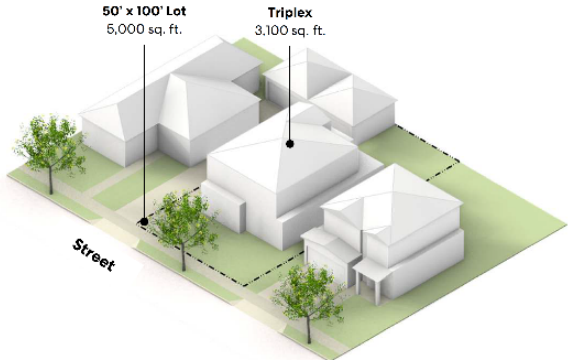
- **Conversion and/or addition:** An owner can convert and add to an existing single-family home for a total of up to four units on the property. The total square footage would match what is currently allowed, 0.45 FAR + 1,200 square feet associated with the ADU. On a typical 5,000 square feet lot, that 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.

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

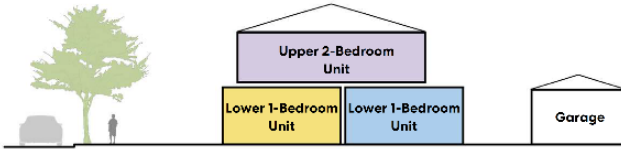


50' x 100' Lot
5,000 sq. ft.

Triplex
3,100 sq. ft.

Street

Triplex on 5,000 sq. ft. lot



Upper 2-Bedroom Unit

Lower 1-Bedroom Unit

Lower 1-Bedroom Unit

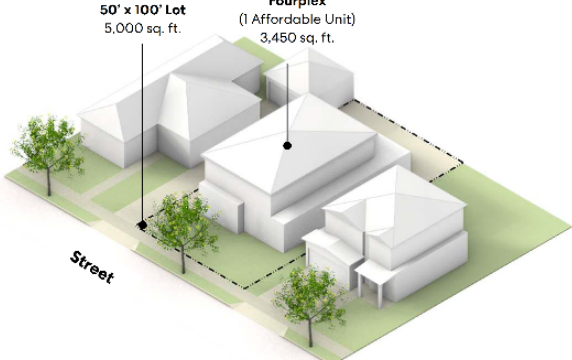
Garage

Unit diagram: up to three units allowed

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

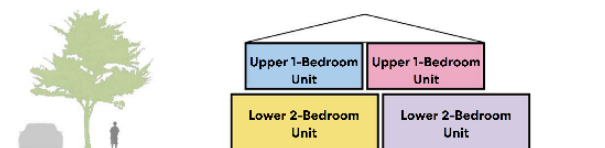


50' x 100' Lot
5,000 sq. ft.

Fourplex
(1 Affordable Unit)
3,450 sq. ft.

Street

Fourplex on 5,000 sq. ft. lot



Upper 1-Bedroom Unit

Upper 1-Bedroom Unit

Lower 2-Bedroom Unit

Lower 2-Bedroom Unit

Unit diagram: up to four units allowed, with one designated 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 ratio 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 50% increase 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

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 50 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 realistic yield in the Incremental Infill area. Between 2017 and 2020, total teardown and rebuild represented about 15% of all residential building permits. Assuming about 15% (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 lower income housing, therefore these potential units are assigned to the 1/3 moderate 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.

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 1.0 (i.e., the land is more valuable than the structure)
 - 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 265 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.

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 ILV 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 designation 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.

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.

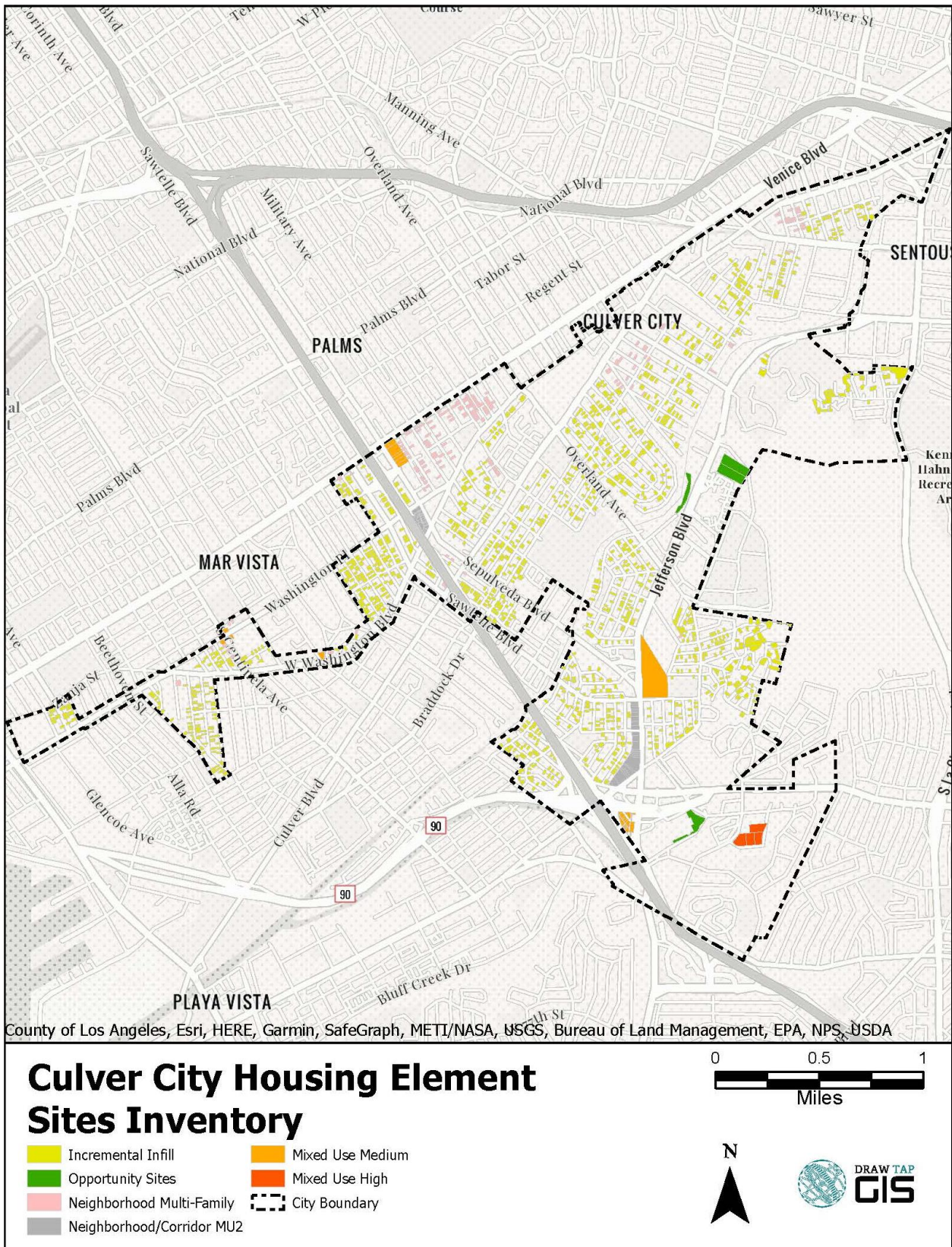
4 . S U M M A R Y

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
Capacity (Projects + Sites)	2,718	1,209	1,055	4,982
Surplus/(Shortfall)	1,006	225	410	1,641
% Buffer	58%	40%	38%	49%

FIGURE B-2: SUMMARY OF SITES INVENTORY



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

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	5235 SELMARAIN DR	90232	4218009026				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1951		
Culver City	5215 SELMARAIN DR	90232	4218009024				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1951		
Culver City	5225 SELMARAIN DR	90232	4218009025				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1951		
Culver City	11662 MCDONALD ST	90232	4218009017				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1951		
Culver City	5234 SELMARAIN DR	90232	4218009033				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5244 SELMARAIN DR	90232	4218009032				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1951		
Culver City	5164 SELMARAIN DR	90232	4218009040				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5245 SLAUSON AVE	90232	4218009053				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5235 SLAUSON AVE	90232	4218009052				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.34	1951		
Culver City	5184 SELMARAIN DR	90232	4218009038				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5205 SLAUSON AVE	90232	4218009049				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1951		
Culver City	5255 SLAUSON AVE	90232	4218009054				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5386 SELMARAIN DR	90232	4218011027				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1951		
Culver City	5406 SELMARAIN DR	90232	4218011025				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5430 SELMARAIN DR	90232	4218011022				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	5385 SELMARAIN DR	90232	4218012009				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5381 ETHELDO AVE	90232	4218013008				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1951		
Culver City	5429 SELMARAIN DR	90232	4218012014				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5413 SELMARAIN DR	90232	4218012012				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5391 EMPORIA AVE	90232	4218013029				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1951		
Culver City	5372 ETHELDO AVE	90232	4218013017				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11773 HAMMACK ST	90232	4218015004				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5383 EMPORIA AVE	90232	4218013028				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5284 ETHELDO AVE	90232	4218014029				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1951		
Culver City	4028 COLONIAL AVE	90232	4231001051				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1939		
Culver City	4014 COLONIAL AVE	90232	4231001054				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4026 WASATCH AVE	90232	4231003009				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1947		
Culver City	4048 WASATCH AVE	90232	4231003004				1	2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1949		
Culver City	4016 WASATCH AVE	90232	4231003011				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4042 WASATCH AVE	90232	4231003006				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	4049 COLONIAL AVE	90232	4231003024				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1924		
Culver City	4045 COLONIAL AVE	90232	4231003025				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4019 COLONIAL AVE	90232	4231003018				1	2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1940		
Culver City	4023 COLONIAL AVE	90232	4231003019				1	2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1949		
Culver City	12732 MAXELLA AVE	90232	4231004001				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1950		
Culver City	4035 COLONIAL AVE	90232	4231003027				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1944		
Culver City	4352 MOORE ST	90232	4231004018				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	12813 SHORT AVE	90232	4231004028				1	2 Shortfall of Sites	0.11	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	4356 MOORE ST	90232	4231004019				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1927		
Culver City	4373 MCCONNELL BLVD	90232	4231004030				1	2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1951		
Culver City	4361 MCCONNELL BLVD	90232	4231004032				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1958		
Culver City	4358 MOORE ST	90232	4231004020				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1928		
Culver City	4353 MCCONNELL BLVD	90232	4231004034				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1947		
Culver City	4249 MILDRED AVE	90232	4231005012				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1926		
Culver City	4257 MILDRED AVE	90232	4231005014				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1938		
Culver City	4217 MILDRED AVE	90232	4231005004				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.20	1924		
Culver City	4204 MCCONNELL BLVD	90232	4231005024				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1924		
Culver City	4216 MCCONNELL BLVD	90232	4231005027				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1924		
Culver City	4232 MCCONNELL BLVD	90232	4231005031				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1926		
Culver City	4240 MCCONNELL BLVD	90232	4231005033				1	3 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.35	1938		
Culver City	4260 MCCONNELL BLVD	90232	4231005037				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1927		
Culver City	4236 MCCONNELL BLVD	90232	4231005032				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4244 MCCONNELL BLVD	90232	4231005034				1	2 Shortfall of Sites	0.26	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1937		
Culver City	4281 MILDRED AVE	90232	4231005021				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	4264 MCCONNELL BLVD	90232	4231005038				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1952		
Culver City	4252 MILDRED AVE	90232	4231006013				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1925		
Culver City	4264 MILDRED AVE	90232	4231006016				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1925		
Culver City	4244 MILDRED AVE	90232	4231006011				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1925		
Culver City	4221 NEOSHO AVE	90232	4231006022				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1926		
Culver City	4240 MILDRED AVE	90232	4231006010				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1948		
Culver City	4211 NEOSHO AVE	90232	4231006020				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.11	1947		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	4321 NEOSHO AVE	90232	4231007008			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1947		
Culver City	4314 MILDRED AVE	90232	4231007012			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.10	1926		
Culver City	4267 NEOSHO AVE	90232	4231006031			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1948		
Culver City	4333 NEOSHO AVE	90232	4231007013			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4276 MILDRED AVE	90232	4231007027			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	4357 NEOSHO AVE	90232	4231007033			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1938		
Culver City	4309 NEOSHO AVE	90232	4231007003			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4306 MILDRED AVE	90232	4231007007			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1931		
Culver City	4272 MILDRED AVE	90232	4231007026			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.16	1926		
Culver City	4037 WASATCH AVE	90232	4231019036			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1947		
Culver City	4017 WASATCH AVE	90232	4231019032			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1948		
Culver City	4023 BOISE AVE	90232	4231019051			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1950		
Culver City	4173 NEOSHO AVE	90232	4231022014			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1951		
Culver City	4133 NEOSHO AVE	90232	4231022007			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1941		
Culver City	4124 MILDRED AVE	90232	4231022021			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.35	1928		
Culver City	4152 MILDRED AVE	90232	4231022028			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.30	1941		
Culver City	4177 NEOSHO AVE	90232	4231022015			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1941		
Culver City	4187 NEOSHO AVE	90232	4231022017			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1947		
Culver City	4132 MILDRED AVE	90232	4231022023			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	4172 MILDRED AVE	90232	4231022033			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.29	1948		
Culver City	4143 NEOSHO AVE	90232	4231022009			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1924		
Culver City	4177 MILDRED AVE	90232	4231023022			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	-	0		
Culver City	4145 MILDRED AVE	90232	4231023014			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.35	1952		
Culver City	4136 MCCONNELL BLVD	90232	4231023030			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	4142 MCCONNELL BLVD	90232	4231023032			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1926		
Culver City	4133 MILDRED AVE	90232	4231023011			1		3 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	4 Vacant	other	-	0.25	1926		
Culver City	4189 MILDRED AVE	90232	4231023025			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1930		
Culver City	4190 MCCONNELL BLVD	90232	4231023044			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	4174 MCCONNELL BLVD	90232	4231023040			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1927		
Culver City	4172 MCCONNELL BLVD	90232	4231023039			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1948		
Culver City	4148 MCCONNELL BLVD	90232	4231023033			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1925		
Culver City	4129 MILDRED AVE	90232	4231023010			1		3 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	4 Vacant	other	-	0.30	1926		
Culver City	4150 MCCONNELL BLVD	90232	4231023034			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.18	1924		
Culver City	4154 MCCONNELL BLVD	90232	4231023035			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1924		
Culver City	4129 MCCONNELL BLVD	90232	4231024006			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	4189 MCCONNELL BLVD	90232	4231024021			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4255 MCCONNELL BLVD	90232	4231025016			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1924		
Culver City	4233 MCCONNELL BLVD	90232	4231025010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1947		
Culver City	4237 MCCONNELL BLVD	90232	4231025011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1932		
Culver City	4209 MCCONNELL BLVD	90232	4231025005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1947		
Culver City	4241 MCCONNELL BLVD	90232	4231025012			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1947		
Culver City	4249 MCCONNELL BLVD	90232	4231025014			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4158 MCCONNELL BLVD	90232	4231023036			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.21	1924		
Culver City	4186 MCCONNELL BLVD	90232	4231023043			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1924		
Culver City	4110 MOORE ST	90232	4231026013			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1944		
Culver City	4140 MOORE ST	90232	4231026020			1		2 Shortfall of Sites	0.11	Open Space	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1942		
Culver City	4027 MEIER ST	90232	4231027011			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1947		
Culver City	4031 ROSABELL ST	90232	4231027007			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1940		
Culver City	4043 MEIER ST	90232	4231027014			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1929		
Culver City	4065 ROSABELL ST	90232	4231027015			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1940		
Culver City	4023 MEIER ST	90232	4231027010			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4035 MEIER ST	90232	4231027012			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1951		
Culver City	12251 HERBERT ST	90232	4232008005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	12315 HERBERT ST	90232	4232007001			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	12275 HERBERT ST	90232	4232008007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.06	1950		
Culver City	12227 HERBERT ST	90232	4232008003			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	12350 HERBERT ST	90232	4232009005			1		3 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.48	1950		
Culver City	4026 BERRYMAN AVE	90232	4233001012			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1930		
Culver City	4040 BERRYMAN AVE	90232	4233001009			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.34	1944		
Culver City	4036 BERRYMAN AVE	90232	4233001010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1946		
Culver City	4080 BERRYMAN AVE	90232	4233001001			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	4222 MCLAUGHLIN AVE	90232	4233006011			1		2 Shortfall of Sites	0.14	Low Density Three Family	R3	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4238 MCLAUGHLIN AVE	90232	4233006008			1		2 Shortfall of Sites	0.14	Low Density Three Family	R3	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	4117 COOLIDGE AVE	90232	4233006025			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1939		
Culver City	4213 COOLIDGE AVE	90232	4233006032			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4131 COOLIDGE AVE	90232	4233006028			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4239 COOLIDGE AVE	90232	4233006037			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1926		
Culver City	3423 SHERBOURNE DR	90232	4312025005			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1940		
Culver City	3419 SHERBOURNE DR	90232	4312025004			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.36	1931		
Culver City	3427 SHERBOURNE DR	90232	4312025006			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.34	1957		
Culver City	3335 SHERBOURNE DR	90232	4312024010			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	3339 SHERBOURNE DR	90232	4312024011			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.39	1924		
Culver City	10757 FLAXTON ST	90232	4203001047			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10721 FLAXTON ST	90232	4203001040			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1948		
Culver City	10753 FLAXTON ST	90232	4203001046			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10737 FLAXTON ST	90232	4203001043			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1948		
Culver City	10747 FLAXTON ST	90232	4203001045			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10786 DESHIRE PL	90232	4203002016			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	10806 DESHIRE PL	90232	4203002020			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	10796 DESHIRE PL	90232	4203002018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.19	1956		
Culver City	10790 DESHIRE PL	90232	4203002017			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.20	1956		
Culver City	10814 CLARMON PL	90232	4203003001			1		2 Shortfall of Sites	0.29	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	10784 CLARMON PL	90232	4203003008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	10793 OVERLAND AVE	90232	4203003014			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10798 CLARMON PL	90232	4203003005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	10773 OVERLAND AVE	90232	4203003012			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1951		
Culver City	10803 OVERLAND AVE	90232	4203003015			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10816 GALVIN ST	90232	4203003035			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1951		
Culver City	10815 FLAXTON ST	90232	4203003029			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10893 GALVIN ST	90232	4203003038			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10801 GALVIN ST	90232	4203003018			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1951		
Culver City	10802 CLARMON PL	90232	4203003004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	10853 GALVIN ST	90232	4203003023			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1951		
Culver City	10810 CLARMON PL	90232	4203003054			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1952		
Culver City	10727 KELMORE ST	90232	4203004053			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1948		
Culver City	10873 GALVIN ST	90232	4203003055			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1951		
Culver City	10728 WHITBURN ST	90232	4203004072			1		3 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.49	1948		
Culver City	10743 KELMORE ST	90232	4203004056			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1948		
Culver City	10732 WHITBURN ST	90232	4203004071			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10772 WHITBURN ST	90232	4203004063			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10737 WHITBURN ST	90232	4203004084			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1948		
Culver City	10731 WHITBURN ST	90232	4203004083			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1948		
Culver City	10738 FLAXTON ST	90232	4203004102			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1948		
Culver City	10728 FLAXTON ST	90232	4203004104			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1948		
Culver City	10741 WHITBURN ST	90232	4203004085			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10721 WHITBURN ST	90232	4203004081			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10727 WHITBURN ST	90232	4203004082			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1948		
Culver City	10748 FLAXTON ST	90232	4203004100			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1948		
Culver City	10760 FLAXTON ST	90232	4203004098			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10718 FLAXTON ST	90232	4203004106			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.23	1948		
Culver City	10662 DRAKEWOOD AVE	90232	4203007062			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1955		
Culver City	10618 FLAXTON ST	90232	4203007052			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1958		
Culver City	10646 DRAKEWOOD AVE	90232	4203007059			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1961		
Culver City	10641 YOUNGWORTH RD	90232	4203007069			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1955		
Culver City	10608 FLAXTON ST	90232	4203007076			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1958		
Culver City	10649 YOUNGWORTH RD	90232	4203007068			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1955		
Culver City	10724 KELMORE ST	90232	4203008062			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1948		
Culver City	10611 YOUNGWORTH RD	90232	4203007075			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	10724 RANCH RD	90232	4203008074			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1954		
Culver City	10815 KELMORE ST	90232	4203009002			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10682 RANCH RD	90232	4203008087			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1953		
Culver City	10871 KELMORE ST	90232	4203009007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1951		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	10705 CRANKS RD	90232	4203008090				1	2 Shortfall of Sites	0.28	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10912 WHITBURN ST	90232	4203009013				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10890 WHITBURN ST	90232	4203009015				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.19	1951		
Culver City	10828 WHITBURN ST	90232	4203009021				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10803 WHITBURN ST	90232	4203009027				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10815 WHITBURN ST	90232	4203009028				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1951		
Culver City	10816 WHITBURN ST	90232	4203009022				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	10889 STEVER ST	90232	4203010009				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1951		
Culver City	10849 STEVER ST	90232	4203010005				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10803 STEVER ST	90232	4203010001				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10915 STEVER ST	90232	4203010011				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1951		
Culver City	10828 STEVER ST	90232	4203011013				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10944 STEVER ST	90232	4203011002				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11314 RUDMAN DR	90232	4203013002				1	2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11237 GRAYRIDGE DR	90232	4203013020				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11210 GRAYRIDGE DR	90232	4203013039				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11301 GRAYRIDGE DR	90232	4203013027				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1951		
Culver City	11340 MALAT WAY	90232	4203014004				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11267 GRAYRIDGE DR	90232	4203013023				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1951		
Culver City	11230 GRAYRIDGE DR	90232	4203013037				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1951		
Culver City	11300 MALAT WAY	90232	4203014008				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11364 MALAT WAY	90232	4203014002				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11218 MALAT WAY	90232	4203014017				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11210 MALAT WAY	90232	4203014018				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11257 RUDMAN DR	90232	4203014026				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.08	1951		
Culver City	11217 RUDMAN DR	90232	4203014022				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11277 RUDMAN DR	90232	4203014028				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11266 MALAT WAY	90232	4203014012				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11255 MALAT WAY	90232	4203015007				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11241 HANNUM AVE	90232	4203015036				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	11221 HANNUM AVE	90232	4203015040				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.15	1944		
Culver City	11243 STEVENS AVE	90232	4203015055				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	10750 RANCH RD	90232	4203016253				1	2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10752 RANCH RD	90232	4203016254				1	2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	5717 TELLEFSON RD	90232	4203016249				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10746 MOLONY RD	90232	4203017054				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1954		
Culver City	5920 CULVIEW ST	90232	4203017048				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1954		
Culver City	5913 TELLEFSON RD	90232	4203017069				1	2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1954		
Culver City	5915 TELLEFSON RD	90232	4203017068				1	2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1954		
Culver City	10756 MOLONY RD	90232	4203017057				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	11328 HANNUM AVE	90232	4203018006				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	11346 HANNUM AVE	90232	4203018010				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	11352 HANNUM AVE	90232	4203018011				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	11319 PLAYA ST	90232	4203018014				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.08	1942		
Culver City	11336 HANNUM AVE	90232	4203018008				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1949		
Culver City	11313 STEVENS AVE	90232	4203018025				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	11358 HANNUM AVE	90232	4203018028				1	2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1941		
Culver City	11349 MALAT WAY	90232	4203018042				1	2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10742 CRANKS RD	90232	4203019043				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1954		
Culver City	5921 CULVIEW ST	90232	4203019038				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10744 CRANKS RD	90232	4203019044				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1954		
Culver City	10746 CRANKS RD	90232	4203019045				1	2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1954		
Culver City	10747 STEPHON TER	90232	4203019055				1	3 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.25	1954		
Culver City	10751 STEPHON TER	90232	4203019054				1	3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.25	1954		
Culver City	10729 CRANKS RD	90232	4203019067				1	2 Shortfall of Sites	0.26	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1954		
Culver City	10744 STEPHON TER	90232	4203019058				1	2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1954		
Culver City	10741 CRANKS RD	90232	4203019072				1	2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	5716 TELLEFSON RD	90232	4203019084				1	2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1954		
Culver City	10739 CRANKS RD	90232	4203019071				1	2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1954		
Culver City	10743 CRANKS RD	90232	4203019073				1	2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1954		
Culver City	10731 CRANKS RD	90232	4203019068				1	2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	11329 HANNUM AVE	90232	4203021042			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	11319 HANNUM AVE	90232	4203021044			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1942		
Culver City	11359 HANNUM AVE	90232	4203021022			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1941		
Culver City	11345 HANNUM AVE	90232	4203021025			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1942		
Culver City	10609 FLAXTON ST	90232	4203022205			1		2 Shortfall of Sites	0.32	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.20	1955		
Culver City	10615 FLAXTON ST	90232	4203022203			1		2 Shortfall of Sites	0.34	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1959		
Culver City	0	90232	4203022804			1		2 Shortfall of Sites	0.29	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	#DIV/0!	0		
Culver City	10601 YOUNGWORTH RD	90232	4203022210			1		2 Shortfall of Sites	0.37	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1955		
Culver City	5717 EL RINCON WAY	90232	4203028238			1		3 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.25	1954		
Culver City	5721 EVEWARD RD	90232	4203028226			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1954		
Culver City	10640 YOUNGWORTH RD	90232	4203029199			1		2 Shortfall of Sites	0.30	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1956		
Culver City	10661 RANCH RD	90232	4203029201			1		2 Shortfall of Sites	0.60	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1956		
Culver City	5707 STEVER CT	90232	4203028219			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10618 YOUNGWORTH RD	90232	4203029196			1		2 Shortfall of Sites	0.29	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1956		
Culver City	10630 YOUNGWORTH RD	90232	4203029211			1		2 Shortfall of Sites	0.24	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1956		
Culver City	10612 YOUNGWORTH RD	90232	4203029194			1		2 Shortfall of Sites	0.44	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.09	1956		
Culver City	10688 CRANKS RD	90232	4203030127			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1956		
Culver City	9032 LUCERNE AVE	90232	4204001009			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.20	3 Non-Vacant	single_family	1.00	0.42	1953		
Culver City	10661 CRANKS RD	90232	4203029209			1		2 Shortfall of Sites	0.97	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1959		
Culver City	10680 ESTERINA WAY	90232	4203030114			1		2 Shortfall of Sites	0.50	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1922		
Culver City	10688 ESTERINA WAY	90232	4203030116			1		2 Shortfall of Sites	0.52	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1957		
Culver City	10622 YOUNGWORTH RD	90232	4203029197			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	9058 LUCERNE AVE	90232	4204001003			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	9024 LUCERNE AVE	90232	4204001015			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.41	1923		
Culver City	4215 INCE BLVD	90232	4204001037			1		2 Shortfall of Sites	0.20	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.16	1941		
Culver City	3982 SHEDD TER	90232	4204011019			1		2 Shortfall of Sites	0.32	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1960		
Culver City	5803 VICSTONE CT	90232	4204010002			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1955		
Culver City	3829 CRESTVIEW RD	90232	4204011042			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1959		
Culver City	3849 LEEVIEW CT	90232	4204012026			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1957		
Culver City	3967 SHEDD TER	90232	4204013040			1		2 Shortfall of Sites	0.41	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1962		
Culver City	7009 WRIGHTCREST DR	90232	4204013045			1		2 Shortfall of Sites	0.34	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1900		
Culver City	5926 WRIGHTCREST DR	90232	4204015021			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1956		
Culver City	7006 WRIGHTCREST DR	90232	4204013022			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1964		
Culver City	3825 CRESTVIEW RD	90232	4204011043			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1959		
Culver City	3979 SHEDD TER	90232	4204013043			1		2 Shortfall of Sites	0.38	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1962		
Culver City	3122 REID AVE	90232	4205008004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1926		
Culver City	3138 REID AVE	90232	4205008017			1		2 Shortfall of Sites	0.31	Ballona Creek	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1948		
Culver City	3110 REID AVE	90232	4205008007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	3226 ROBERTS AVE	90232	4205011006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	3234 ROBERTS AVE	90232	4205011004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.46	1946		
Culver City	3210 ROBERTS AVE	90232	4205011010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1949		
Culver City	3109 REID AVE	90232	4205011013			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.30	1940		
Culver City	3209 ROBERTS AVE	90232	4205012006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.09	1939		
Culver City	3113 REID AVE	90232	4205011014			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.08	1925		
Culver City	3133 REID AVE	90232	4205011019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.44	1948		
Culver City	3147 REID AVE	90232	4205011021			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.41	1915		
Culver City	3204 ROBERTS AVE	90232	4205011011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.38	1942		
Culver City	3143 REID AVE	90232	4205011020			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.04	1928		
Culver City	3414 MCMANUS AVE	90232	4205012002			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1923		
Culver City	3460 FAY AVE	90232	4205015003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	3452 FAY AVE	90232	4205015005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1947		
Culver City	3444 FAY AVE	90232	4205015007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1925		
Culver City	3410 FAY AVE	90232	4205015015			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1939		
Culver City	3426 FAY AVE	90232	4205015011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.36	1931		
Culver City	3422 FAY AVE	90232	4205015012			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3401 MCMANUS AVE	90232	4205015017			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.45	1942		
Culver City	3460 CATTARAUGUS AVE	90232	4205016001			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.24	1928		
Culver City	3414 CATTARAUGUS AVE	90232	4205016012			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3413 FAY AVE	90232	4205016017			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	3443 FAY AVE	90232	4205016024			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	3410 CATTARAUGUS AVE	90232	4205016013			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.41	1923		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	3409 FAY AVE	90232	4205016016			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1928		
Culver City	3455 FAY AVE	90232	4205016027			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1937		
Culver City	3451 FAY AVE	90232	4205016026			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.35	1923		
Culver City	3465 FAY AVE	90232	4205016029			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.32	1947		
Culver City	3350 SHERBOURNE DR	90232	4205018024			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	3430 SHERBOURNE DR	90232	4205019018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3421 CATTARAUGUS AVE	90232	4205019005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1936		
Culver City	3438 SHERBOURNE DR	90232	4205019020			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3322 SHERBOURNE DR	90232	4205018018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.38	1927		
Culver City	3413 CATTARAUGUS AVE	90232	4205019003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	3540 SCHAEFER ST	90232	4206002014			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3574 SCHAEFER ST	90232	4206002022			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1923		
Culver City	3578 SCHAEFER ST	90232	4206002023			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.41	1923		
Culver City	3556 SCHAEFER ST	90232	4206002018			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.46	1931		
Culver City	3548 HELMS AVE	90232	4206003010			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3562 HELMS AVE	90232	4206003013			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.36	1925		
Culver City	3530 HELMS AVE	90232	4206003006			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.34	1925		
Culver City	3570 HELMS AVE	90232	4206003015			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	-	1924		
Culver City	3549 SCHAEFER ST	90232	4206003026			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.23	1922		
Culver City	3574 HELMS AVE	90232	4206003016			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	3556 HELMS AVE	90232	4206003012			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.39	1925		
Culver City	3584 HELMS AVE	90232	4206004001			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	3592 HELMS AVE	90232	4206004003			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.48	1925		
Culver City	3602 HELMS AVE	90232	4206004005			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	3606 HELMS AVE	90232	4206004006			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1937		
Culver City	3610 HELMS AVE	90232	4206004007			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1945		
Culver City	3628 HELMS AVE	90232	4206004011			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	3617 SCHAEFER ST	90232	4206004029			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1928		
Culver City	3638 HELMS AVE	90232	4206004013			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.20	1925		
Culver City	3586 WESLEY ST	90232	4206005002			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1945		
Culver City	3594 WESLEY ST	90232	4206005004			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	3630 HELMS AVE	90232	4206004012			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.34	1927		
Culver City	3643 HELMS AVE	90232	4206005023			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1887		
Culver City	3632 WESLEY ST	90232	4206005012			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1925		
Culver City	3635 HELMS AVE	90232	4206005025			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1928		
Culver City	3625 HELMS AVE	90232	4206005027			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1947		
Culver City	3562 WESLEY ST	90232	4206006011			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.14	1936		
Culver City	3556 WESLEY ST	90232	4206006010			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1940		
Culver City	3541 HELMS AVE	90232	4206006026			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	8862 CARSON ST	90232	4206007009			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.46	1950		
Culver City	8906 CARSON ST	90232	4206008001			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.31	1945		
Culver City	4160 HIGUERA ST	90232	4206008014			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	3625 WESLEY ST	90232	4206008029			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	3607 WESLEY ST	90232	4206008033			1		2 Shortfall of Sites	0.11	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.06	1936		
Culver City	8952 CARSON ST	90232	4206008011			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1928		
Culver City	4156 HIGUERA ST	90232	4206008013			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.14	1924		
Culver City	9026 CARSON ST	90232	4206009010			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.31	1922		
Culver City	9030 CARSON ST	90232	4206009009			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.20	1924		
Culver City	9020 CARSON ST	90232	4206009011			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.29	1924		
Culver City	4161 HIGUERA ST	90232	4206009014			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1952		
Culver City	9041 LUCERNE AVE	90232	4206009026			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.18	1923		
Culver City	9033 LUCERNE AVE	90232	4206009024			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	-	1938		
Culver City	0	90232	4206010003			1		3 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	4 Vacant	other	-	-	0		
Culver City	9047 LUCERNE AVE	90232	4206009027			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.11	1937		
Culver City	9048 HUBBARD ST	90232	4206010006			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	9016 HUBBARD ST	90232	4206010013			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.21	1928		
Culver City	9022 HUBBARD ST	90232	4206010012			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	9015 CARSON ST	90232	4206010021			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1929		
Culver City	9021 CARSON ST	90232	4206010022			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.44	1923		
Culver City	9055 CARSON ST	90232	4206010030			1		3 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	4 Vacant	other	-	0.25	1924		
Culver City	8951 CARSON ST	90232	4206011021			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.19	1923		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	8906 HUBBARD ST	90232	4206011002			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	8955 CARSON ST	90232	4206011020			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.43	1922		
Culver City	8934 HUBBARD ST	90232	4206011008			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	4112 HIGUERA ST	90232	4206011015			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	8898 HUBBARD ST	90232	4206012001			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1929		
Culver City	4108 HIGUERA ST	90232	4206011014			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.21	1923		
Culver City	4116 HIGUERA ST	90232	4206011016			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.26	1922		
Culver City	8948 HUBBARD ST	90232	4206011011			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.43	1947		
Culver City	4126 HIGUERA ST	90232	4206011018			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.27	1938		
Culver City	8902 HUBBARD ST	90232	4206011001			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.43	1950		
Culver City	8912 HUBBARD ST	90232	4206011003			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.31	1922		
Culver City	8944 HUBBARD ST	90232	4206011010			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.36	1946		
Culver City	8952 HUBBARD ST	90232	4206011012			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	8885 CARSON ST	90232	4206012012			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	8917 KRUEGER ST	90232	4206016022			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.43	1947		
Culver City	8916 KRUEGER ST	90232	4206017003			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.41	1951		
Culver City	8922 KRUEGER ST	90232	4206017004			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.32	1949		
Culver City	8929 HUBBARD ST	90232	4206017023			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.38	1926		
Culver City	8943 HUBBARD ST	90232	4206017020			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	4037 HIGUERA ST	90232	4206018017			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.36	1922		
Culver City	9047 HUBBARD ST	90232	4206018025			1		3 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		4 Vacant	other	-	0.48	1925		
Culver City	9011 KRUEGER ST	90232	4206019018			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.33	1938		
Culver City	3979 HIGUERA ST	90232	4206019016			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.28	1947		
Culver City	0	90232	4206019029			1		3 Shortfall of Sites	0.20	Low Density Two Family	R2	Incremental Infill B		35.00		4 Vacant	other	-	-	0		
Culver City	4120 VAN BUREN PL	90232	4206024014			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.47	1925		
Culver City	4230 IRVING PL	90232	4206025007			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.30	1927		
Culver City	4240 IRVING PL	90232	4206025009			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	9523 LUCERNE AVE	90232	4206025011			1		2 Shortfall of Sites	0.11	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.34	1950		
Culver City	4121 VAN BUREN PL	90232	4206025016			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.36	1947		
Culver City	4065 VAN BUREN PL	90232	4206026025			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.47	1923		
Culver City	4091 VAN BUREN PL	90232	4206026030			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1936		
Culver City	4167 BALDWIN AVE	90232	4207013010			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.42	1923		
Culver City	4177 BALDWIN AVE	90232	4207013012			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.34	1940		
Culver City	4144 BALDWIN AVE	90232	4207014027			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1921		
Culver City	4125 LA SALLE AVE	90232	4207014005			1		3 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		4 Vacant	other	-	0.25	1928		
Culver City	4171 LA SALLE AVE	90232	4207014014			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.37	1949		
Culver City	4178 BALDWIN AVE	90232	4207014034			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.39	1923		
Culver City	4154 BALDWIN AVE	90232	4207014029			1		3 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		4 Vacant	office	-	0.43	1930		
Culver City	4125 MADISON AVE	90232	4207015005			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.50	1930		
Culver City	4121 MADISON AVE	90232	4207015004			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.36	1924		
Culver City	4151 MADISON AVE	90232	4207015010			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.41	1926		
Culver City	4115 MADISON AVE	90232	4207015003			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1925		
Culver City	4135 MADISON AVE	90232	4207015007			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.45	1923		
Culver City	4110 LA SALLE AVE	90232	4207015020			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.42	1947		
Culver City	4141 MADISON AVE	90232	4207015008			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	4110 MADISON AVE	90232	4207016020			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.11	1920		
Culver City	4120 MADISON AVE	90232	4207016022			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.29	1926		
Culver City	4155 LINCOLN AVE	90232	4207016011			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.32	1929		
Culver City	4184 MADISON AVE	90232	4207016035			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.02	1941		
Culver City	4150 LINCOLN AVE	90232	4207017029			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.31	1956		
Culver City	4121 LAFAYETTE PL	90232	4207018004			1		2 Shortfall of Sites	0.20	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.26	1947		
Culver City	4174 LINCOLN AVE	90232	4207017034			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	4115 LAFAYETTE PL	90232	4207018003			1		2 Shortfall of Sites	0.20	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	4140 LAFAYETTE PL	90232	4207019008			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.41	1923		
Culver City	4184 LAFAYETTE PL	90232	4207019017			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.44	1920		
Culver City	4180 LAFAYETTE PL	90232	4207019016			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.43	1940		
Culver City	4164 LAFAYETTE PL	90232	4207019013			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1920		
Culver City	4171 IRVING PL	90232	4207019035			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.27	1926		
Culver City	9621 FARRAGUT DR	90232	4207019041			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	4181 LAFAYETTE PL	90232	4207021002			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	4115 IRVING PL	90232	4207019023			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B		35.00		3 Non-Vacant	single_family	1.00	0.40	1916		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	4240 LAFAYETTE PL	90232	4207020008			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	4191 LAFAYETTE PL	90232	4207021004			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.28	1925		
Culver City	4230 LAFAYETTE PL	90232	4207020006			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.32	1930		
Culver City	4145 IRVING PL	90232	4207019030			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.42	1923		
Culver City	4175 LAFAYETTE PL	90232	4207021001			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.30	1923		
Culver City	4185 IRVING PL	90232	4207019038			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	4215 LAFAYETTE PL	90232	4207021008			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	4221 LAFAYETTE PL	90232	4207021009			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.44	1938		
Culver City	4225 LAFAYETTE PL	90232	4207021010			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	4214 LINCOLN AVE	90232	4207022018			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1924		
Culver City	4220 LINCOLN AVE	90232	4207022019			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1926		
Culver City	4231 LINCOLN AVE	90232	4207023006			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	4211 LINCOLN AVE	90232	4207023002			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.49	1926		
Culver City	4240 MADISON AVE	90232	4207023021			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1938		
Culver City	9944 FARRAGUT DR	90232	4207023016			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.14	1942		
Culver City	4234 MADISON AVE	90232	4207023020			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.17	1922		
Culver City	4244 MADISON AVE	90232	4207023022			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	4224 LA SALLE AVE	90232	4207024022			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1926		
Culver City	4225 LA SALLE AVE	90232	4207025005			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	-	0		
Culver City	4234 LA SALLE AVE	90232	4207024024			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.42	1930		
Culver City	4275 MADISON AVE	90232	4207024015			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.28	1927		
Culver City	4265 MADISON AVE	90232	4207024013			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1927		
Culver City	4205 LA SALLE AVE	90232	4207025001			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.10	1921		
Culver City	4234 BALDWIN AVE	90232	4207025023			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.48	1924		
Culver City	4220 BALDWIN AVE	90232	4207025020			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.28	1947		
Culver City	4224 BALDWIN AVE	90232	4207025021			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1921		
Culver City	4244 BALDWIN AVE	90232	4207025025			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.24	1923		
Culver City	4254 BALDWIN AVE	90232	4207025027			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	4245 BALDWIN AVE	90232	4207026009			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1914		
Culver City	4225 BALDWIN AVE	90232	4207026005			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.45	1920		
Culver City	4231 BALDWIN AVE	90232	4207026006			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1924		
Culver City	4220 REVERE PL	90232	4207026020			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.45	1923		
Culver City	4221 BALDWIN AVE	90232	4207026004			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	4210 REVERE PL	90232	4207026018			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	4244 REVERE PL	90232	4207026025			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.50	1925		
Culver City	4224 REVERE PL	90232	4207026021			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4230 REVERE PL	90232	4207026022			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.32	1923		
Culver City	4261 REVERE PL	90232	4207027006			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4290 JACKSON AVE	90232	4207027020			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1928		
Culver City	4284 JACKSON AVE	90232	4207027019			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.24	1928		
Culver City	10842 OREGON AVE	90232	4208013007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1950		
Culver City	10880 OREGON AVE	90232	4208013013			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1928		
Culver City	10856 OREGON AVE	90232	4208013009			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	10827 ARIZONA AVE	90232	4208013029			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1951		
Culver City	10835 OREGON AVE	90232	4208014032			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1929		
Culver City	10886 OREGON AVE	90232	4208013014			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1952		
Culver City	10847 OREGON AVE	90232	4208014030			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1928		
Culver City	10815 OREGON AVE	90232	4208014036			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1928		
Culver City	10889 OREGON AVE	90232	4208014900			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	-	1951		
Culver City	10819 OREGON AVE	90232	4208014035			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1928		
Culver City	10761 OREGON AVE	90232	4208015019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.14	1928		
Culver City	10771 OREGON AVE	90232	4208015017			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	10751 OREGON AVE	90232	4208015021			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	10757 OREGON AVE	90232	4208015020			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1949		
Culver City	10717 OREGON AVE	90232	4208015028			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1929		
Culver City	10721 OREGON AVE	90232	4208015027			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1930		
Culver City	10713 OREGON AVE	90232	4208015029			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	4054 HURON AVE	90232	4208025011			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	4028 HURON AVE	90232	4208025006			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1929		
Culver City	4034 HURON AVE	90232	4208025007			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.29	1948		
Culver City	4060 CHARLES AVE	90232	4208024004			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1926		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	10906 PICKFORD WAY	90232	4210008015			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1939		
Culver City	10962 PICKFORD WAY	90232	4210008026			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1943		
Culver City	10975 PICKFORD WAY	90232	4210009001			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1944		
Culver City	10963 PICKFORD WAY	90232	4210009003			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10920 FAIRBANKS WAY	90232	4210009018			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	10937 PICKFORD WAY	90232	4210009008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10957 PICKFORD WAY	90232	4210009004			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10906 FAIRBANKS WAY	90232	4210009015			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1940		
Culver City	10942 FAIRBANKS WAY	90232	4210009022			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1940		
Culver City	10951 PICKFORD WAY	90232	4210009005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10974 PICKFORD WAY	90232	4210008028			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1944		
Culver City	10967 PICKFORD WAY	90232	4210009002			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1941		
Culver City	10930 FAIRBANKS WAY	90232	4210009020			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1939		
Culver City	10951 FAIRBANKS WAY	90232	4210010005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1940		
Culver City	10943 FAIRBANKS WAY	90232	4210010007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10966 FAIRBANKS WAY	90232	4210009027			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1941		
Culver City	10913 FAIRBANKS WAY	90232	4210010014			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1940		
Culver City	11043 WESTWOOD BLVD	90232	4210011007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1940		
Culver City	11020 RHODA WAY	90232	4210011018			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	0		
Culver City	11056 RHODA WAY	90232	4210011025			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1946		
Culver City	11063 WESTWOOD BLVD	90232	4210011003			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1941		
Culver City	10937 FAIRBANKS WAY	90232	4210010008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1930		
Culver City	10931 FAIRBANKS WAY	90232	4210010009			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10921 FAIRBANKS WAY	90232	4210010011			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1928		
Culver City	11067 WESTWOOD BLVD	90232	4210011002			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1944		
Culver City	10871 OCEAN DR	90232	4210013004			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	11021 WESTWOOD BLVD	90232	4210011011			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	11051 OCEAN DR	90232	4210013020			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1950		
Culver City	10752 FARRAGUT DR	90232	4210017002			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	11066 RHODA WAY	90232	4210011027			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1944		
Culver City	10831 OCEAN DR	90232	4210013002			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	10748 FARRAGUT DR	90232	4210017003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	10749 FRANKLIN AVE	90232	4210018022			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1939		
Culver City	10714 FRANKLIN AVE	90232	4210018031			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	10728 GARFIELD AVE	90232	4210018008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	-	0		
Culver City	10742 FRANKLIN AVE	90232	4210018027			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1948		
Culver City	10728 FRANKLIN AVE	90232	4210018030			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1941		
Culver City	10756 FRANKLIN AVE	90232	4210018025			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1940		
Culver City	10729 FRANKLIN AVE	90232	4210018018			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10729 FARRAGUT DR	90232	4210018035			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1942		
Culver City	10750 BARMAN AVE	90232	4210019014			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	10764 BARMAN AVE	90232	4210019011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1938		
Culver City	10749 FARRAGUT DR	90232	4210018039			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1941		
Culver City	10717 GARFIELD AVE	90232	4210019001			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10728 BARMAN AVE	90232	4210019018			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1947		
Culver City	10709 BRADDOCK DR	90232	4210019024			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.20	1946		
Culver City	10739 BRADDOCK DR	90232	4210019028			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1939		
Culver City	10749 BRADDOCK DR	90232	4210019030			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	10759 BRADDOCK DR	90232	4210019032			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1940		
Culver City	4214 ELENDA ST	90232	4210021016			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1948		
Culver City	10848 WAGNER ST	90232	4210022008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1941		
Culver City	10808 WAGNER ST	90232	4210022016			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1939		
Culver City	10816 WAGNER ST	90232	4210022014			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.11	1947		
Culver City	10818 WAGNER ST	90232	4210022013			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1928		
Culver City	10835 GARFIELD AVE	90232	4210024007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1939		
Culver City	10825 GARFIELD AVE	90232	4210024005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1940		
Culver City	10823 BARMAN AVE	90232	4210023018			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1940		
Culver City	10842 BARMAN AVE	90232	4210024019			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	10819 BRADDOCK DR	90232	4210024030			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1940		
Culver City	10818 BRADDOCK DR	90232	4210024049			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1940		
Culver City	10848 BRADDOCK DR	90232	4210024043			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	10843 BRADDOCK DR	90232	4210024035			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	10831 FARRAGUT DR	90232	4210025013			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1940		
Culver City	10844 FRANKLIN AVE	90232	4210025017			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1946		
Culver City	10843 FRANKLIN AVE	90232	4210025031			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1940		
Culver City	10840 FRANKLIN AVE	90232	4210025018			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1947		
Culver City	10817 FRANKLIN AVE	90232	4210025026			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	10834 GARFIELD AVE	90232	4210025036			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	10837 FRANKLIN AVE	90232	4210025030			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1949		
Culver City	10816 FRANKLIN AVE	90232	4210025023			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1941		
Culver City	10932 BARMAN AVE	90232	4210027037			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1946		
Culver City	10931 BRADDOCK DR	90232	4210027022			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1941		
Culver City	10942 BARMAN AVE	90232	4210027035			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00		0		
Culver City	10966 BARMAN AVE	90232	4210027030			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	10941 BRADDOCK DR	90232	4210027024			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1940		
Culver City	10935 BRADDOCK DR	90232	4210027023			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	10915 BRADDOCK DR	90232	4210027019			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	10923 BRADDOCK DR	90232	4210027021			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1941		
Culver City	4327 ELENDA ST	90232	4210028004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	10947 BARMAN AVE	90232	4210028011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1941		
Culver City	10927 LINDBLADE ST	90232	4210029007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1926		
Culver City	10930 WAGNER ST	90232	4210029019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1926		
Culver City	10942 WAGNER ST	90232	4210029017			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1939		
Culver City	10936 WAGNER ST	90232	4210029018			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1926		
Culver City	11031 WAGNER ST	90232	4210031005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	11023 LINDBLADE ST	90232	4210032002			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	11053 WAGNER ST	90232	4210031010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1939		
Culver City	11017 LINDBLADE ST	90232	4210032001			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1940		
Culver City	11033 LINDBLADE ST	90232	4210032004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1939		
Culver City	11053 LINDBLADE ST	90232	4210032008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.18	1939		
Culver City	11027 BARMAN AVE	90232	4210033003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1949		
Culver City	11061 BARMAN AVE	90232	4210033009			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11018 WAGNER ST	90232	4210032018			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1939		
Culver City	11056 LINDBLADE ST	90232	4210033011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1940		
Culver City	11027 BRADDOCK DR	90232	4210034016			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1927		
Culver City	11050 BARMAN AVE	90232	4210034025			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1940		
Culver City	11046 BARMAN AVE	90232	4210034026			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4044 HARTER AVE	90232	4213007015			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4058 HARTER AVE	90232	4213007013			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.06	1939		
Culver City	4043 TILDEN AVE	90232	4213007006			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.47	1946		
Culver City	4040 HARTER AVE	90232	4213007016			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	4102 HARTER AVE	90232	4213007021			1		2 Shortfall of Sites	0.19	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.36	1946		
Culver City	4037 HURON AVE	90232	4213008008			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1924		
Culver City	4063 HURON AVE	90232	4213008015			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4032 TILDEN AVE	90232	4213008026			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.44	1949		
Culver City	4036 TILDEN AVE	90232	4213008027			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	4112 TILDEN AVE	90232	4213008036			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	4047 HURON AVE	90232	4213008010			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4140 TILDEN AVE	90232	4213008043			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	11018 ALETTA AVE	90232	4213009004			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.35	1947		
Culver City	4042 TILDEN AVE	90232	4213008028			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.22	1946		
Culver City	11034 ALETTA AVE	90232	4213009008			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.33	1927		
Culver City	11042 ALETTA AVE	90232	4213009010			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	4133 HARTER AVE	90232	4213010007			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1941		
Culver City	4147 HARTER AVE	90232	4213010010			1		2 Shortfall of Sites	0.15	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4186 CENTER ST	90232	4213010014			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.34	1944		
Culver City	4158 CENTER ST	90232	4213010021			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.37	1941		
Culver City	4162 CENTER ST	90232	4213010020			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4061 HARTER AVE	90232	4213011015			1		2 Shortfall of Sites	0.17	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1942		
Culver City	4147 CENTER ST	90232	4213012008			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4155 CENTER ST	90232	4213012010			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4170 CENTER ST	90232	4213010018			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.37	1942		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	4151 CENTER ST	90232	4213012009			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4135 CENTER ST	90232	4213012005			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4178 COMMONWEALTH AVE	90232	4213013013			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4191 CENTER ST	90232	4213013009			1		2 Shortfall of Sites	0.11	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.30	1945		
Culver City	4174 COMMONWEALTH AVE	90232	4213013014			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4170 COMMONWEALTH AVE	90232	4213013015			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1948		
Culver City	4154 COMMONWEALTH AVE	90232	4213012011			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4146 COMMONWEALTH AVE	90232	4213012013			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.42	1944		
Culver City	4166 COMMONWEALTH AVE	90232	4213013016			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	4161 COMMONWEALTH AVE	90232	4213014011			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4139 CENTER ST	90232	4213012006			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4162 COMMONWEALTH AVE	90232	4213013017			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.09	1942		
Culver City	4185 COMMONWEALTH AVE	90232	4213014017			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	3944 TULLER AVE	90232	4213020015			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	3928 TULLER AVE	90232	4213020018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.16	1947		
Culver City	3924 TULLER AVE	90232	4213020024			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	3964 TULLER AVE	90232	4213021004			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	3960 TULLER AVE	90232	4213021003			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1949		
Culver City	3968 TULLER AVE	90232	4213021005			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1944		
Culver City	5299 DOBSON WAY	90232	4215002017			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1950		
Culver City	5271 DOBSON WAY	90232	4215002014			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5327 DOBSON WAY	90232	4215002020			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	4231 TULLER AVE	90232	4213025006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	5359 DOBSON WAY	90232	4215002024			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5379 DOBSON WAY	90232	4215002026			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11123 PICKFORD WAY	90232	4215003014			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1950		
Culver City	11111 PICKFORD WAY	90232	4215003013			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1950		
Culver City	11147 WESTWOOD BLVD	90232	4215004024			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1950		
Culver City	5195 KAREN CIR	90232	4215004014			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1950		
Culver City	11167 WESTWOOD BLVD	90232	4215004026			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5168 KAREN CIR	90232	4215004008			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1950		
Culver City	11168 BRADDOCK DR	90232	4215010003			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	11138 BRADDOCK DR	90232	4215010009			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.14	1947		
Culver City	11134 BRADDOCK DR	90232	4215010010			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1944		
Culver City	11144 BRADDOCK DR	90232	4215010008			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	11130 BRADDOCK DR	90232	4215010011			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1944		
Culver City	11120 BRADDOCK DR	90232	4215010013			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1944		
Culver City	11110 BRADDOCK DR	90232	4215010014			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.13	1942		
Culver City	11108 BRADDOCK DR	90232	4215010015			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	11133 GARFIELD AVE	90232	4215010023			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	4445 COMMONWEALTH AVE	90232	4215010024			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1956		
Culver City	11153 BRADDOCK DR	90232	4215011014			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.07	1947		
Culver City	11107 BRADDOCK DR	90232	4215011006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1942		
Culver City	11166 BARMAN AVE	90232	4215011021			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	11175 BARMAN AVE	90232	4215012012			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.11	1947		
Culver City	11142 BARMAN AVE	90232	4215011026			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.19	1944		
Culver City	11169 BARMAN AVE	90232	4215012013			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1944		
Culver City	11151 BARMAN AVE	90232	4215012016			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1944		
Culver City	11138 LINDBLADE ST	90232	4215012023			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	11165 BARMAN AVE	90232	4215012014			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	11132 LINDBLADE ST	90232	4215012022			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1944		
Culver City	11101 BARMAN AVE	90232	4215012036			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	11114 LINDBLADE ST	90232	4215012018			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1942		
Culver City	11125 BARMAN AVE	90232	4215012032			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1942		
Culver City	11155 LINDBLADE ST	90232	4215013013			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1948		
Culver City	11157 BARMAN AVE	90232	4215012015			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1944		
Culver City	11102 LINDBLADE ST	90232	4215012017			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1944		
Culver City	11142 LINDBLADE ST	90232	4215012024			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.18	1944		
Culver City	11178 WAGNER ST	90232	4215013004			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1944		
Culver City	11129 BARMAN AVE	90232	4215012031			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1942		
Culver City	11113 BARMAN AVE	90232	4215012035			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	5353 KALEIN DR	90232	4216002014			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5319 KALEIN DR	90232	4216002018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1950		
Culver City	5419 BLANCO WAY	90232	4216003015			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.11	1950		
Culver City	5395 KALEIN DR	90232	4216002007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5429 BLANCO WAY	90232	4216003016			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5442 BLANCO WAY	90232	4216003030			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5422 BLANCO WAY	90232	4216003032			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1950		
Culver City	5343 BLANCO WAY	90232	4216004004			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5379 BLANCO WAY	90232	4216004008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5349 BLANCO WAY	90232	4216004005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5409 BLANCO WAY	90232	4216004011			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	5332 KALEIN DR	90232	4216005004			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1950		
Culver City	5333 JANISANN AVE	90232	4216005012			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11121 ORVILLE ST	90232	4216006011			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	5303 JANISANN AVE	90232	4216005015			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	11124 MCDONALD ST	90232	4216006015			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	5372 KALEIN DR	90232	4216005008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5382 JANISANN AVE	90232	4216004028			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1950		
Culver City	11160 ORVILLE ST	90232	4216005017			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.16	1953		
Culver City	5342 JANISANN AVE	90232	4216004024			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11191 ORVILLE ST	90232	4216006027			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1952		
Culver City	11172 WOOLFORD ST	90232	4216006032			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	11159 WOOLFORD ST	90232	4216007023			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	11139 MCDONALD ST	90232	4216007006			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	11385 MCDONALD ST	90232	4216008015			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1953		
Culver City	11164 WOOLFORD ST	90232	4216006033			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.34	1952		
Culver City	11147 WOOLFORD ST	90232	4216007014			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1953		
Culver City	5215 PURDUE AVE	90232	4216009008			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11156 WOOLFORD ST	90232	4216006037			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1953		
Culver City	5208 BERRYMAN AVE	90232	4216009030			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1951		
Culver City	5257 PURDUE AVE	90232	4216009002			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1951		
Culver City	11206 MCDONALD ST	90232	4216010019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1953		
Culver City	11226 MCDONALD ST	90232	4216010015			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1953		
Culver City	11226 WOOLFORD ST	90232	4216011001			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11276 WOOLFORD ST	90232	4216011006			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11205 WOOLFORD ST	90232	4216010025			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.07	1953		
Culver City	11246 ORVILLE ST	90232	4216012007			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1952		
Culver City	11227 HAYTER AVE	90232	4216012012			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11225 HAYTER AVE	90232	4216012019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	11220 ORVILLE ST	90232	4216012017			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	11257 PORT RD	90232	4216012009			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1952		
Culver City	11214 ORVILLE ST	90232	4216012015			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1953		
Culver City	11521 PATOM DR	90232	4216014034			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11414 DILLER AVE	90232	4216014002			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11405 PATOM DR	90232	4216014023			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1951		
Culver City	11506 DILLER AVE	90232	4216014029			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11492 DILLER AVE	90232	4216014030			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11433 PATOM DR	90232	4216014020			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1951		
Culver City	11462 PATOM DR	90232	4216015011			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11214 HAYTER AVE	90232	4216017003			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5413 BERRYMAN AVE	90232	4216016004			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1952		
Culver City	11465 CULVER PARK DR	90232	4216015033			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5419 BERRYMAN AVE	90232	4216016003			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	5426 DILLER AVE	90232	4216016007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.17	1951		
Culver City	11208 HAYTER AVE	90232	4216017002			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1950		
Culver City	11269 RYANDALE DR	90232	4216017018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1950		
Culver City	11219 RYANDALE DR	90232	4216017025			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1950		
Culver City	11293 PATOM DR	90232	4216018015			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11226 HAYTER AVE	90232	4216017005			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1950		
Culver City	11269 PATOM DR	90232	4216018018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11226 PATOM DR	90232	4216019005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1950		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	11220 PATOM DR	90232	4216019004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1950		
Culver City	11238 PATOM DR	90232	4216019007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11253 PATOM DR	90232	4216018020			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1950		
Culver City	11246 PATOM DR	90232	4216019008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11262 PATOM DR	90232	4216019010			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.03	1950		
Culver City	11245 CULVER PARK DR	90232	4216019021			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1950		
Culver City	11219 CULVER PARK DR	90232	4216019025			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11261 CULVER PARK DR	90232	4216019019			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.13	1950		
Culver City	11202 CULVER PARK DR	90232	4216020001			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11226 CULVER PARK DR	90232	4216020005			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.15	1950		
Culver City	11286 CULVER PARK DR	90232	4216020013			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1950		
Culver City	11254 CULVER PARK DR	90232	4216020009			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1950		
Culver City	11262 CULVER PARK DR	90232	4216020010			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1950		
Culver City	11343 SEGRELL WAY	90232	4216021012			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11306 CULVER PARK DR	90232	4216021015			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1952		
Culver City	11324 CULVER PARK DR	90232	4216021016			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11359 SEGRELL WAY	90232	4216021011			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1952		
Culver City	11426 CULVER PARK DR	90232	4216021025			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11505 SEGRELL WAY	90232	4216022009			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11430 CULVER PARK DR	90232	4216021026			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11467 SEGRELL WAY	90232	4216022012			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11455 SEGRELL WAY	90232	4216022014			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11506 CULVER PARK DR	90232	4216022022			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1951		
Culver City	11466 SEGRELL WAY	90232	4216028010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11506 SEGRELL WAY	90232	4216028013			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11514 SEGRELL WAY	90232	4216028014			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11454 SEGRELL WAY	90232	4216028008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1952		
Culver City	11478 SEGRELL WAY	90232	4216028012			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11570 SEGRELL WAY	90232	4216028020			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1952		
Culver City	11390 SEGRELL WAY	90232	4216029015			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.25	1952		
Culver City	11558 SEGRELL WAY	90232	4216028019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1952		
Culver City	11430 SEGRELL WAY	90232	4216029022			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11238 SEGRELL WAY	90232	4216030007			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.11	1950		
Culver City	11232 SEGRELL WAY	90232	4216030006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11246 SEGRELL WAY	90232	4216030008			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	4265 MCCONNELL BLVD	90232	4231025036			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1949		
Culver City	12803 SHORT AVE	90232	4231004029			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	4022 BOISE AVE	90232	4231019042			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4181 MILDRED AVE	90232	4231023023			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.29	1947		
Culver City	5206 EMPORIA AVE	90232	4218009010			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1951		
Culver City	10810 DESHIRE PL	90232	4203002021			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.06	1956		
Culver City	10850 WHITBURN ST	90232	4203009019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11223 GARFIELD AVE	90232	4215019006			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11225 WOOLFORD ST	90232	4216010021			1		3 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.38	1953		
Culver City	11176 MCDONALD ST	90232	4216007028			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1953		
Culver City	11202 HAYTER AVE	90232	4216017001			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11294 HAYTER AVE	90232	4216017014			1		2 Shortfall of Sites	0.26	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5175 SELMARAINA DR	90232	4218009020			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1951		
Culver City	10802 DESHIRE PL	90232	4203002019			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	10818 MOLONY RD	90232	4203017063			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1954		
Culver City	10702 RANCH RD	90232	4203008076			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.34	1956		
Culver City	11007 OCEAN DR	90232	4210013011			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11017 OCEAN DR	90232	4210013013			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1950		
Culver City	5722 TELLEFSON RD	90232	4203019081			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1954		
Culver City	10763 WHITBURN ST	90232	4203004089			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1948		
Culver City	11103 MCDONALD ST	90232	4216007012			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City		90232	4203022209			1		3 Shortfall of Sites	0.24	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	-	0		
Culver City	11278 RYANDALE DR	90232	4216018012			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.20	1950		
Culver City	11213 HUNTLEY PL	90232	4215021018			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1955		
Culver City	11223 ORVILLE ST	90232	4216011019			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1953		
Culver City	11224 ORVILLE ST	90232	4216012018			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1953		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	10630 FLAXTON ST	90232	4203007055			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	11325 GRAYRIDGE DR	90232	4203013029			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11298 GRAYRIDGE DR	90232	4203013030			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1951		
Culver City	5721 TELLEFSON RD	90232	4203016247			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1954		
Culver City	11033 OCEAN DR	90232	4210013016			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1950		
Culver City	10672 ESTERINA WAY	90232	4203030110			1		2 Shortfall of Sites	0.36	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1961		
Culver City	10757 CRANKS RD	90232	4203019078			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	11003 OCEAN DR	90232	4210013010			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	4455 HUNTLEY AVE	90232	4215023013			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1952		
Culver City	5442 JANISANN AVE	90232	4216003012			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1950		
Culver City	11202 RYANDALE DR	90232	4216018001			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1950		
Culver City	11262 RYANDALE DR	90232	4216018010			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11220 RYANDALE DR	90232	4216018004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	10851 FLAXTON ST	90232	4203003032			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1951		
Culver City	10777 KELMORE ST	90232	4203004061			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	10716 LUGO WAY	90232	4203008082			1		2 Shortfall of Sites	0.35	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1954		
Culver City	11393 MALAT WAY	90232	4203018046			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1951		
Culver City	10734 CRANKS RD	90232	4203017045			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1954		
Culver City	6019 LINDA WAY	90232	4203020258			1		2 Shortfall of Sites	0.47	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1967		
Culver City	11023 OCEAN DR	90232	4210013014			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	11422 SEGRELL WAY	90232	4216029020			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	5350 SAWTELLE BLVD	90232	4216004031			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1953		
Culver City	4408 KEYSTONE AVE	90232	4209019016			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	4454 VINTON AVE	90232	4209005016			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1952		
Culver City	11050 ALETTA AVE	90232	4213009012			1		2 Shortfall of Sites	0.13	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.28	1933		
Culver City	3983 GLOBE AVE	90232	4214002032			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1944		
Culver City	4135 VAN BUREN PL	90232	4206025019			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.46	0		
Culver City		90232	4204013906			1		3 Shortfall of Sites	0.40	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	#DIV/0!	0		
Culver City	4297 JASMINE AVE	90232	4209007020			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.27	1939		
Culver City	10963 LINDBLADE ST	90232	4210029024			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	3817 GLOBE AVE	90232	4214001019			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1951		
Culver City	9430 LUCERNE AVE	90232	4204001033			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	4127 LA SALLE AVE	90232	4207014006			1		3 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	4 Vacant	other	-	0.25	1922		
Culver City	7000 WRIGHTCREST DR	90232	4204013903			1		3 Shortfall of Sites	0.27	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	-	0		
Culver City	4200 MENTONE AVE	90232	4209017001			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	4381 MOTOR AVE	90232	4209013013			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	4156 HARTER AVE	90232	4213009015			1		2 Shortfall of Sites	0.14	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.28	1942		
Culver City	4463 KEYSTONE AVE	90232	4209020013			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1952		
Culver City	11043 BARMAN AVE	90232	4210033006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1939		
Culver City	11114 WAGNER ST	90232	4215013016			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.39	1942		
Culver City	11113 LINDBLADE ST	90232	4215013032			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.18	1942		
Culver City	3820 PERHAM DR	90232	4204011045			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1959		
Culver City	4020 BERRYMAN AVE	90232	4233001013			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.15	1944		
Culver City	4058 COOLIDGE AVE	90232	4233004005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1927		
Culver City	6020 WRIGHT TER	90232	4204013034			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1964		
Culver City	4101 COOLIDGE AVE	90232	4233006023			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	4064 COOLIDGE AVE	90232	4233004004			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1926		
Culver City	5961 WRIGHTCREST DR	90232	4204011015			1		2 Shortfall of Sites	0.30	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1961		
Culver City	3975 SHEDD TER	90232	4204013042			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1959		
Culver City	5153 PICKFORD WAY	90232	4210004002			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1938		
Culver City	5147 PICKFORD WAY	90232	4210004003			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.46	1946		
Culver City	10821 OCEAN DR	90232	4210013001			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1950		
Culver City	11367 HERBERT ST	90232	4233028027			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1946		
Culver City	4047 BERRYMAN AVE	90232	4233004023			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.12	1930		
Culver City	4085 GLOBE AVE	90232	4233032023			1		2 Shortfall of Sites	0.28	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	11133 BRADDOCK DR	90232	4215011010			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	11265 GARFIELD AVE	90232	4215019001			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.08	1952		
Culver City	3983 SHEDD TER	90232	4204013025			1		2 Shortfall of Sites	0.26	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1963		
Culver City	4164 HIGUERA ST	90232	4206008015			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.43	1947		
Culver City	6003 WRIGHTCREST DR	90232	4204011025			1		2 Shortfall of Sites	0.64	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1958		
Culver City	6021 WRIGHT TER	90232	4204013024			1		2 Shortfall of Sites	0.31	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1961		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	3971 SHEDD TER	90232	4204013041			1		2 Shortfall of Sites	0.23	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1961		
Culver City	11102 WESTWOOD BLVD	90232	4215003044			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1950		
Culver City	11158 BRADDOCK DR	90232	4215010005			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.13	1947		
Culver City	11118 WAGNER ST	90232	4215013017			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.21	1942		
Culver City	4143 COMMONWEALTH AVE	90232	4213014007			1		2 Shortfall of Sites	0.12	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.44	1946		
Culver City	11323 HERBERT ST	90232	4233030009			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1945		
Culver City	11117 LINDBLADE ST	90232	4215013031			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1942		
Culver City	5174 KAREN CIR	90232	4215004007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1950		
Culver City	5341 EMPORIA AVE	90232	4218013022			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.39	1951		
Culver City	4070 ALBRIGHT AVE	90232	4233030007			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5344 ETHELDO AVE	90232	4218013020			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11201 ORVILLE ST	90232	4216011025			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1953		
Culver City	10772 CLARMON PL	90232	4203003011			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1952		
Culver City	12387 HERBERT ST	90232	4232007007			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	12363 HERBERT ST	90232	4232007005			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1950		
Culver City	12202 HERBERT ST	90232	4232010024			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1950		
Culver City	12362 HERBERT ST	90232	4232009004			1		3 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.25	1950		
Culver City	12302 HERBERT ST	90232	4232009009			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.38	1950		
Culver City	12282 HERBERT WAY	90232	4232009011			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	12386 HERBERT ST	90232	4232009003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1950		
Culver City	11850 ATLANTIC AVE	90232	4233013013			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	4083 BLEDSOE AVE	90232	4233027020			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1945		
Culver City	4106 MINERVA AVE	90232	4233026001			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1944		
Culver City	4136 HUNTLEY AVE	90232	4217011053			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	4071 TILDEN AVE	90232	4213007044			1		2 Shortfall of Sites	0.18	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.30	1942		
Culver City	4243 BERRYMAN AVE	90232	4233003045			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.23	1953		
Culver City	10659 CRANKS RD	90232	4203029210			1		2 Shortfall of Sites	0.31	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1955		
Culver City	6010 LINDA WAY	90232	4203020252			1		2 Shortfall of Sites	0.43	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1954		
Culver City	10684 CRANKS RD	90232	4203030126			1		2 Shortfall of Sites	0.28	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	10744 RANCH RD	90232	4203008073			1		2 Shortfall of Sites	0.36	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.16	1953		
Culver City	10807 OVERLAND AVE	90232	4203003026			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5721 EL RINCON WAY	90232	4203028240			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1954		
Culver City	4211 MADISON AVE	90232	4207024002			1		2 Shortfall of Sites	0.16	Low Density Two Family	R2	Incremental Infill B			35.00	3 Non-Vacant	single_family	1.00	0.49	1921		
Culver City	11672 MCDONALD ST	90232	4218009016			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11763 HAMMACK ST	90232	4218015003			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10813 CLARMON PL	90232	4203003048			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1952		
Culver City	10780 WHITBURN ST	90232	4203004062			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1955		
Culver City	10786 FLAXTON ST	90232	4203004093			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	11203 MALAT WAY	90232	4203015001			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	10804 GALVIN ST	90232	4203003036			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.50	1951		
Culver City	11359 RUDMAN DR	90232	4203014036			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	11203 GRAYRIDGE DR	90232	4203013016			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11346 RUDMAN DR	90232	4203013001			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11303 MALAT WAY	90232	4203018038			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1951		
Culver City	11354 STEVENS AVE	90232	4203018048			1		2 Shortfall of Sites	0.26	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.13	1942		
Culver City	10903 WHITBURN ST	90232	4203009036			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5185 STEVENS CIR	90232	4215002004			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5203 DOBSON WAY	90232	4215002006			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5174 STEVENS CIR	90232	4215004017			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.30	1950		
Culver City	5247 DOBSON WAY	90232	4215002011			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1950		
Culver City	5195 DOBSON WAY	90232	4215002005			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	5213 DOBSON WAY	90232	4215002007			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.21	1950		
Culver City	5482 BLANCO WAY	90232	4216003026			1		2 Shortfall of Sites	0.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1950		
Culver City	11389 SEGRELL WAY	90232	4216021009			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1952		
Culver City	11294 RYANDALE DR	90232	4216018014			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1950		
Culver City	11576 CULVER PARK DR	90232	4216022029			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11405 SEGRELL WAY	90232	4216021008			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1952		
Culver City	11418 CULVER PARK DR	90232	4216021023			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.48	1951		
Culver City	11570 CULVER PARK DR	90232	4216022028			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11401 PATOM DR	90232	4216014024			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11293 CULVER PARK DR	90232	4216019015			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1950		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	11406 CULVER PARK DR	90232	4216021020			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.16	1951		
Culver City	11815 ATLANTIC AVE	90232	4233012018			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1940		
Culver City	10777 OREGON AVE	90232	4208015016			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	4320 VINTON AVE	90232	4209006002			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1953		
Culver City	4327 JASMINE AVE	90232	4209006017			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.42	1952		
Culver City	4329 JASMINE AVE	90232	4209006016			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1952		
Culver City	4182 LE BOURGET AVE	90232	4209015023			1		2 Shortfall of Sites	0.21	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	4390 MENTONE AVE	90232	4209018016			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.43	1952		
Culver City	4297 MOTOR AVE	90232	4209014008			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.29	1940		
Culver City	4196 MENTONE AVE	90232	4209016025			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	4209 KEYSTONE AVE	90232	4209025017			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1939		
Culver City	4197 MCCONNELL BLVD	90232	4231024023			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.19	1926		
Culver City	4295 MCCONNELL BLVD	90232	4231025031			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	4064 MOORE ST	90232	4231027028			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1956		
Culver City	4225 MCCONNELL BLVD	90232	4231025008			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.47	1957		
Culver City	4226 MOORE ST	90232	4231025033			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1939		
Culver City	11915 ATLANTIC AVE	90232	4233014021			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3841 CRESTVIEW RD	90232	4204011039			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.45	1959		
Culver City	3846 LENAWEA AVE	90232	4204010009			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1955		
Culver City	3845 LEEVIEW CT	90232	4204012025			1		2 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.34	1956		
Culver City	6217 HETZLER RD	90232	4204006157			1		2 Shortfall of Sites	0.45	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.33	1954		
Culver City		90232	4204006153			1		3 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	4 Non-Vacant	industrial	-	-	0		
Culver City	6310 TOMPKINS WAY	90232	4204006163			1		2 Shortfall of Sites	0.61	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1952		
Culver City	3823 PERHAM DR	90232	4204011026			1		2 Shortfall of Sites	0.25	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.35	1962		
Culver City	11575 SEGRELL WAY	90232	4216022001			1		2 Shortfall of Sites	0.17	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.24	1952		
Culver City	5350 SLAUSON AVE	90232	4218011046			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.22	1969		
Culver City	5326 SLAUSON AVE	90232	4218011053			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.37	1951		
Culver City	5454 SELMARAINA DR	90232	4218011019			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	3980 TULLER AVE	90232	4213021007			1		2 Shortfall of Sites	0.16	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.36	1947		
Culver City	3974 TULLER AVE	90232	4213021006			1		3 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-	0.10	1941		
Culver City	4048 COLONIAL AVE	90232	4231002057			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1931		
Culver City	4058 COLONIAL AVE	90232	4231002059			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.49	1944		
Culver City	4054 COLONIAL AVE	90232	4231002058			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1924		
Culver City	12375 HERBERT ST	90232	4232007006			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.30	1950		
Culver City	5274 SLAUSON AVE	90232	4218006026			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1951		
Culver City	5174 DAWES AVE	90232	4218006059			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1951		
Culver City	5194 DAWES AVE	90232	4218006061			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.40	1951		
Culver City	11506 MCDONALD ST	90232	4218006073			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5165 DAWES AVE	90232	4218006041			1		2 Shortfall of Sites	0.11	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11626 MCDONALD ST	90232	4218009042			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1951		
Culver City	5185 SLAUSON AVE	90232	4218009047			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	5275 DAWES AVE	90232	4218006052			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.44	1951		
Culver City	11565 MCDONALD ST	90232	4218006071			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.28	1951		
Culver City	11652 MCDONALD ST	90232	4218009018			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5144 DAWES AVE	90232	4218006055			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1951		
Culver City	5265 SLAUSON AVE	90232	4218009055			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5461 SELMARAINA DR	90232	4218012018			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5442 EMPORIA AVE	90232	4218012019			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11694 PORT RD	90232	4218012033			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.32	1951		
Culver City	5302 SELMARAINA DR	90232	4218011034			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.27	1951		
Culver City	5313 SELMARAINA DR	90232	4218012003			1		2 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	5335 EMPORIA AVE	90232	4218013021			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.26	1951		
Culver City	11714 PORT RD	90232	4218012035			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	11703 PORT RD	90232	4218014030			1		2 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	5305 ETHELDO AVE	90232	4218015007			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.41	1951		
Culver City	11674 PORT RD	90232	4218012001			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.25	1951		
Culver City	4334 HUNTLEY AVE	90232	4215017039			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00	0.31	1968		
Culver City		90232	4204001069			1		2 Shortfall of Sites	0.42	Low Density Two Family	R2	Incremental Infill B			35.20	3 Non-Vacant	single_family	1.00		0		
Culver City		90232	4206004040			1		2 Shortfall of Sites	0.19	Low Density Two Family	R2	Incremental Infill B			35.20	3 Non-Vacant	single_family	1.00		0		
Culver City	3813 LENAWEA AVE	90232	4204010135			1		2 Shortfall of Sites	0.18	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00		0		
Culver City	3815 LENAWEA AVE	90232	4204010137			1		2 Shortfall of Sites	2.20	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00		0		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	3814 LENAWE E AVE	90232	4204010130			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-			0	
Culver City	3816 LENAWE E AVE	90232	4204010131			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-			0	
Culver City	3812 LENAWE E AVE	90232	4204010129			1		3 Shortfall of Sites	0.13	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-			0	
Culver City	3840 LENAWE E AVE	90232	4204010134			1		2 Shortfall of Sites	0.14	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00			0	
Culver City	3810 LENAWE E AVE	90232	4204010128			1		2 Shortfall of Sites	0.22	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00			0	
Culver City	3838 LENAWE E AVE	90232	4204010133			1		2 Shortfall of Sites	0.15	Low Density Single Family	R1	Incremental Infill A			35.20	3 Non-Vacant	single_family	1.00			0	
Culver City	4064 COLONIAL AVE	90232	4231002913			1		3 Shortfall of Sites	0.19	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-			0	
Culver City	3814 LENAWE E AVE	90232	4204010130			1		3 Shortfall of Sites	0.12	Low Density Single Family	R1	Incremental Infill A			35.20	4 Vacant	other	-			0	
Culver City	10555 VIRGINIA AVE	90232	4209030901	40	20	40		Shortfall of Sites	2.37	General Corridor	CG	Neighborhood/Corridor MU2	Neighborhood	20	50.00	100 Non-Vacant	Parking portion of \	-	-			
Culver City		90232	4124003011					193 Shortfall of Sites	3.57	Regional Center	CRR	Mixed Use High		20	100.00	193 Non-Vacant	Westfield Shopping	0.95	0.25			
Culver City		90232	4296001902					150 Shortfall of Sites	3.94	Industrial	IG	Neighborhood/Corridor MU2		20	50.00	150 Vacant	WLAC parcel	-	-			0
Culver City		90232	4296001903					150 Shortfall of Sites	3.93	Industrial	IG	Neighborhood/Corridor MU2		20	50.00	150 Vacant	WLAC parcel	-	-			0
Culver City	3326 CAROLINE AVE	90232	4312024016			4		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.61		1950	
Culver City	3330 CAROLINE AVE	90232	4312024017			5		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	5 Non-Vacant	other	-	0.25		1927	
Culver City	3322 CAROLINE AVE	90232	4312024015			4		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25		1922	
Culver City	3805 ALBRIGHT AVE	90232	4214005001			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.53		1947	
Culver City	11358 VENICE BLVD	90232	4214005002			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.27		1949	
Culver City	3410 CAROLINE AVE	90232	4312025012			4		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.51		1923	
Culver City	3420 CAROLINE AVE	90232	4312025014			4		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.24		1927	
Culver City	3414 CAROLINE AVE	90232	4312025013			4		Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.47		1927	
Culver City	3344 HELMS AVE	90232	4312027002	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.68		1941 A	
Culver City	3340 HELMS AVE	90232	4312027003	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.28		1947 A	
Culver City	3336 HELMS AVE	90232	4312027004	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.28		1925 A	
Culver City	3341 CAROLINE AVE	90232	4312027021	2	2			Shortfall of Sites	0.14	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25		1923 A	
Culver City	3345 CAROLINE AVE	90232	4312027022	2	2			Shortfall of Sites	0.14	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.41		1922 A	
Culver City	3321 HELMS AVE	90232	4312028004			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.67		1923	
Culver City	3317 HELMS AVE	90232	4312028003			3		Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.67		1952	
Culver City	4209 VAN BUREN PL	90232	4204001028			5		Shortfall of Sites	0.16	Medium Density Multiple Family	R2	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25		1937	
Culver City	4215 VAN BUREN PL	90232	4204001027			4		Shortfall of Sites	0.13	Medium Density Multiple Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.37		1937	
Culver City	4068 LINCOLN AVE	90232	4207009023			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25		1946	
Culver City	4064 LINCOLN AVE	90232	4207009022			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25		1927	
Culver City	4029 MADISON AVE	90232	4207011004			6		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Vacant	other	-	-		0	
Culver City	4030 LA SALLE AVE	90232	4207011018			6		Shortfall of Sites	0.16	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50.00	6 Vacant	other	-	-		0	
Culver City	4022 LA SALLE AVE	90232	4207011017			5		Shortfall of Sites	0.16	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.55		1925	
Culver City	4025 JACKSON AVE	90232	4209001005			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25		1925	
Culver City	4021 JACKSON AVE	90232	4209001004			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.44		1925	
Culver City	3863 MIDWAY AVE	90232	4208018007	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.27		1941 B	
Culver City	3850 WESTWOOD BLVD	90232	4208018027	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25		1940 B	
Culver City	3840 WESTWOOD BLVD	90232	4208018026	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.15		1941 B	
Culver City	3856 WESTWOOD BLVD	90232	4208018028	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.75		1941 B	
Culver City	3870 WESTWOOD BLVD	90232	4208018031	1	2			Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1941 B	
Culver City	3862 WESTWOOD BLVD	90232	4208018029	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.56		1941 B	
Culver City	3866 WESTWOOD BLVD	90232	4208018030	1	2			Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1941 B	
Culver City	3851 WESTWOOD BLVD	90232	4208019008	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.49		1941 C	
Culver City	3836 SPAD PL	90232	4208019020	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1946 C	
Culver City	3848 SPAD PL	90232	4208019022	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1947 C	
Culver City	3824 SPAD PL	90232	4208019018	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1947 C	
Culver City	3842 SPAD PL	90232	4208019021	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1947 C	
Culver City	3830 SPAD PL	90232	4208019019	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.35		1947 C	
Culver City	3854 SPAD PL	90232	4208019023	1	2			Shortfall of Sites	0.10	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1947 C	
Culver City	3863 WESTWOOD BLVD	90232	4208019010			4		Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25		1941	
Culver City	3867 WESTWOOD BLVD	90232	4208019011			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.49		1941	
Culver City	3871 WESTWOOD BLVD	90232	4208019013			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.44		1941	
Culver City	3869 WESTWOOD BLVD	90232	4208019012			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1941	
Culver City	3857 SPAD PL	90232	4208020009	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.85		1947 D	
Culver City	3837 SPAD PL	90232	4208020012	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1946 D	
Culver City	3864 GIRARD AVE	90232	4208020025	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25		1939 D	
Culver City	3906 GIRARD AVE	90232	4208020021	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.96		1939 D	
Culver City	3872 GIRARD AVE	90232	4208020023	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.55		1930 D	
Culver City	3847 SPAD PL	90232	4208020010	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25		1947 D	
Culver City	3843 SPAD PL	90232	4208020011	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.49		0 D	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	3827 SPAD PL	90232	4208020014	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.30	1947	D	
Culver City	3900 GIRARD AVE	90232	4208020022	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.19	1939	D	
Culver City	3868 GIRARD AVE	90232	4208020024	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.33	1947	D	
Culver City	3822 GIRARD AVE	90232	4208020034	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1939	D	
Culver City	3863 SPAD PL	90232	4208020008	2	2			Shortfall of Sites	0.13	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.29	1947	D	
Culver City	3833 SPAD PL	90232	4208020013	1	2			Shortfall of Sites	0.11	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1946	D	
Culver City	3815 SPAD PL	90232	4208020015	2	2			Shortfall of Sites	0.15	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.85	1947	D	
Culver City	3844 GIRARD AVE	90232	4208020029	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.40	1947	D	
Culver City	3840 GIRARD AVE	90232	4208020030	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.84	1939	D	
Culver City	3858 GIRARD AVE	90232	4208020026	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1940	D	
Culver City	3826 GIRARD AVE	90232	4208020033	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1939	D	
Culver City	3822 COLLEGE AVE	90232	4208021004				5	Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.27	1920		
Culver City	3817 GIRARD AVE	90232	4208021017				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1930		
Culver City	3823 GIRARD AVE	90232	4208021018				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1930		
Culver City	3837 GIRARD AVE	90232	4208021021				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1928		
Culver City	3833 GIRARD AVE	90232	4208021020				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.40	1947		
Culver City	3853 GIRARD AVE	90232	4208021024				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.43	1947		
Culver City	3857 GIRARD AVE	90232	4208021025				4	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1950		
Culver City	4061 ELENDA ST	90232	4208024011				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.41	1949		
Culver City	4081 ELENDA ST	90232	4208024008				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	4073 ELENDA ST	90232	4208024010				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1949		
Culver City	4077 ELENDA ST	90232	4208024009				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.44	1949		
Culver City	4111 ELENDA ST	90232	4208026006	1	2			Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.37	1949	E	
Culver City	4107 ELENDA ST	90232	4208026007	1	2			Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.57	1949	E	
Culver City	4117 ELENDA ST	90232	4208026005	1	2			Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.65	1949	E	
Culver City	4103 ELENDA ST	90232	4208026043	1	2			Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.28	1949	E	
Culver City	4119 ELENDA ST	90232	4208026004	1	2			Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.42	1949	E	
Culver City	3822 PROSPECT AVE	90232	4208022005				5	Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	3823 COLLEGE AVE	90232	4208022019				5	Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.66	1941		
Culver City	3818 TILDEN AVE	90232	4213004016				4	Shortfall of Sites	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1928		
Culver City	3817 HURON AVE	90232	4213004003				5	Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.87	1927		
Culver City	11049 MATTESON AVE	90232	4213004026	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.67	1949	F	
Culver City	3866 TILDEN AVE	90232	4213004024	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.44	1947	F	
Culver City	11043 MATTESON AVE	90232	4213004027	2	2			Shortfall of Sites	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.95	1949	F	
Culver City	3868 TILDEN AVE	90232	4213004025	2	2			Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1947	F	
Culver City	3931 HURON AVE	90232	4213003008	3	3			Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Non-Vacant	other	-	0.88	1945	G	
Culver City	3924 TILDEN AVE	90232	4213003022	3	3			Shortfall of Sites	0.21	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Non-Vacant	single_family	2.00	0.42	1953	G	
Culver City	3918 TILDEN AVE	90232	4213003021	3	4			Shortfall of Sites	0.24	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	7 Non-Vacant	single_family	2.00	0.72	1940	G	
Culver City	11100 VENICE BLVD	90232	4213005002				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1954		
Culver City	3813 TILDEN AVE	90232	4213005025				4	Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1938		
Culver City	3918 BENTLEY AVE	90232	4213006005				5	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.38	1940		
Culver City	3914 BENTLEY AVE	90232	4213006004				5	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.84	1940		
Culver City	3921 BENTLEY AVE	90232	4213017022				3	Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.19	1940		
Culver City	3919 BENTLEY AVE	90232	4213017023				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.40	1940		
Culver City	3929 BENTLEY AVE	90232	4213017021				3	Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.53	1947		
Culver City	3857 BENTLEY AVE	90232	4213018005				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3853 BENTLEY AVE	90232	4213018006				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.58	1964		
Culver City	3951 BENTLEY AVE	90232	4213017018				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.26	1939		
Culver City	3955 BENTLEY AVE	90232	4213017017				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.34	1939		
Culver City	12316 MITCHELL AVE	90232	4235019016				4	Shortfall of Sites	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.95	1954		
Culver City		90232	4214004017				3	Shortfall of Sites	0.08	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Vacant	other	-	-		0	
Culver City	11277 CULVER BLVD	90232	4217011054				4	Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.61	1950		
Culver City	4025 CENTINELA AVE	90232	4231001050				3	Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1948		
Culver City	4015 CENTINELA AVE	90232	4231001048				5	Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.79	1908		
Culver City	4045 CENTINELA AVE	90232	4231002054				3	Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.41	1941		
Culver City	3350 CAROLINE AVE	90232	4312024021				4	Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.59	1947		
Culver City	3342 CAROLINE AVE	90232	4312024019				4	Shortfall of Sites	0.14	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.48	1941		
Culver City	3419 CAROLINE AVE	90232	4312026011				4	Shortfall of Sites	0.15	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.29	1923		
Culver City	3319 CAROLINE AVE	90232	4312027016				4	Shortfall of Sites	0.14	Low Density Two Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	-	1922		
Culver City	3341 HELMS AVE	90232	4312028008				5	Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	5604 KINSTON AVE	90232	4203003052				5	Shortfall of Sites	0.13	Medium Density Multiple Family	R1	Neighborhood Multi Family		20	50.00	5 Non-Vacant	other	-	0.57	1951		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	3526 HELMS AVE	90232	4206003005			3		Shortfall of Sites	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.45	1923		
Culver City	3527 SCHAEFER ST	90232	4206003031			3		Shortfall of Sites	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.59	1927		
Culver City	3552 WESLEY ST	90232	4206006009			3		Shortfall of Sites	0.12	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.52	1939		
Culver City	4044 LINCOLN AVE	90232	4207009018			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.45	1938		
Culver City	4044 MADISON AVE	90232	4207010025			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1923		
Culver City	4077 LINCOLN AVE	90232	4207010018			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1929		
Culver City	4069 MADISON AVE	90232	4207011012			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.47	1924		
Culver City	4104 BALDWIN AVE	90232	4207014020			5		Shortfall of Sites	0.16	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.34	1923		
Culver City	4140 BALDWIN AVE	90232	4207014038			5		Shortfall of Sites	0.15	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.68	1964		
Culver City	4105 LINCOLN AVE	90232	4207016001			5		Shortfall of Sites	0.15	Low Density Two Family	R2	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.37	1922		
Culver City	3913 SPAD PL	90232	4208020002			5		Shortfall of Sites	0.16	Low Density Two Family	CG	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1922		
Culver City	3812 PROSPECT AVE	90232	4208022003			3		Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.31	1935		
Culver City	3837 COLLEGE AVE	90232	4208022022			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.28	1947		
Culver City	3845 COLLEGE AVE	90232	4208022024			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.16	1923		
Culver City	4055 JACKSON AVE	90232	4209001011			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.17	1926		
Culver City	4065 JACKSON AVE	90232	4209001013			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	retail_commercia	1.00	0.53	1926		
Culver City	4075 JACKSON AVE	90232	4209001015			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.50	1925		
Culver City	10966 VENICE BLVD	90232	4213001003			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.18	1927		
Culver City	3822 HURON AVE	90232	4213001005			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.28	1941		
Culver City	3862 HURON AVE	90232	4213001013			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.67	1941		
Culver City	3836 HURON AVE	90232	4213001008			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.45	1948		
Culver City	3910 HURON AVE	90232	4213002002			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.75	1951		
Culver City	3950 HURON AVE	90232	4213002038			5		Shortfall of Sites	0.17	Medium Density Multiple Family	CG	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.77	1934		
Culver City	3944 TILDEN AVE	90232	4213003025			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.92	1941		
Culver City	3956 TILDEN AVE	90232	4213003028			5		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1941		
Culver City	3847 HURON AVE	90232	4213004009			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.69	1940		
Culver City	3832 TILDEN AVE	90232	4213004018			4		Shortfall of Sites	0.13	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.11	1950		
Culver City	3846 BENTLEY AVE	90232	4213005008			4		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3944 BENTLEY AVE	90232	4213006010			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.63	1939		
Culver City	3971 TILDEN AVE	90232	4213006026			4		Shortfall of Sites	0.14	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.32	1942		
Culver City	3928 BENTLEY AVE	90232	4213006007			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	11164 PIGGOTT DR	90232	4213017007			3		Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.48	1940		
Culver City	3973 BENTLEY AVE	90232	4213017010			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3971 BENTLEY AVE	90232	4213017015			4		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	4 Non-Vacant	single_family	1.00	0.25	1940		
Culver City	3867 BENTLEY AVE	90232	4213018003			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Vacant	single_family	1.00	-	0		
Culver City	3833 BENTLEY AVE	90232	4213018010			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3823 BENTLEY AVE	90232	4213018012			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1939		
Culver City	3843 BENTLEY AVE	90232	4213018008			3		Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.11	1939		
Culver City	4230 TULLER AVE	90232	4213024004			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.27	1946		
Culver City	4216 TULLER AVE	90232	4213024002			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1946		
Culver City	11232 CULVER BLVD	90232	4215016001			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1947		
Culver City	4024 WADE ST	90232	4231024029			13		Shortfall of Sites	0.38	Low Density Multiple Family	CG	Neighborhood Multi Family		20	50.00	13 Non-Vacant	single_family	2.00	0.16	1952		
Culver City	3930 HURON AVE	90232	4213002007			5		Shortfall of Sites	0.17	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.17	1926		
Culver City	9650 LUCERNE AVE	90232	4204001041			6		Shortfall of Sites	0.22	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Non-Vacant	single_family	2.00	0.45	1950		
Culver City	12308 MITCHELL AVE	90232	4235019018			3		Shortfall of Sites	0.12	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.25	1969		
Culver City	3831 MIDWAY AVE	90232	4208018014			3		Shortfall of Sites	0.11	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.50	1941		
Culver City	4076 LAFAYETTE PL	90232	4207007025			6		Shortfall of Sites	0.18	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Non-Vacant	single_family	1.00	0.40	1920		
Culver City	4233 EAST BLVD	90232	4233012036			5		Shortfall of Sites	0.17	Medium Density Multiple Family	R1	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.07	1938		
Culver City	4069 LA SALLE AVE	90232	4207012011			6		Shortfall of Sites	0.16	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	6 Non-Vacant	other	-	0.37	1946		
Culver City		90232	4207010049			5		Shortfall of Sites	0.15	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	5 Non-Vacant	single_family	1.00	0.23	0		
Culver City	4198 MARCASEL AVE	90232	4233014002			7		Shortfall of Sites	0.21	Low Density Single Family	CG	Neighborhood Multi Family		20	50.00	7 Non-Vacant	single_family	1.00	0.43	1940		
Culver City	12462 WASHINGTON PL	90232	4231003014			3		Shortfall of Sites	0.10	Medium Density Multiple Family	RMD	Neighborhood Multi Family		20	50.00	3 Non-Vacant	single_family	1.00	0.51	1949		
Culver City	11469 JEFFERSON BLVD	90232	4216028023	17	17			Shortfall of Sites	0.78	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	34 Non-Vacant	retail_commercia	0.38	0.53	1986 K		
Culver City	5401 SEPULVEDA BLVD	90232	4216030031	6	7			Shortfall of Sites	0.30	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	13 Non-Vacant	retail_commercia	0.47	0.10	1957 L		
Culver City	11417 JEFFERSON BLVD	90232	4216028003	8	8			Shortfall of Sites	0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	16 Non-Vacant	retail_commercia	0.28	0.15	1953 K		
Culver City	5569 SEPULVEDA BLVD	90232	4216029010	6	7			Shortfall of Sites	0.29	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	13 Non-Vacant	retail_commercia	0.31	0.31	1953 K		
Culver City	5431 SEPULVEDA BLVD	90232	4216030025	13	13			Shortfall of Sites	0.60	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	26 Non-Vacant	retail_commercia	0.38	0.19	1950 L		
Culver City	5415 SEPULVEDA BLVD	90232	4216030027	6	7			Shortfall of Sites	0.31	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	13 Non-Vacant	retail_commercia	0.30	0.64	1951 L		
Culver City	5495 SEPULVEDA BLVD	90232	4216030023	10	10			Shortfall of Sites	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	20 Non-Vacant	retail_commercia	0.42	0.15	1986 L		
Culver City	11405 JEFFERSON BLVD	90232	4216028022	16	16			Shortfall of Sites	0.72	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	32 Non-Vacant	retail_commercia	0.26	0.52	1962 K		
Culver City	5541 SEPULVEDA BLVD	90232	4216029027	14	14			Shortfall of Sites	0.64	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	28 Non-Vacant	office	0.29	0.47	1957 K		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	5411 SEPULVEDA BLVD	90232	4216030028	7	8			Shortfall of Sites	0.36	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	15 Non-Vacant	retail_commercia	0.25	0.46	1951	M	
Culver City		90232	4216029030	9	9			Shortfall of Sites	0.42	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	18 Non-Vacant	transportation_uti	0.94	0.01	1952	K	
Culver City		90232	4216028004	7	8			Shortfall of Sites	0.35	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	15 Non-Vacant	transportation_uti	0.98	0.02		0 K	
Culver City	5567 SEPULVEDA BLVD	90232	4216029009	6	6			Shortfall of Sites	0.27	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	12 Non-Vacant	retail_commercia	0.34	1.53	1955	K	
Culver City	5405 SEPULVEDA BLVD	90232	4216030029	6	6			Shortfall of Sites	0.27	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	12 Non-Vacant	retail_commercia	0.36	1.74	1953	L	
Culver City	5421 SEPULVEDA BLVD	90232	4216030026	10	10			Shortfall of Sites	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	20 Non-Vacant	retail_commercia	0.24	1.04	1951	L	
Culver City	5529 SEPULVEDA BLVD	90232	4216029001	9	9			Shortfall of Sites	0.42	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	18 Non-Vacant	retail_commercia	0.12	1.56	1986	K	
Culver City	5559 SEPULVEDA BLVD	90232	4216029007	5	5			Shortfall of Sites	0.24	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	10 Non-Vacant	retail_commercia	0.53	0.65		0 K	
Culver City	5547 SEPULVEDA BLVD	90232	4216029028	19	20			Shortfall of Sites	0.88	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	39 Non-Vacant	mixed_use	0.28	1.06	1970	K	
Culver City	11441 JEFFERSON BLVD	90232	4216028005	35	35			Shortfall of Sites	1.57	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	70 Non-Vacant	retail_commercia	0.53	3.96	1957	K	
Culver City	5563 SEPULVEDA BLVD	90232	4216029008	5	6			Shortfall of Sites	0.25	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	11 Non-Vacant	retail_commercia	0.61	0.94	1991	K	
Culver City	5573 SEPULVEDA BLVD	90232	4216029029	54	55			Shortfall of Sites	2.44	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	109 Non-Vacant	retail_commercia	0.24	0.06	1952	K	
Culver City	5445 SEPULVEDA BLVD	90232	4216030024	10	10			Shortfall of Sites	0.45	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	20 Non-Vacant	retail_commercia	0.45	0.60	1952	L	
Culver City	4025 SEPULVEDA BLVD	90232	4213022016	1	1			Shortfall of Sites	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	office	0.49	0.37	1947	M	
Culver City	11222 WASHINGTON PL	90232	4213022039	7	8			Shortfall of Sites	0.35	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	15 Non-Vacant	retail_commercia	0.20	0.91	1974	M	
Culver City	4014 TULLER AVE	90232	4213022045	5	5			Shortfall of Sites	0.23	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	10 Non-Vacant	office	-	-		0 M	
Culver City	4051 SEPULVEDA BLVD	90232	4213022007	1	1			Shortfall of Sites	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	office	-	0.00		0 M	
Culver City	4024 TULLER AVE	90232	4213022035	3	4			Shortfall of Sites	0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	7 Non-Vacant	office	-	-		0 M	
Culver City	4043 SEPULVEDA BLVD	90232	4213022010	1	1			Shortfall of Sites	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	office	0.38	0.23	1947	M	
Culver City	4020 TULLER AVE	90232	4213022036	2	2			Shortfall of Sites	0.10	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	4 Non-Vacant	office	-	-		0 M	
Culver City	4041 SEPULVEDA BLVD	90232	4213022049	2	3			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	retail_commercia	0.20	0.23	1953	M	
Culver City		90232	4213022030	1	1			Shortfall of Sites	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	office	-	-		0 M	
Culver City	4017 SEPULVEDA BLVD	90232	4213022018	2	2			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	4 Non-Vacant	retail_commercia	0.18	0.23	1950	M	
Culver City	11209 WASHINGTON BLVD	90232	4213022005	1	1			Shortfall of Sites	0.05	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	parking	0.91	0.09	1977	M	
Culver City	4016 TULLER AVE	90232	4213022047	3	3			Shortfall of Sites	0.14	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	6 Non-Vacant	parking	1.03	0.15	1985	M	
Culver City	11204 WASHINGTON PL	90232	4213022040	4	4			Shortfall of Sites	0.20	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	8 Non-Vacant	retail_commercia	0.12	0.12	1948	M	
Culver City	11201 WASHINGTON BLVD	90232	4213022033	2	3			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	parking	0.90	0.13	1977	M	
Culver City	4031 SEPULVEDA BLVD	90232	4213022037	2	3			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	retail_commercia	0.57	0.44	1964	M	
Culver City	4023 SEPULVEDA BLVD	90232	4213022017	1	1			Shortfall of Sites	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	office	0.81	0.34	1954	M	
Culver City	4027 SEPULVEDA BLVD	90232	4213022015	2	3			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	retail_commercia	0.54	0.26	1947	M	
Culver City	11215 WASHINGTON BLVD	90232	4213022041	2	3			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	parking	0.33	0.67	1959	M	
Culver City	4051 SEPULVEDA BLVD	90232	4213022008	2	2			Shortfall of Sites	0.11	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	4 Non-Vacant	retail_commercia	0.81	0.72	1949	M	
Culver City	4028 TULLER AVE	90232	4213022043	2	3			Shortfall of Sites	0.12	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	5 Non-Vacant	office	0.57	0.97	1990	M	
Culver City	11201 WASHINGTON BLVD	90232	4213022006	3	4			Shortfall of Sites	0.17	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	7 Non-Vacant	mixed_use	1.17	1.50	1977	M	
Culver City	11201 WASHINGTON BLVD	90232	4213022048	9	9			Shortfall of Sites	0.41	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	18 Non-Vacant	mixed_use	0.15	1.06	1969	M	
Culver City	4045 SEPULVEDA BLVD	90232	4213022009	1	1			Shortfall of Sites	0.06	General Corridor	CG	Neighborhood/Corridor MU 2		20	50.00	2 Non-Vacant	retail_commercia	0.76	0.66	1961	M	
Culver City	11046 JEFFERSON BLVD	90232	4203006015	94	94			Shortfall of Sites	16.14	Regional Center	CRR	Mixed Use Medium		20	65.00	188 Non-Vacant	Shopping center	0.30	0.70	1962		
Culver City	3868 SEPULVEDA BLVD	90232	4213018019	17	18			Shortfall of Sites	0.61	General Corridor	CG	Mixed Use Medium		20	65.00	35 Non-Vacant	accommodation	0.39	0.09	1926	H	
Culver City	3848 SEPULVEDA BLVD	90232	4213018017	17	18			Shortfall of Sites	0.61	General Corridor	CG	Mixed Use Medium		20	65.00	35 Non-Vacant	commercial_cent	0.03	0.01	1954	H	
Culver City	3850 SEPULVEDA BLVD	90232	4213018018	17	18			Shortfall of Sites	0.61	General Corridor	CG	Mixed Use Medium		20	65.00	35 Non-Vacant	accommodation	0.82	0.73	1940	H	
Culver City	3838 SEPULVEDA BLVD	90232	4213018016	11	12			Shortfall of Sites	0.41	General Corridor	CG	Mixed Use Medium		20	65.00	23 Non-Vacant	accommodation	-	-		0 H	
Culver City	3800 SEPULVEDA BLVD	90232	4213018014	8	9			Shortfall of Sites	0.30	General Corridor	CG	Mixed Use Medium		20	65.00	17 Non-Vacant	accommodation	-	-		0 H	
Culver City	11166 VENICE BLVD	90232	4213018013	17	17			Shortfall of Sites	0.59	General Corridor	CG	Mixed Use Medium		20	65.00	34 Non-Vacant	mixed_use_comr	0.05	0.25	1957	H	
Culver City	3816 SEPULVEDA BLVD	90232	4213018015	45	45			Shortfall of Sites	1.54	General Corridor	CG	Mixed Use Medium		20	65.00	90 Non-Vacant	commercial_cent	0.07	0.17	1969	H	
Culver City		90232	4232006019	4	5			Shortfall of Sites	0.16	General Corridor	CN	Mixed Use Medium		20	65.00	9 Non-Vacant	office	0.42	0.74	1961	H	
Culver City	12402 WASHINGTON PL	90232	4231001047	8	9			Shortfall of Sites	0.30	General Corridor	CN	Mixed Use Medium		20	65.00	17 Non-Vacant	commercial_cent	0.12	0.04	1954	H	
Culver City	12329 WASHINGTON PL	90232	4235019022	8	9			Shortfall of Sites	0.29	General Corridor	CN	Mixed Use Medium		20	65.00	17 Non-Vacant	special_use	0.53	0.60	1961	H	
Culver City	5722 BANKFIELD AVE	90232	4134001900	10	10			Shortfall of Sites	0.35	Industrial	IG	Mixed Use Medium		20	65.00	20 Non-Vacant	transportation	1.00	-	1955	I	
Culver City		90232	4134001018	2	3			Shortfall of Sites	0.09	General Corridor	CG	Mixed Use Medium		20	65.00	5 Non-Vacant	transportation	0.97	0.19		0 H	
Culver City	5901 SEPULVEDA BLVD	90232	4134001016	17	18			Shortfall of Sites	0.61	General Corridor	CG	Mixed Use Medium		20	65.00	35 Non-Vacant	commercial_cent	0.55	0.22	1978	H	
Culver City	5649 SELMARINE DR	90232	4134001002	3	4			Shortfall of Sites	0.12	Industrial	IG	Mixed Use Medium		20	65.00	7 Vacant	light_industrial	-	-		0 I	
Culver City	5664 SELMARINE DR	90232	4134001008	8	9			Shortfall of Sites	0.30	Industrial	IG	Mixed Use Medium		20	65.00	17 Non-Vacant	light_industrial	0.64	0.19	1965	I	
Culver City	5665 SELMARINE DR	90232	4134001004	3	3			Shortfall of Sites	0.11	Industrial	IG	Mixed Use Medium		20	65.00	6 Non-Vacant	light_industrial	0.64	0.21	1950	I	
Culver City	5734 BANKFIELD AVE	90232	4134001015	5	6			Shortfall of Sites	0.19	Industrial	IG	Mixed Use Medium		20	65.00	11 Non-Vacant	light_industrial	0.69	0.25	1949	I	
Culver City	5726 BANKFIELD AVE	90232	4134001012	1	2			Shortfall of Sites	0.06	Industrial	IG	Mixed Use Medium		20	65.00	3 Non-Vacant	light_industrial	0.60	0.52	1955	I	
Culver City	5728 BANKFIELD AVE	90232	4134001013	1	2			Shortfall of Sites	0.06	Industrial	IG	Mixed Use Medium		20	65.00	3 Non-Vacant	light_industrial	0.54	0.43	1948	I	
Culver City	5659 SELMARINE DR	90232	4134001003	6	7			Shortfall of Sites	0.23	Industrial	IG	Mixed Use Medium		20	65.00	13 Non-Vacant	light_industrial	0.60	0.19	1952	I	
Culver City	5730 BANKFIELD AVE	90232	4134001014	1	2			Shortfall of Sites	0.06	Industrial	IG	Mixed Use Medium		20	65.00	3 Non-Vacant	light_industrial	0.58	0.73	1955	I	
Culver City	5677 SELMARINE DR	90232	4134001007	7	7			Shortfall of Sites	0.24	Industrial	IG	Mixed Use Medium		20	65.00	14 Non-Vacant	light_industrial	0.83	0.27	1949	I	
Culver City	5669 SELMARINE DR	90232	4134001005	3	3			Shortfall of Sites	0.11	Industrial	IG	Mixed Use Medium		20	65.00	6 Non-Vacant	light_industrial	0.64	0.23	1950	I	
Culver City	5722 BANKFIELD AVE	90232	4134001902	1	2			Shortfall of Sites	0.06	Industrial	IG	Mixed Use Medium		20	65.00	3 Non-Vacant	light_industrial	0.40	-	1930	I	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built	Consolidation
Culver City	5673 SELMARINE DR	90232	4134001006	3	3			Shortfall of Sites	0.11	Industrial	IG	Mixed Use Medium		20	65.00	6 Non-Vacant	light_industrial	0.64	0.11	1950	I	
Culver City	11971 WASHINGTON BLVD	90232	4233015035	15	15			Shortfall of Sites	0.52	General Corridor	CG	Mixed Use Medium		20	65.00	30 Non-Vacant	Payless Shoesou	0.22	0.12	1977		
Culver City	6076 BRISTOL PKWY	90232	4134005025	89	89			Shortfall of Sites	1.98	Regional Center	CRB	Mixed Use High		20	100.00	178 Non-Vacant	office	0.31	0.75	1979	J	
Culver City	6031 UPLANDER WAY	90232	4134005004	87	87			Shortfall of Sites	1.94	Regional Center	CRB	Mixed Use High		20	100.00	174 Non-Vacant	light_industrial	0.28	0.35	1979	J	
Culver City	5821 UPLANDER WAY	90232	4134005003	64	65			Shortfall of Sites	1.44	Regional Center	CRB	Mixed Use High		20	100.00	129 Non-Vacant	light_industrial	0.30	0.36	1979	J	
Culver City	5835 SUMNER WAY	90232	4134005002	69	69			Shortfall of Sites	1.54	Regional Center	CRB	Mixed Use High		20	100.00	138 Non-Vacant	wholesale_wareh	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

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 proactive 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.



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.

- [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.

- [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

I. OVERVIEW OF AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, concentrations of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) or participating jurisdictions (population under 50,000) through a county program to receive HUD Community Planning and Development (CPD) funds from HUD. Before the 2016 federal rule was repealed in 2019, jurisdictions receiving CPD funds were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis relies on the following data sources: California Department of Housing and Community Development (HCD) 2021 Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2018 Los Angeles County Analysis of Impediments to Fair Housing Choice (2020 AI), U.S. Department of Housing and Urban Development (HUD) 2021 AFFH Data, 2015-2019 American Community Survey (ACS) (5-Year Estimates), and HUD Comprehensive Housing Affordability Strategy (CHAS) Data based on the 2013-2017 ACS, among others.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG)²⁰, the Los Angeles County Development Authority (LACDA) functions as the lead agency to receive these funds on behalf of 48 small cities (with population less than 50,000), including Culver City, and the unincorporated County areas. Collectively, this geography is known as the Urban County. Much of the data provided by HUD for AFFH analysis is based on this collective Urban County geography.

²⁰ *Community Development Block Grants (CDBG); HOME investment Partnership (HOME); and Emergency Solutions Grants (ESG).*

II. ASSESSMENT OF FAIR HOUSING ISSUES

1. FAIR HOUSING ENFORCEMENT AND OUTREACH

The Los Angeles County CDBG Urban County program contracts with the Housing Rights Center (HRC) for fair housing services. HRC contract does not include providing fair housing records for individual jurisdictions participating in the Urban County program.

In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82%) of the protected classifications. Trailing distantly behind was source of income at 5% of the inquiries.

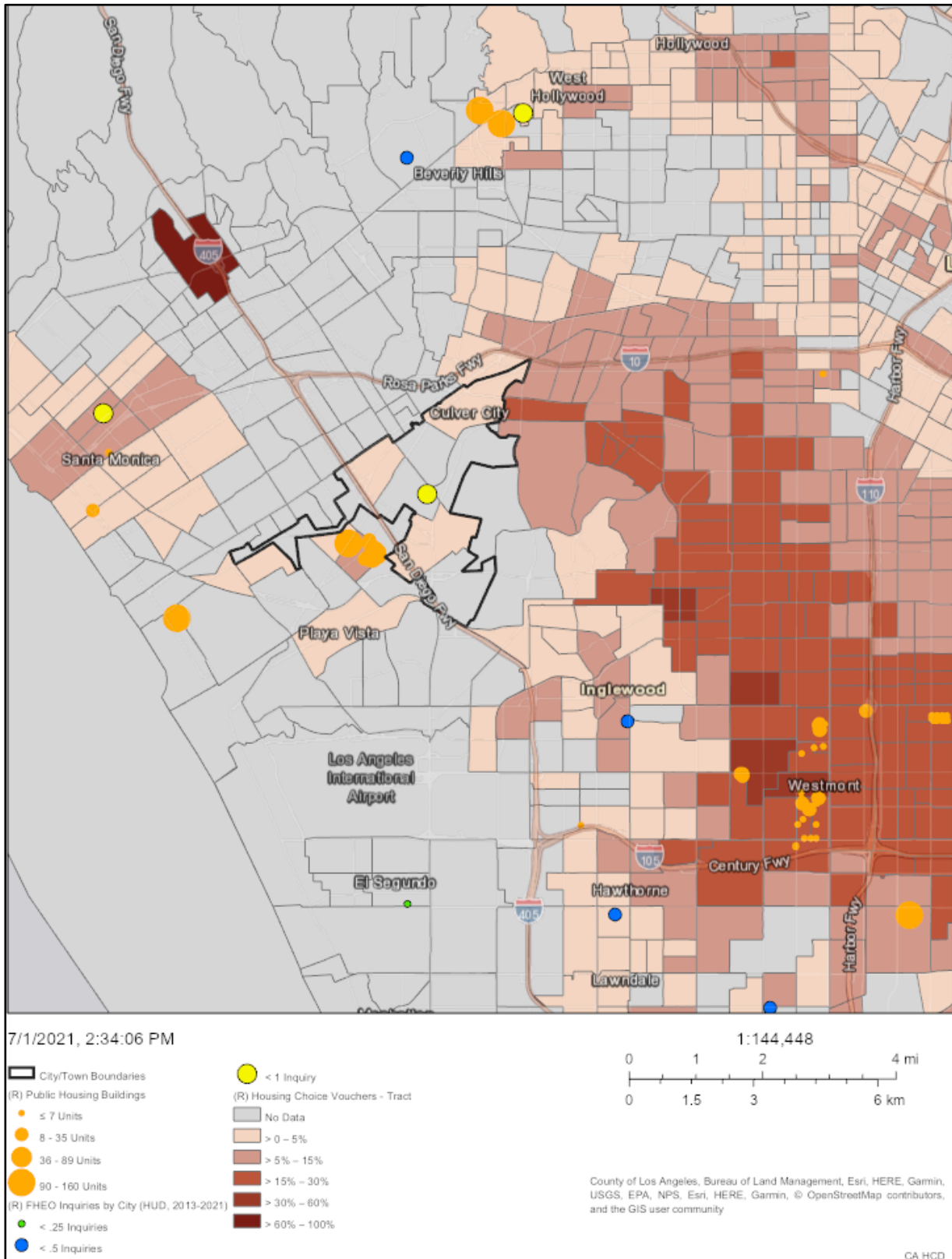
During FY 2019-2020, 83 housing discrimination cases were opened, the majority were reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47%), mental disability (22%), and source of income (19%) represented the majority of the protected classes.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include Public Service Announcements/media/advertisements; community presentations; literature distribution; and management trainings.

For federally funded Urban County programs, the County has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex. LACDA prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, HRC under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

Figure E-1 shows public housing buildings, HUD Office of Fair Housing and Equal Opportunity inquiries (FHEO), and housing choice vouchers (HCV) for Culver City and the surrounding areas. There are no public housing buildings in Culver City. Between January 2013 and March 2021, HUD received 26 FHEO inquiries from Culver City residents; four related to disability, one related to race, three related to familial status, two related to sex, and 16 general inquiries. Less than 5% of renters in three Culver City tracts are receiving Housing Choice Vouchers (HCVs). To protect the confidentiality of those receiving HCV Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this data set.

FIGURE E-1: PUBLIC HOUSING BUILDING, FHEO INQUIRIES, AND HCVS



Source: HCD AFFH Data Viewer (HUD 2020 Public Housing Program data, HUD FHEO 2013-2021 data, HUD 2020 HCV data), 2021.

2. INTEGRATION AND SEGREGATION

RACE AND ETHNICITY

HUD tracks racial or ethnic dissimilarity²¹ trends for Urban County programs. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Los Angeles Urban County and Los Angeles County region from 1990 to 2020 are shown in Table E-1. Dissimilarity between non-White and White communities in the Los Angeles Urban County and throughout the Los Angeles County region has worsened since 1990. For both Los Angeles Urban County jurisdictions and the entire County, dissimilarity between Black and White communities has improved slightly, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened. Based on HUD’s index, segregation between Asian or Pacific Islander/White in the Los Angeles Urban County communities is moderate, while segregation between non-White/White, Black/White, and Hispanic/White Los Angeles Urban County communities is high.

TABLE E-1: RACIAL/ETHNIC DISSIMILARITY TRENDS

Racial/Ethnic Group	1990	2000	2010	2020
Los Angeles Urban County (Including Culver City)				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	55.32	55.5	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: HUD AFFH Data, 2020.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 54% of the Culver City population belongs to a racial or ethnic minority group. In comparison, racial/ethnic minorities make up 74% of the population countywide.

Figure E-2 compares the racial/ethnic minority population in Culver City between 2010 and 2018. The racial/ethnic minority population in most block groups has increased since 2010. Block groups with the highest percent of racial/ethnic minorities (between 60 and 80%) are located along the western and northeastern City boundaries, and in

²¹ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

block groups in the southern section of the City. Racial/ethnic minorities make up between 40 and 60% in a majority of the City.

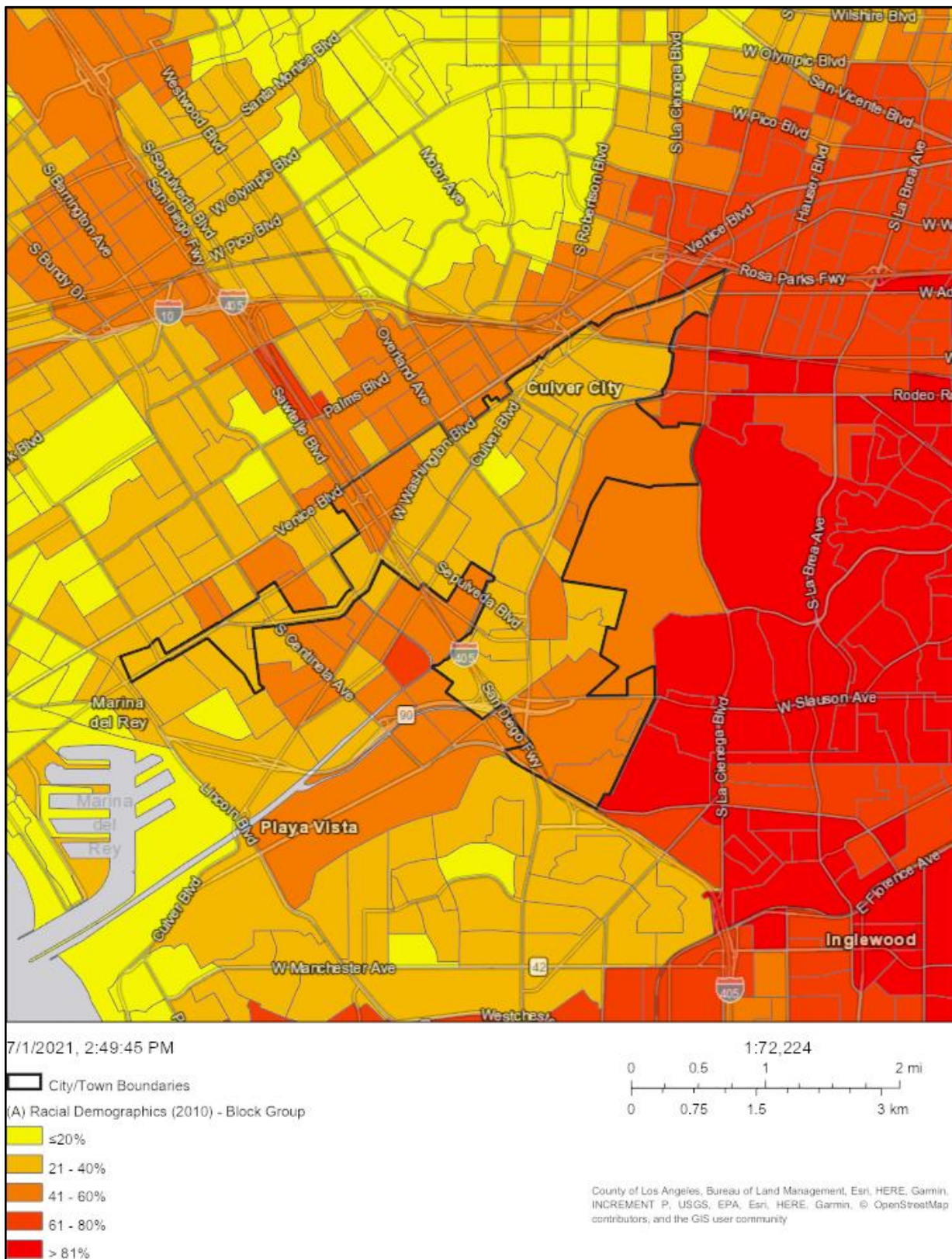
Figure E-2(B) also shows the sites inventory used to meet the City's 2021-2029 Regional Housing Needs Assessment (RHNA). RHNA sites are generally evenly distributed throughout Culver City. However, a larger proportion of lower income RHNA units are in block groups with higher concentrations of racial/ethnic minorities compared to moderate and above moderate income units (Table E-2). Most very low and low income RHNA units are in block groups where racial/ethnic minorities make up between 61% and 80% of the population. Approximately 71.9% of moderate income units and 84.1% of above moderate income units are located in 41% to 60% racially/ethnically minority concentrated block groups. The majority (65.5%) of all RHNA units are in block groups where 41-60% of the population belongs to a racial or ethnic minority group, while 31.9% of all RHNA units are in block groups where 61-80% of the population belongs to a racial/ethnic minority group.

TABLE E-2: BREAKDOWN OF RHNA UNITS BY RACIAL/ETHNIC MINORITY CONCENTRATION

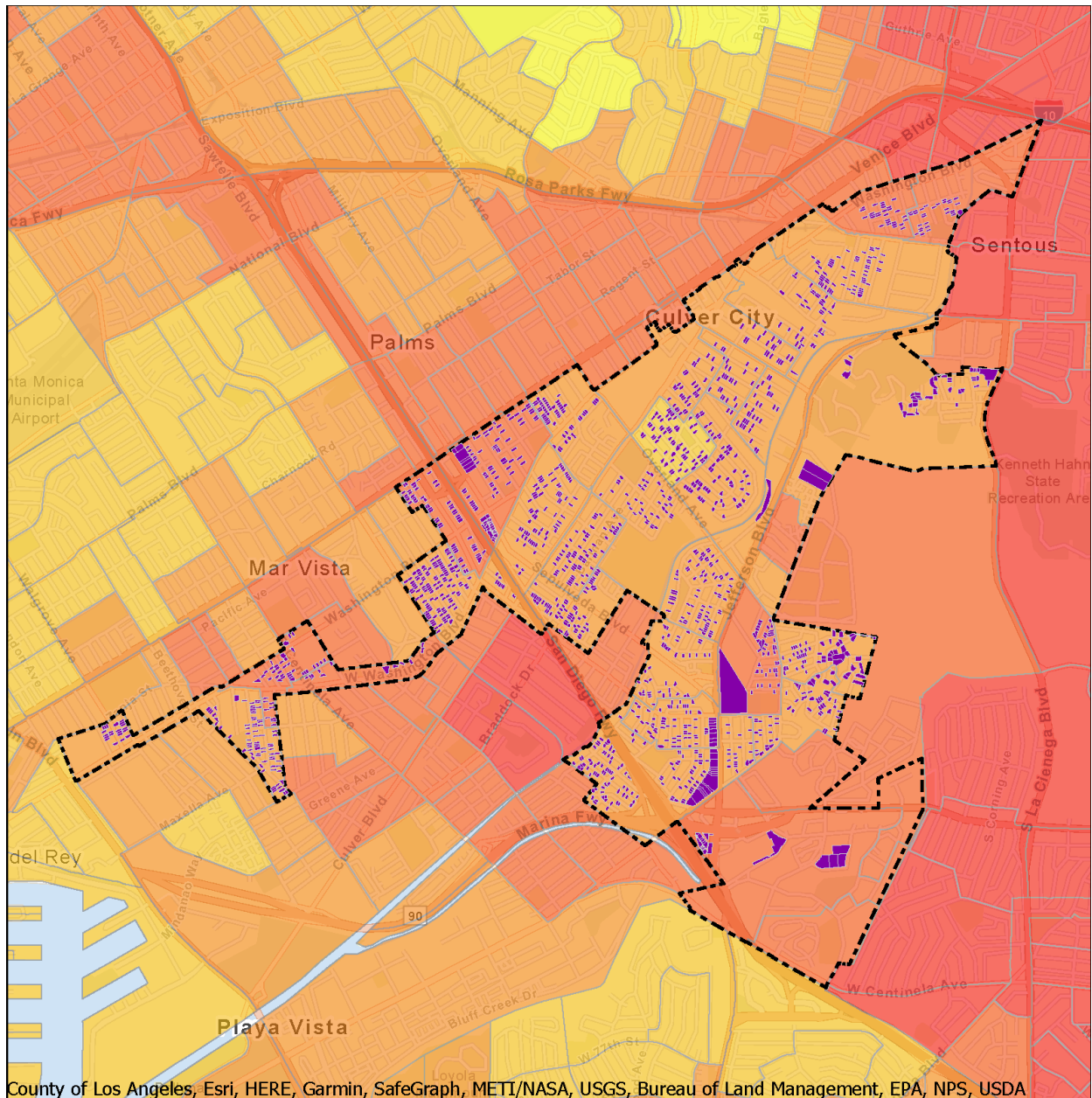
Racial/Ethnic Minority Concentration (Block Group)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
21-40%	0.0%	0.0%	3.3%	4.0%	2.6%
41-60%	33.9%	33.5%	71.9%	84.1%	65.5%
61-80%	66.1%	66.5%	24.8%	11.9%	31.9%
Total	1,100	1,136	1,927	3,156	7,319

Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

FIGURE E-2: (A) RACIAL/ETHNIC MINORITY CONCENTRATIONS (2010)



(B) RACIAL/ETHNIC MINORITY CONCENTRATIONS AND SITES INVENTORY (2018)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

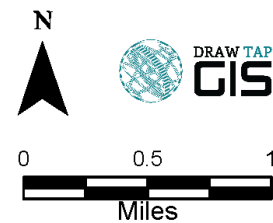
Culver City Housing Element Sites Inventory with Minority Concentrated Areas of Population

Racial Demographics 2018 (Block Group)

Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%

- Sites Inventory
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://aff-hd-dataresources-calcd.hud.arcgis.com>

Source: HCD AFFH Data Viewer (Esri 2010, 2018), 2021.

DISABILITY

According to the 2015-2019 ACS, approximately 9.3% of Culver City residents experience a disability, compared to 9.9% countywide. Since the 2008-2012 ACS, the disabled population in Culver City and the county has increased from 8% and 9.3%, respectively.

Figure E-3 compares the disability population over time using the 2010-2014 and 2015-2019 ACS. The concentration of persons with disabilities has increased in tracts in the northeastern and southern sections of the City. In three tracts, the 10 to 20% of the population are persons with disabilities. In the remainder of the City, less than 10% of the population experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Culver City.

Figure E-3(B) also shows the distribution of RHNA sites along with the current disability concentration by census tract. Some of the larger sites used to meet the City's 2021-2029 RHNA are in tracts in the southern areas of the City, where the persons with disabilities make up more than 10% of the total tract population. As presented in Table E-3, approximately 37.6% of all RHNA units are in tracts where less than 10% of the population experiences a disability, and 62.4% of units are in tracts where 10-20% of the population experiences a disability. In general, a slightly larger proportion of lower income RHNA units are in tracts with a larger population of persons with disabilities. Approximately 65.5% of very low income units and 65.6% of low income units are in tracts with a disabled population exceeding 10%, compared to 62.1% of moderate income units, and 60.5% of above moderate income units.

TABLE E-3: BREAKDOWN OF RHNA UNITS BY DISABLED POPULATION

Disabled Population (Tract)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<10%	34.5%	34.4%	37.9%	39.5%	37.6%
10-20%	65.5%	65.6%	62.1%	60.5%	62.4%
Total	1,100	1,136	1,927	3,156	7,319

Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 26.6% of Culver City households have one or more child under the age of 18. The City's share of households with children is smaller than the county (33%) and the neighboring cities of Inglewood (35.1%), and the City of Los Angeles (29.3%), but larger than Beverly Hills (25.1%), but is larger than Santa Monica (17.8%) and West Hollywood (4.3%).

Single parent households are also protected by fair housing law. Only 4.9% of households in the City are single-parent households compared to only 9% countywide. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 3.4% of households in Culver City are single female-headed households with children, fewer compared to the county (6.4%).

As shown in Figure E-4, over 60% of children in all Culver City tracts live in married couple households. In the northern and southern areas of the City, over 80% of children live in married couple households. Figure E-5 shows the percentage of Children in female-headed households. In two tracts, 20-40% of children live in female-headed households. Fewer than 20% of children in the remainder of the City live in female-headed households.

Figure E-4 and Figure E-5 also show the sites inventory used to meet the City's 2021-2019 RHNA. As discussed above, Culver City is partially comprised of tracts where 60-80% of children live in married couple households and tracts where

over 80% of children live in married couple households. Approximately 55.5% of all RHNA units are in tracts where 60-80% of children live in married couple households, and 44.5% of units are in tracts where over 80% of children live in married couple households (Table E-4). A larger proportion of lower income units are in tracts with a higher concentration of children in married couple households. Approximately 58.5% of very low income units and 60.6% of low income units are in tracts where over 80% of children are in married couple households, compared to only 44.6% of moderate income units and 33.8% of above moderate income units. As shown in Table E-5, majority of very low (96.4%), low (98.2%), and moderate income units (86.4%) are in tracts where fewer than 20% of children live in single-parent female-headed households. A larger proportion of above moderate income units (23.1%) are in tracts with a higher concentration of children female-headed households

TABLE E-4: BREAKDOWN OF RHNA UNITS BY PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

Percent of Children in Married Couple Households (Tract)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
60-80%	41.5%	39.4%	55.4%	66.2%	55.5%
>80%	58.5%	60.6%	44.6%	33.8%	44.5%
Total	1,100	1,136	1,927	3,156	7,319

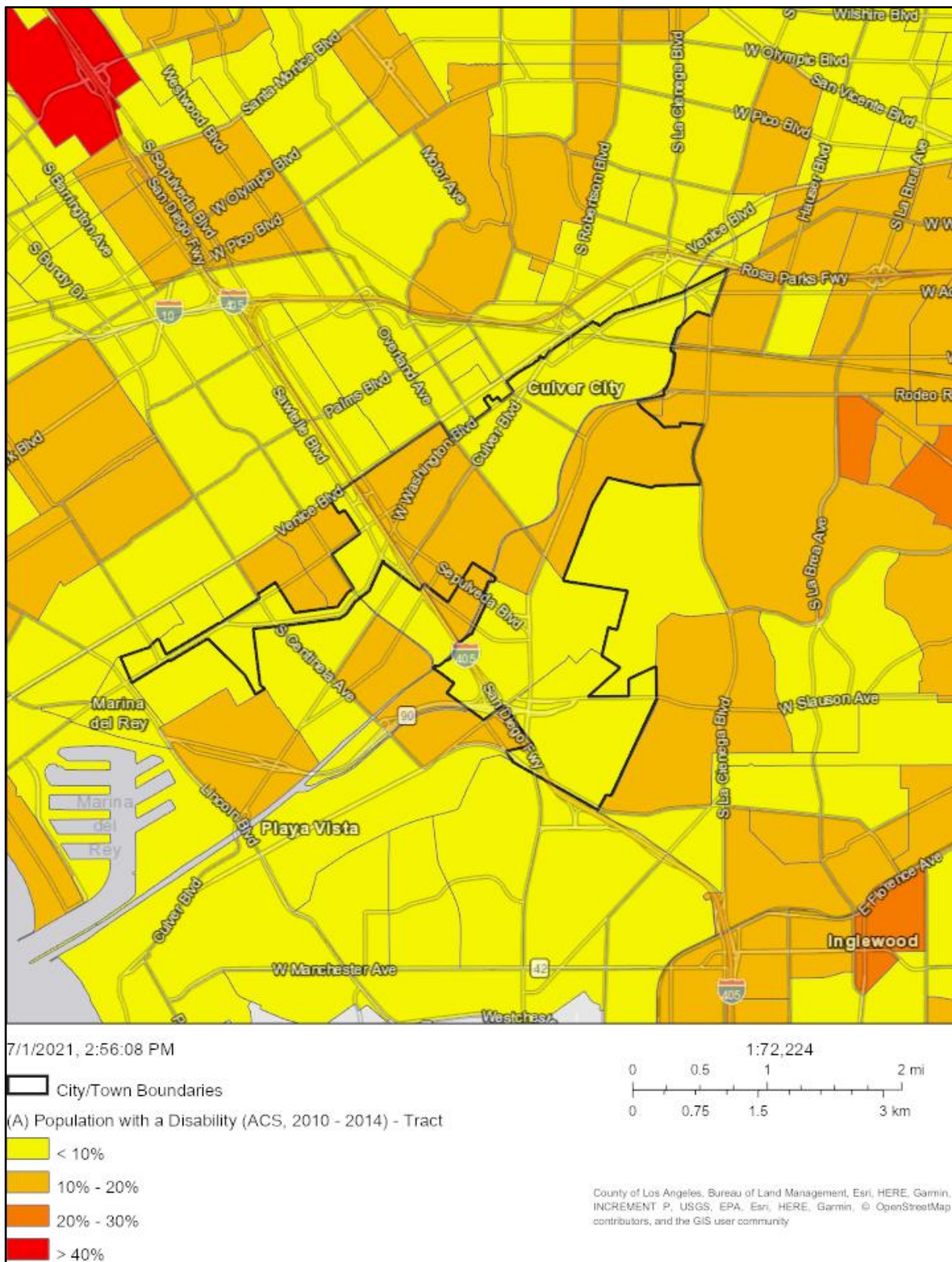
Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

TABLE E-5: BREAKDOWN OF RHNA UNITS BY PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS

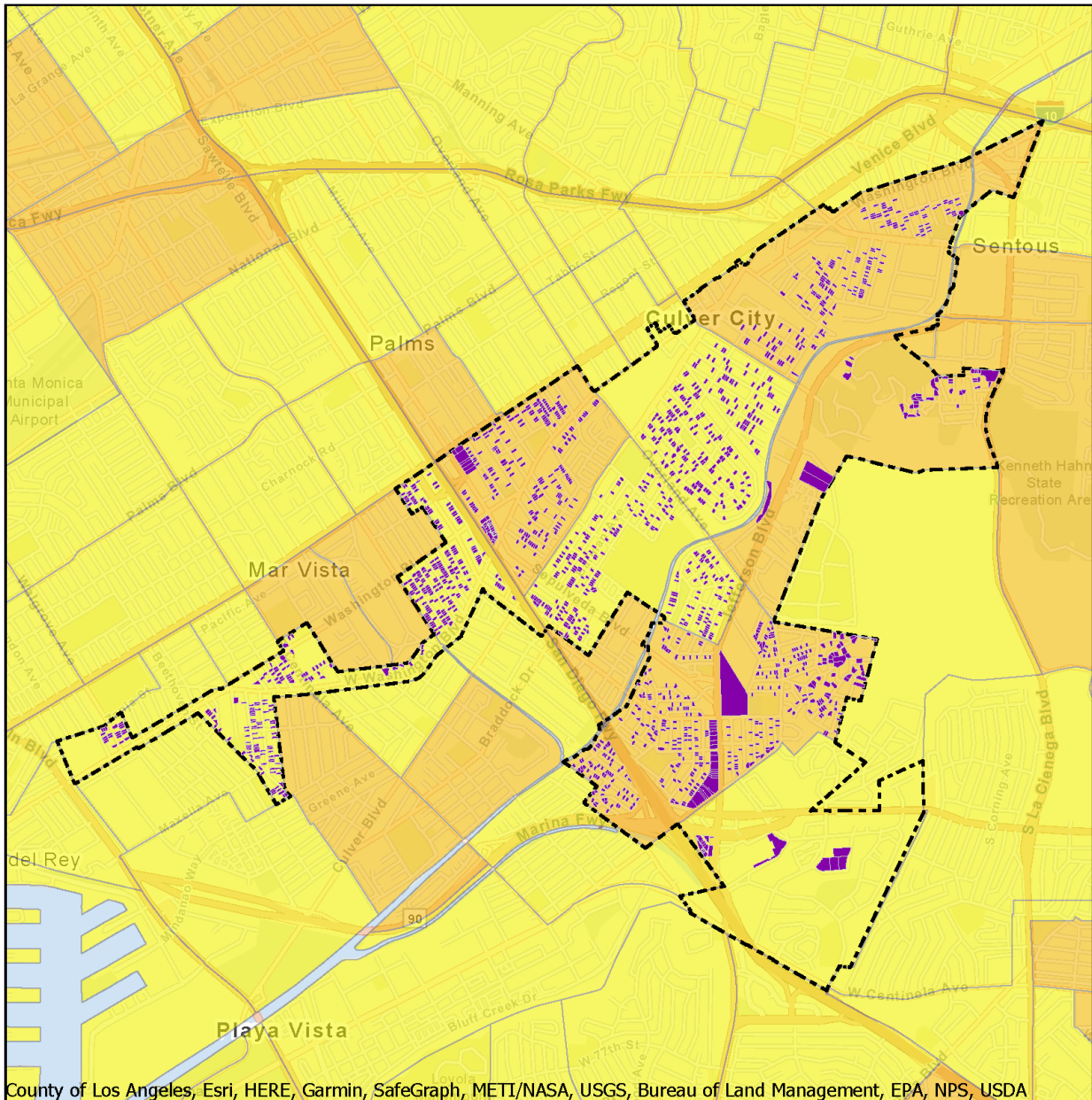
Percent of Children in Female-Headed Households (Tract)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<20%	96.4%	98.2%	86.4%	76.9%	85.6%
20-40%	3.6%	1.8%	13.6%	23.1%	14.4%
Total	1,100	1,136	1,927	3,156	7,319

Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

FIGURE E-3: (A) CONCENTRATION OF PERSONS WITH DISABILITIES (2010-2014)



(B) CONCENTRATION OF PERSONS WITH DISABILITIES AND SITES INVENTORY (2015-2019)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Culver City Housing Element Sites Inventory with Disability Concentrated Areas of Population

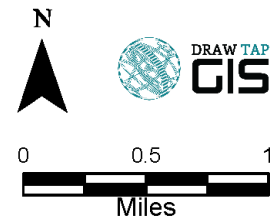
Population with a Disability (Tract) - ACS (2015-2019)

B18101_calc_pctDE

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Sites Inventory

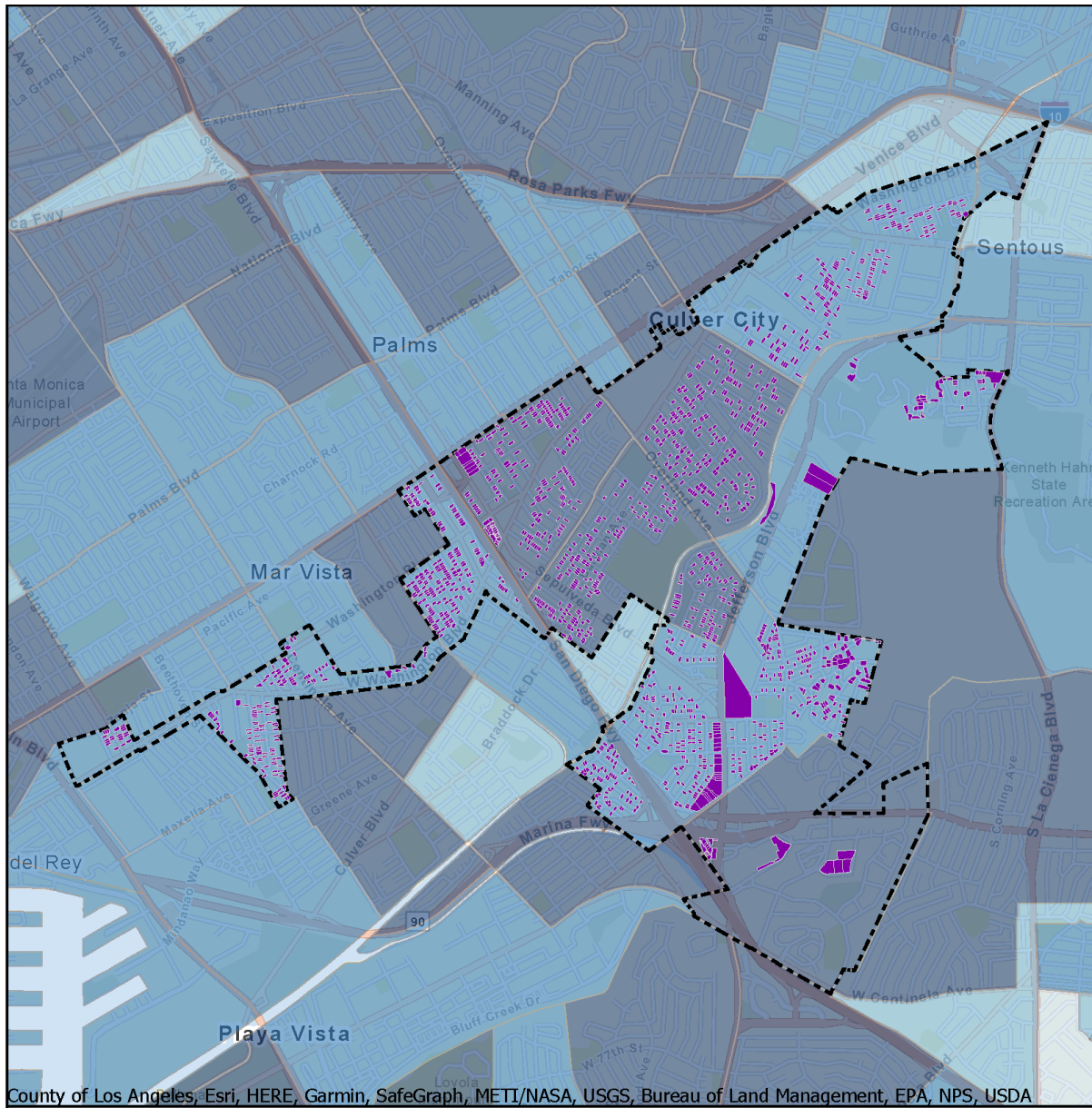
City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-calhd.hud.arcgis.com>

Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

FIGURE E-4: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS AND SITES INVENTORY (2015-2019)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Culver City Housing Element Sites Inventory with Familial Status - Children in Married Couple Households

- B09005_calc_pctMCHE
- < 20%
 - 20% - 40%
 - 40% - 60%
 - 60% - 80%
 - > 80%
- Sites Inventory
 City Boundary

N

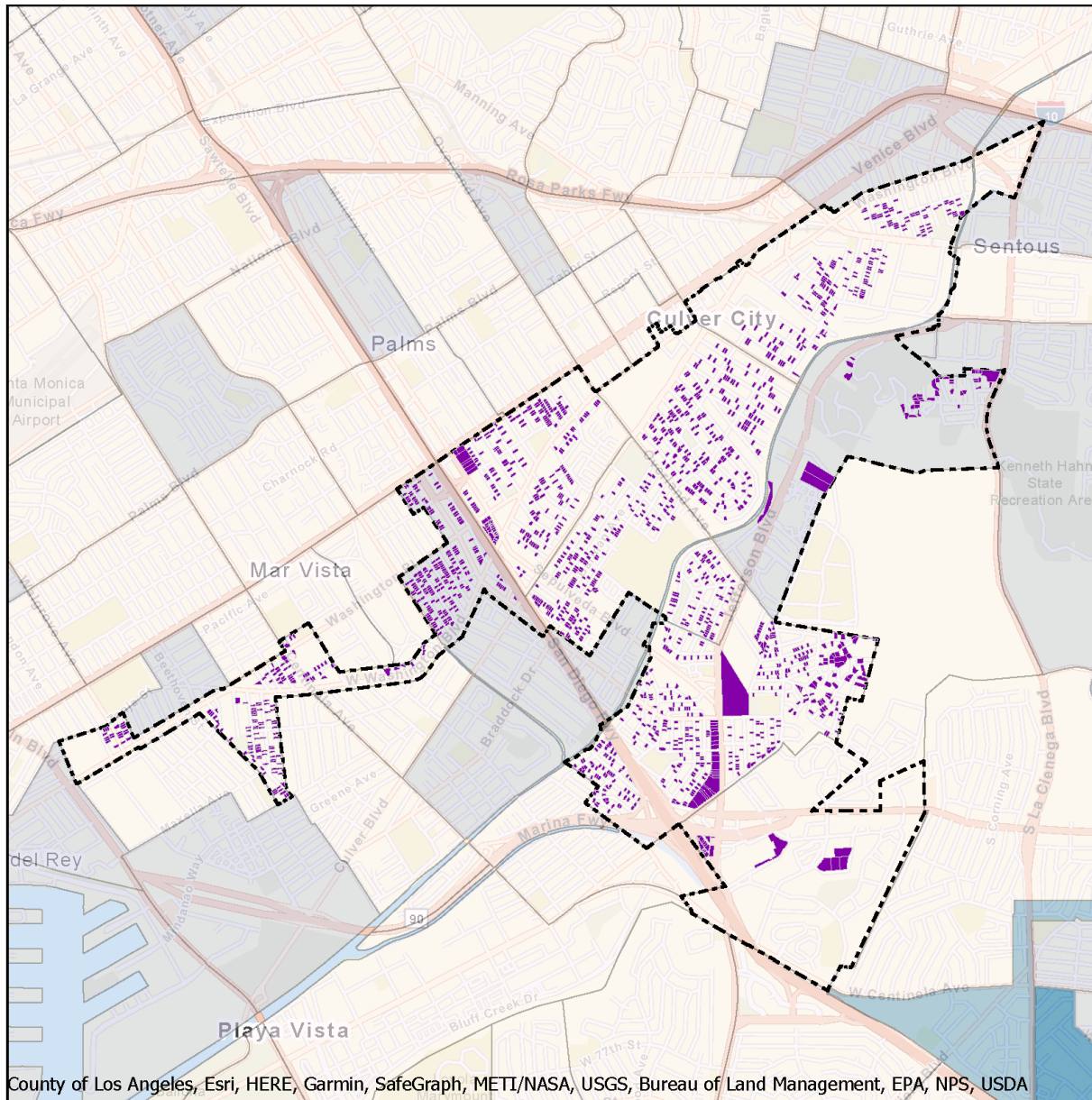
0 0.5 1

Miles

Data Provided by:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-calhcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

FIGURE E-5: PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS AND SITES INVENTORY (2015-2019)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Culver City Housing Element Sites Inventory with Familial Status - Children in Female Headed Households

B09005_calc_pctFHHE

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Sites Inventory

City Boundary

DRAW TAP GIS

Data Provided By: California Department of Housing and Community Development Affirmatively Furthering Fair Housing Data and Mapping Resources <https://affh-data-resources-cdhcd.hub.arcgis.com>

Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

INCOME

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD's 2013-2017 CHAS data (Table E-6) shows that 32.4% of Culver City households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a smaller share than the county (51.6%). According to the 2015-2019 ACS, the median household income in Culver City is \$95,044, higher than \$68,044 in the County.

TABLE E-6: INCOME DISTRIBUTION

Income Category	Culver City		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	1,940	11.7%	641,055	19.5%
31-50% AMI	1,375	8.3%	482,070	14.6%
51-80% AMI	2,040	12.3%	578,285	17.5%
81-100% AMI	1,575	9.5%	312,595	9.5%
>100% AMI	9,615	58.1%	1,281,195	38.9%
Total	16,545	100.0%	3,295,200	100.0%

Source: HUD CHAS Data (based on the 2013-2017 ACS, 2020).

Figure E-6 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. There are no block groups in Culver City with LMI populations exceeding 75%. The western side of the City has higher concentrations of LMI households making up 50 to 75% of the population. Most of the City is made up of block groups where the LMI population is less than 50%.

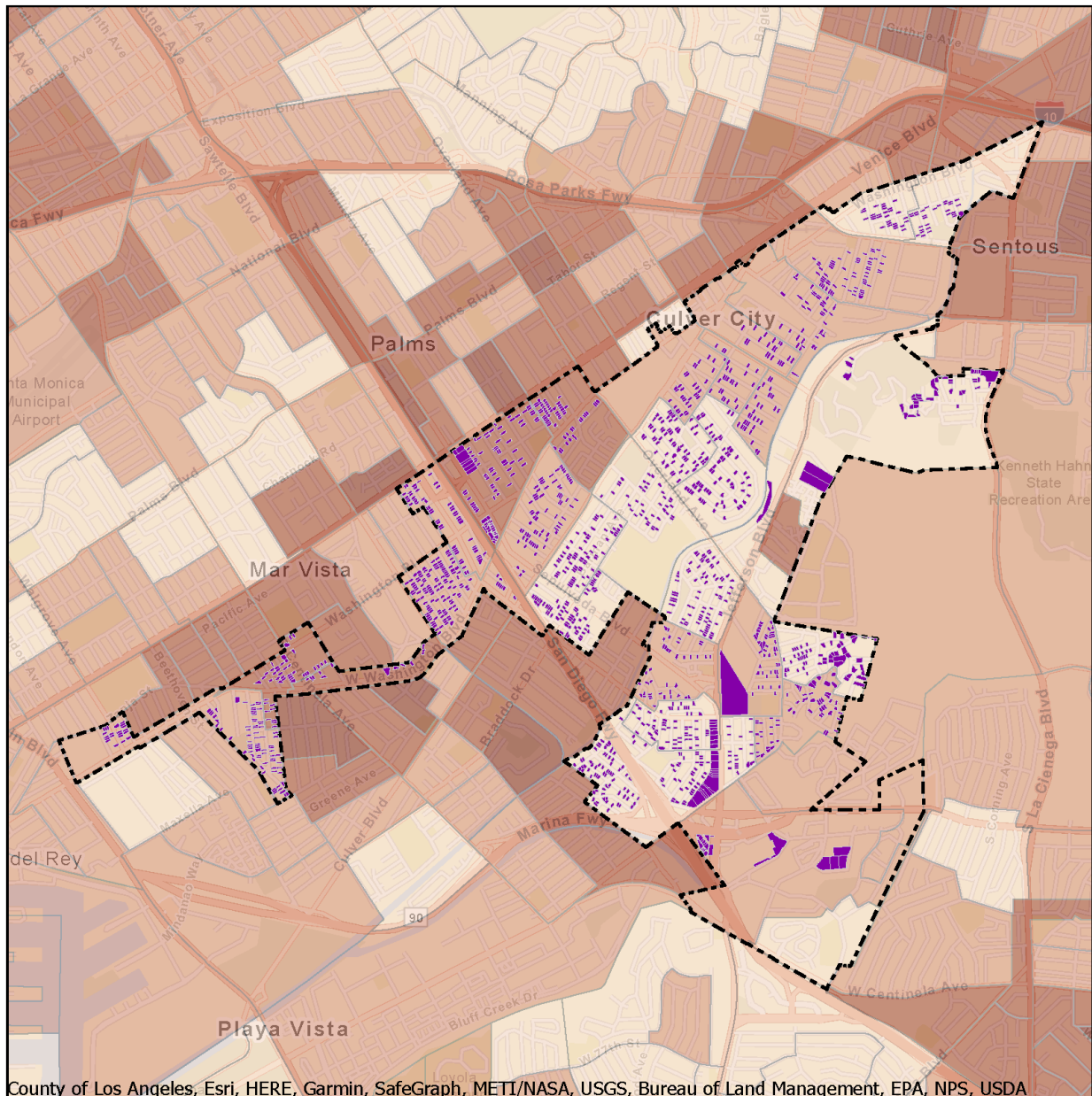
Figure E-6 also shows the sites used to meet the City's RHNA. As discussed previously, sites are generally evenly distributed throughout the City. Table E-7 shows that 42.8% of all RHNA units are in block groups where fewer than 25% of households are LMI, 42.5% of units are in block groups where 25-50% of households are LMI, and 14.7% of units are in block groups where 50-75% of households are LMI. Approximately 40.9% of moderate income units and 53.8% of above moderate income units are located in block groups where less than 25% of the population is LMI, compared to only 29.8% of very low income units and 27.8% of low income units.

TABLE E-7: BREAKDOWN OF RHNA UNITS BY LMI POPULATION

LMI Population (Block Group)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
<25%	29.8%	27.8%	40.9%	53.8%	42.8%
25-50%	43.5%	43.6%	42.7%	41.6%	42.5%
50-75%	26.6%	28.6%	16.3%	4.6%	14.7%
Total	1,100	1,136	1,927	3,156	7,319

Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

FIGURE E-6: CONCENTRATION OF LMI HOUSEHOLDS



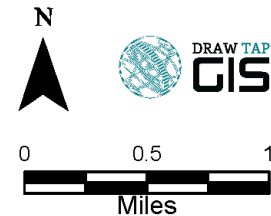
County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

**Culver City Housing Element Sites Inventory
with Low to Moderate Income Population**

Low to Moderate Income Population (Block Group) - (HUD)

LOWMOD_PCT

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%
- Sites Inventory
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cdhcd.hud.arcgis.com>

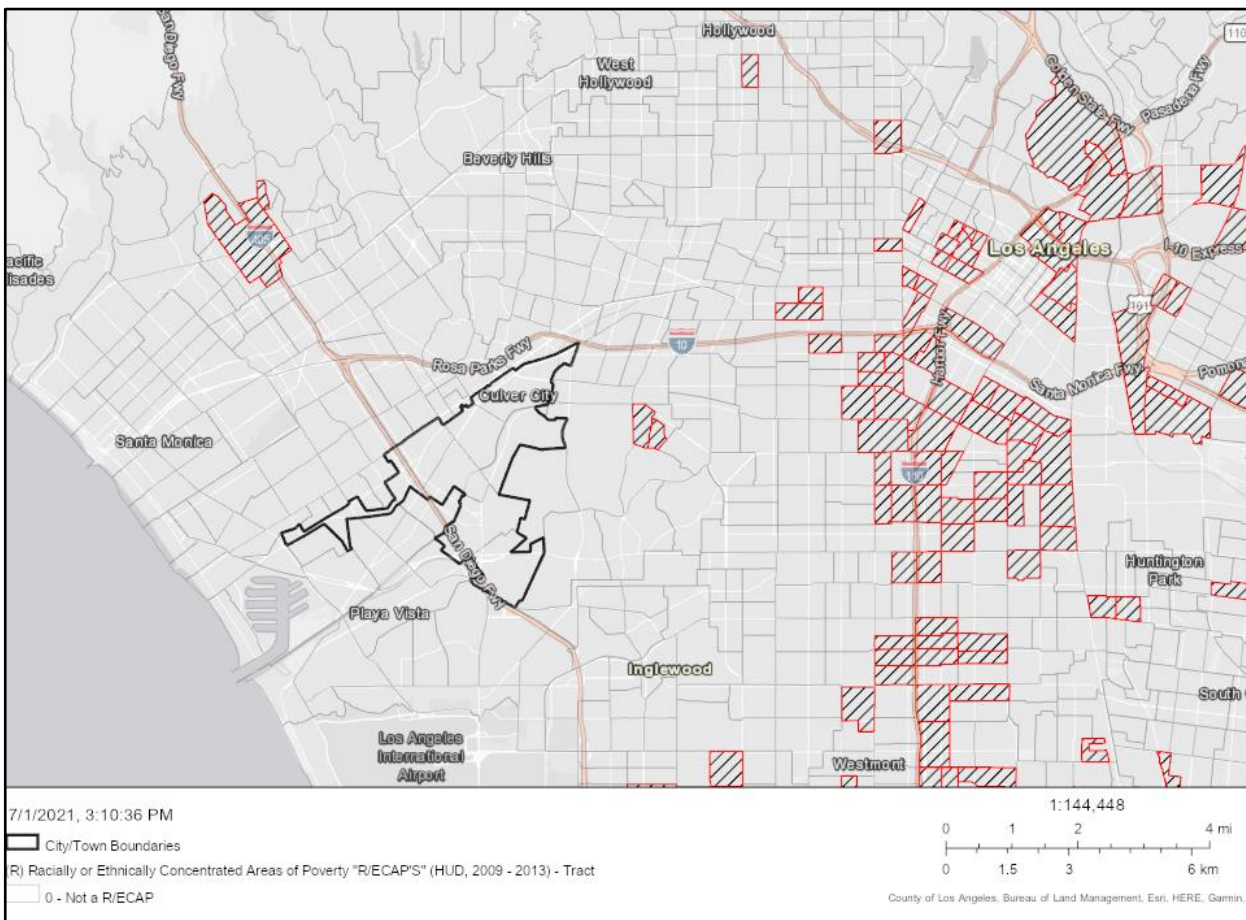
Source: HCD AFFH Data Viewer (HUD, 2011-2015 ACS), 2021.

3. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HUD’s 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Culver City. A regional view of R/ECAPs in Los Angeles County is shown in Figure E-7. There are also no Fair Housing Task Force identified areas of high segregation and poverty in the City. The Fair Housing Task Force Opportunity maps are further described in Section 4, Access to Opportunities, of this analysis.

FIGURE E-7: R/ECAPS



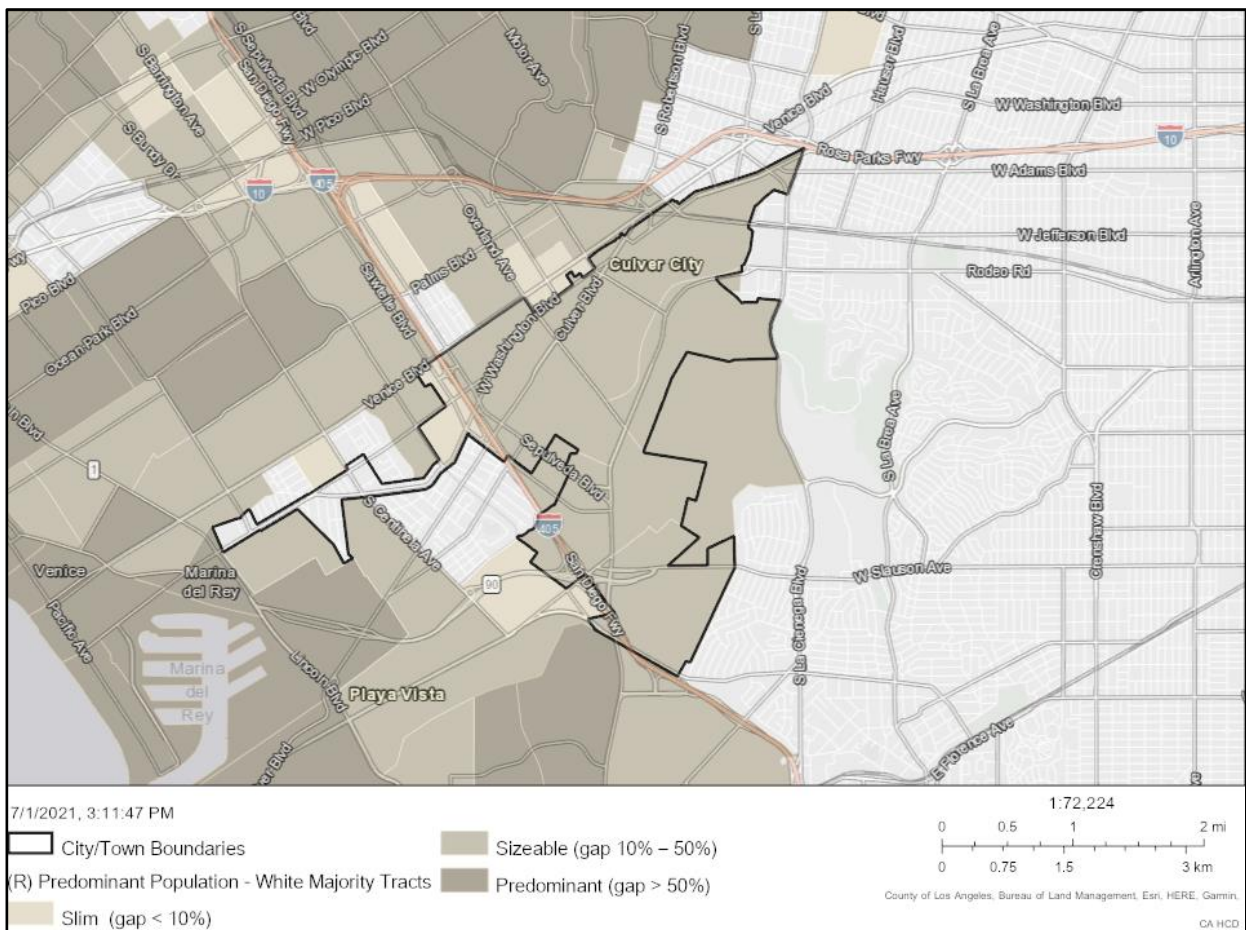
Source: HCD AFFH Data Viewer (HUD, 2009-2013), 2021.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE (RCAAS)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities. According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

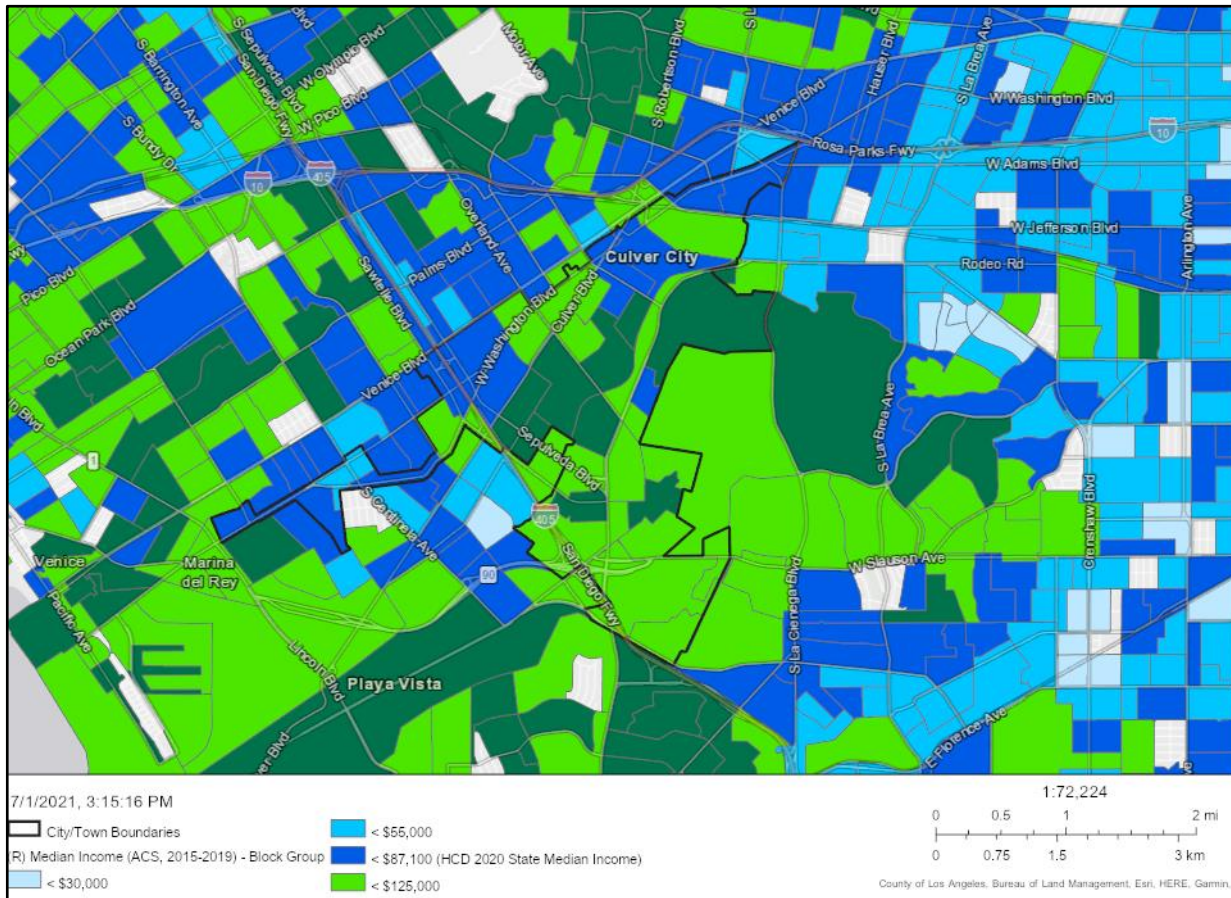
Figure E-8 shows predominantly White populations by census tract and Figure E-9 shows median income by block group. Several block groups in the City have median incomes over \$125,000. Block groups along the northwestern City boundary have median incomes below \$125,000, many below the State average of \$87,100. Most tracts in Culver City are White predominant; however, as shown in Figure E-2 above, there are no block groups in the City where racial/ethnic minorities make up less than 20% of the population. Therefore, there are no areas in the City that are considered RCAAs.

FIGURE E-8: WHITE PREDOMINANT CENSUS TRACTS



Source: HCD AFFH Data Viewer, 2021.

FIGURE E-9: MEDIAN INCOME BY BLOCK GROUP



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2021.

4. ACCESS TO OPPORTUNITIES

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table E-8 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. The higher the value, the better environmental quality of a neighborhood.

In the Los Angeles Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. Black residents experience the lowest school proficiency and have the least access to employment opportunities. White residents scored the highest in low poverty, labor market participation, jobs proximity, and environmental health and Asian/Pacific Islander residents scored the highest in school proficiency. Hispanic residents are most likely to use public transit and Black residents have the lowest transportation costs.

Compared to the County, Urban County residents, regardless of race or ethnicity, were less likely to be exposed to poverty and have higher school proficiency. Residents countywide are more likely to use public transit and have lower transportation costs compared to Urban County residents. Environmental health is better in the Urban County for White, Black, and Native American residents, but worse for Hispanic and Asian residents.

TABLE E-8: HUD OPPORTUNITY INDICATORS

	Low Poverty	School Proficiency	Labor Market	Transit	Low Trans. Cost	Jobs Proximity	Envi. Health
Urban County (including Culver City)							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.45	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD AFFH Data, 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table E-9 shows the full list of indicators.

TABLE E-9: DOMAINS AND INDICATORS FOR OPPORTUNITY MAPS

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Opportunity map scores for Culver City census tracts are presented in Figure E-10. Tracts in the central and eastern areas of the City are categorized as highest resource, two tracts are considered high resource, and one tract in the western corner on the City is considered moderate resource. There are no tracts in the City that are categorized as areas of high segregation and poverty. The moderate resource tract also contains block groups with higher concentrations of racial/ethnic minorities and LMI households. The individual scores for the domains described above (economic, environment, and education) are further detailed in the following sections.

TABLE E-10: TCAC OPPORTUNITY MAP SCORES BY CENSUS TRACT

Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Score	Final Category
6037702400	0.899	0.099	0.804	0.444	Highest Resource
6037702501	0.977	0.341	0.873	0.814	Highest Resource
6037702502	0.933	0.267	0.891	0.705	Highest Resource
6037702600	0.93	0.165	0.911	0.703	Highest Resource
6037702700	0.945	0.33	0.727	0.528	Highest Resource
6037702700	0.945	0.33	0.727	0.528	Highest Resource
6037702801	0.814	0.496	0.767	0.422	High Resource
6037702802	0.892	0.21	0.552	0.215	High Resource
6037702803	0.751	0.184	0.438	-0.032	Moderate Resource
6037703001	0.913	0.139	0.561	0.232	High Resource

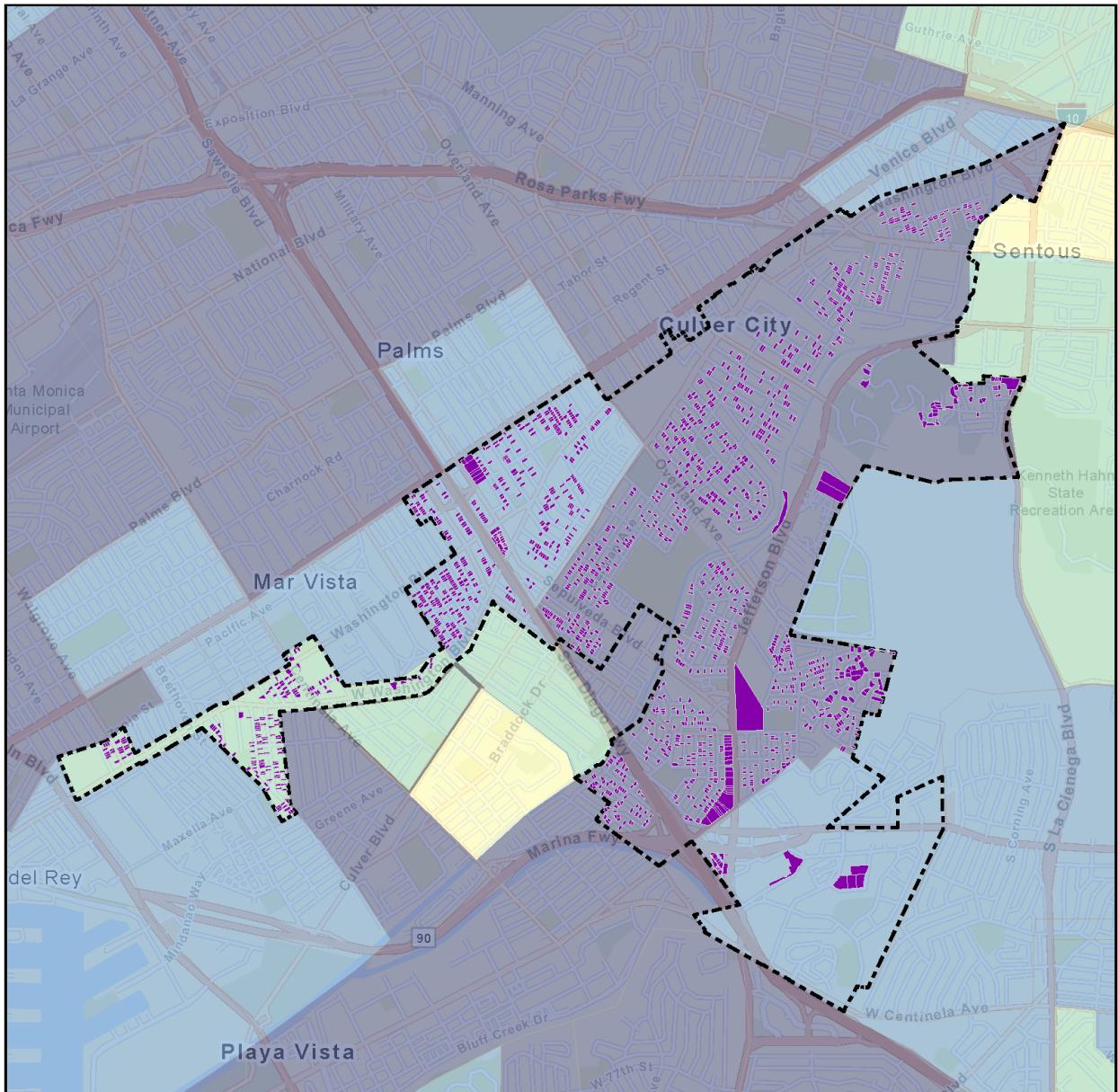
Figure E-10 also includes the sites used to meet Culver City's 2021-2029 RHNA. As discussed previously, there is only one tract categorized as moderate resource in the City. Approximately 7.4% of all RHNA units, including 3.2% of very low income units, 3.3% of low income units, and 9.6% of moderate income units and 9% of above moderate income units, are located in the moderate resource tract. Most very low (58.5%) and low (60.6%) income units are in high resource tracts, and most moderate (64.2%) and above moderate (74.3%) income units are in highest resource tracts.

TABLE E-10: BREAKDOWN OF RHNA UNITS BY TCAC OPPORTUNITY SCORE

TCAC Opportunity Area (Tract)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	All RHNA Units
Highest Resource	38.4%	36.1%	64.2%	74.3%	60.3%
High Resource	58.5%	60.6%	26.2%	16.6%	32.2%
Moderate Resource	3.2%	3.3%	9.6%	9.0%	7.4%
Total	1,100	1,136	1,927	3,156	7,319

Note: The RHNA sites in this analysis include 1,410 Incremental Infill parcels that met the objective criteria for site selection.

FIGURE E-10: TCAC OPPORTUNITY AREAS (COMPOSITE SCORE)



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Culver City Housing Element Sites Inventory with TCAC Opportunity Areas 2021

TCAC Opportunity Areas 2021 - Composite Score (Tract)

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- Sites Inventory
- City Boundary




0 0.5 1
Miles

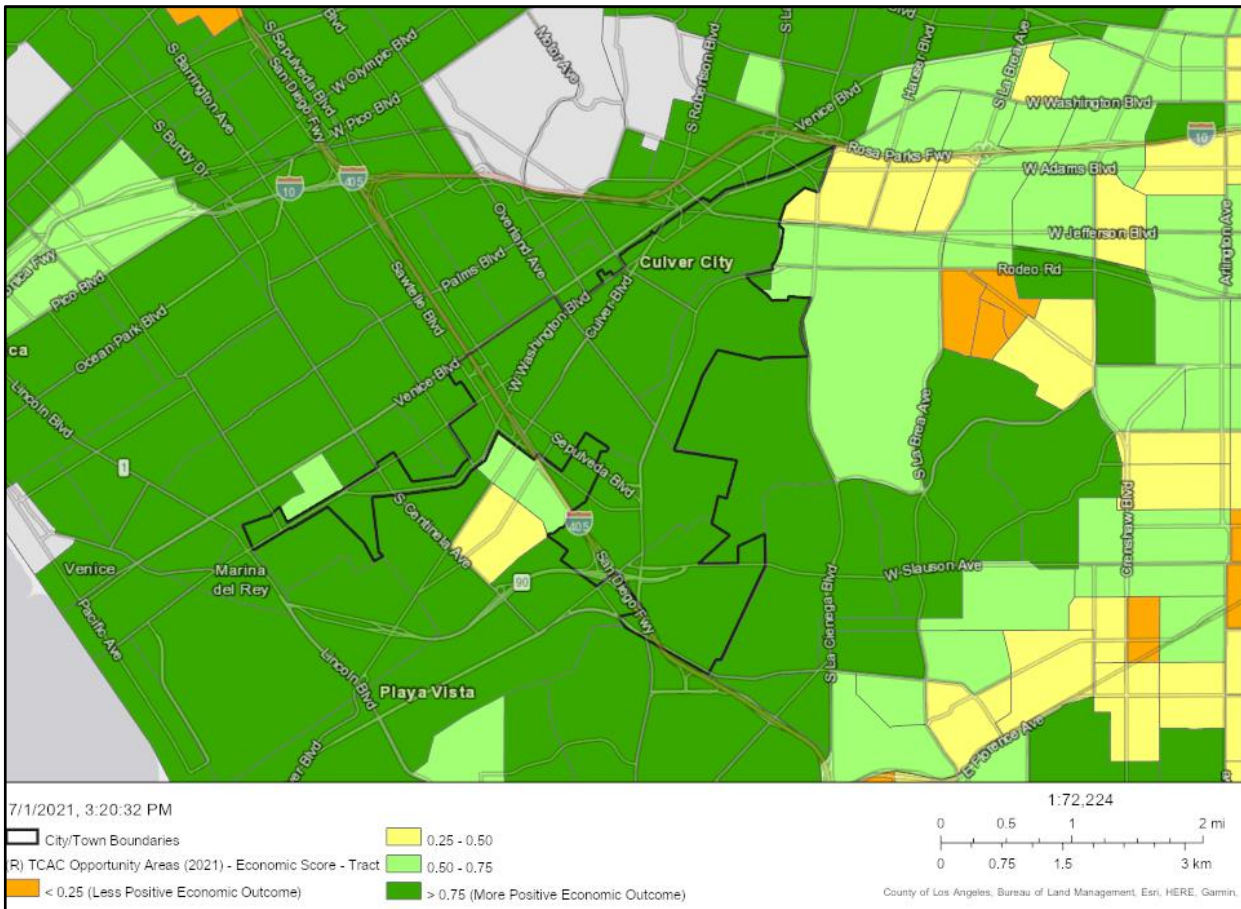
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cohd.hub.arcgis.com>

Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

ECONOMIC

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure E-11, all of Culver City received economic scores in the highest quartile. Culver City scored similar to jurisdictions to the west, but higher than Los Angeles County areas to the east.

FIGURE E-11: TCAC OPPORTUNITY AREAS (ECONOMIC SCORE)

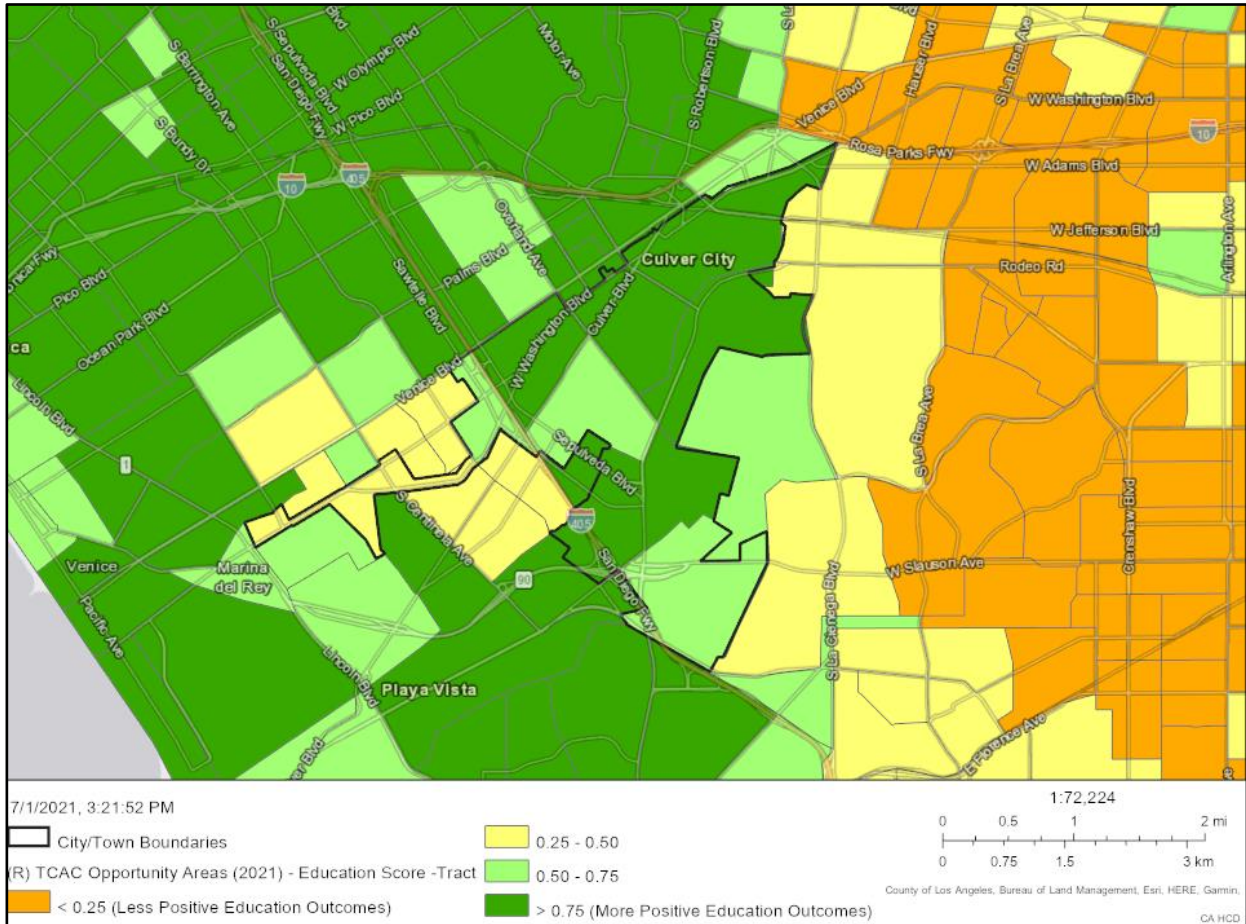


Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

EDUCATION

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure E-12, the tract in the western corner of the City received a lower education score than the rest of the City. The central, southern, and northeastern areas of the City received education scores of 0.50 and above. As described above, the tracts on the western side of Culver City with a lower education score is also categorized as a moderate resource area.

FIGURE E-12: TCAC OPPORTUNITY AREAS (EDUCATION SCORE)

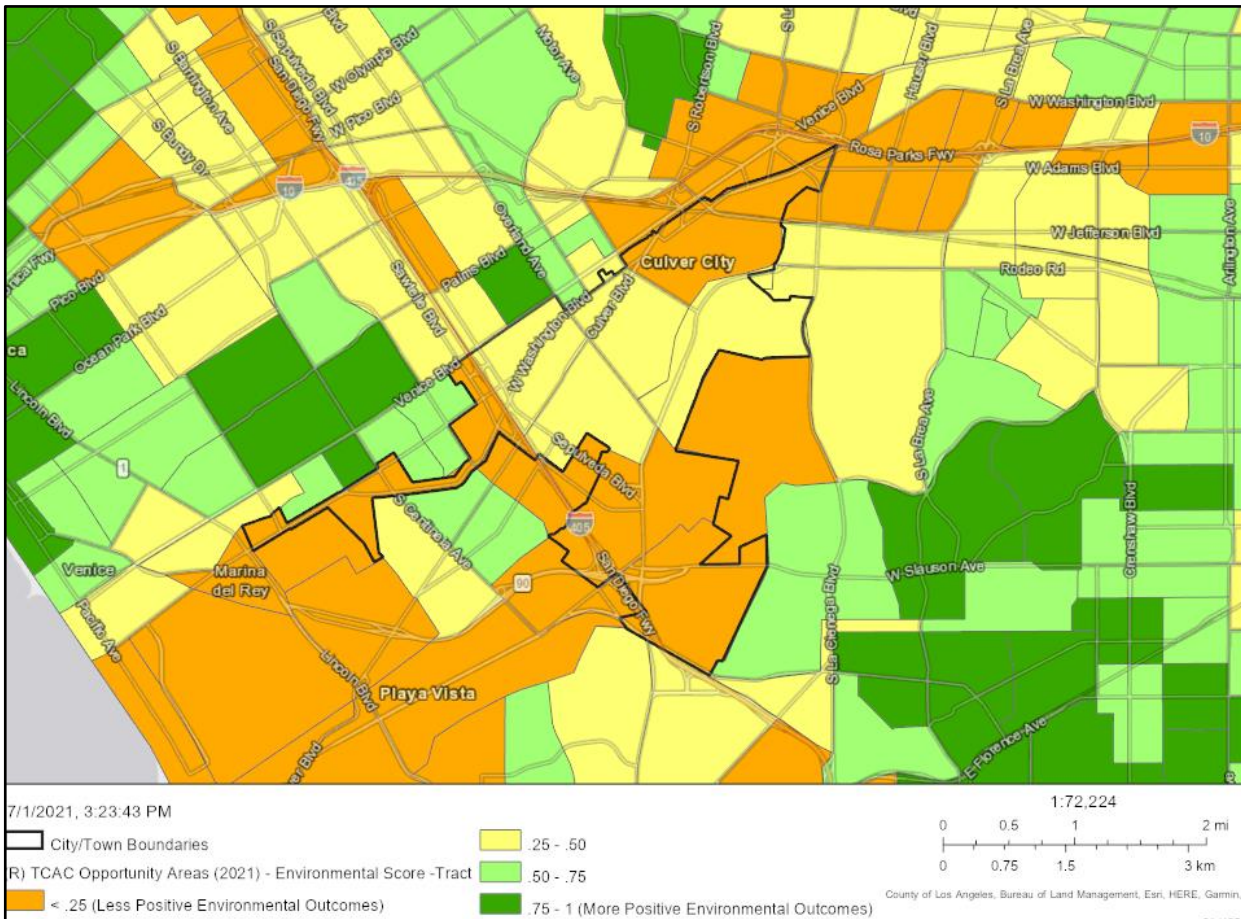


Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

ENVIRONMENTAL

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. Figure E-13 shows that tracts in the northeastern, southern, and western corners of Culver City received environmental scores in the lowest quartile. All tracts in Culver City scored below 0.50, indicating less positive environmental outcomes. These areas also have higher concentrations of racial/ethnic minorities. As described above, the tract in the western corner of the City also received lower education scores and is considered a moderate resource area. Despite the low environmental score Citywide, most tracts in Culver City are categorized as high and highest resource.

FIGURE E-13: TCAC OPPORTUNITY AREAS (ENVIRONMENTAL SCORE)



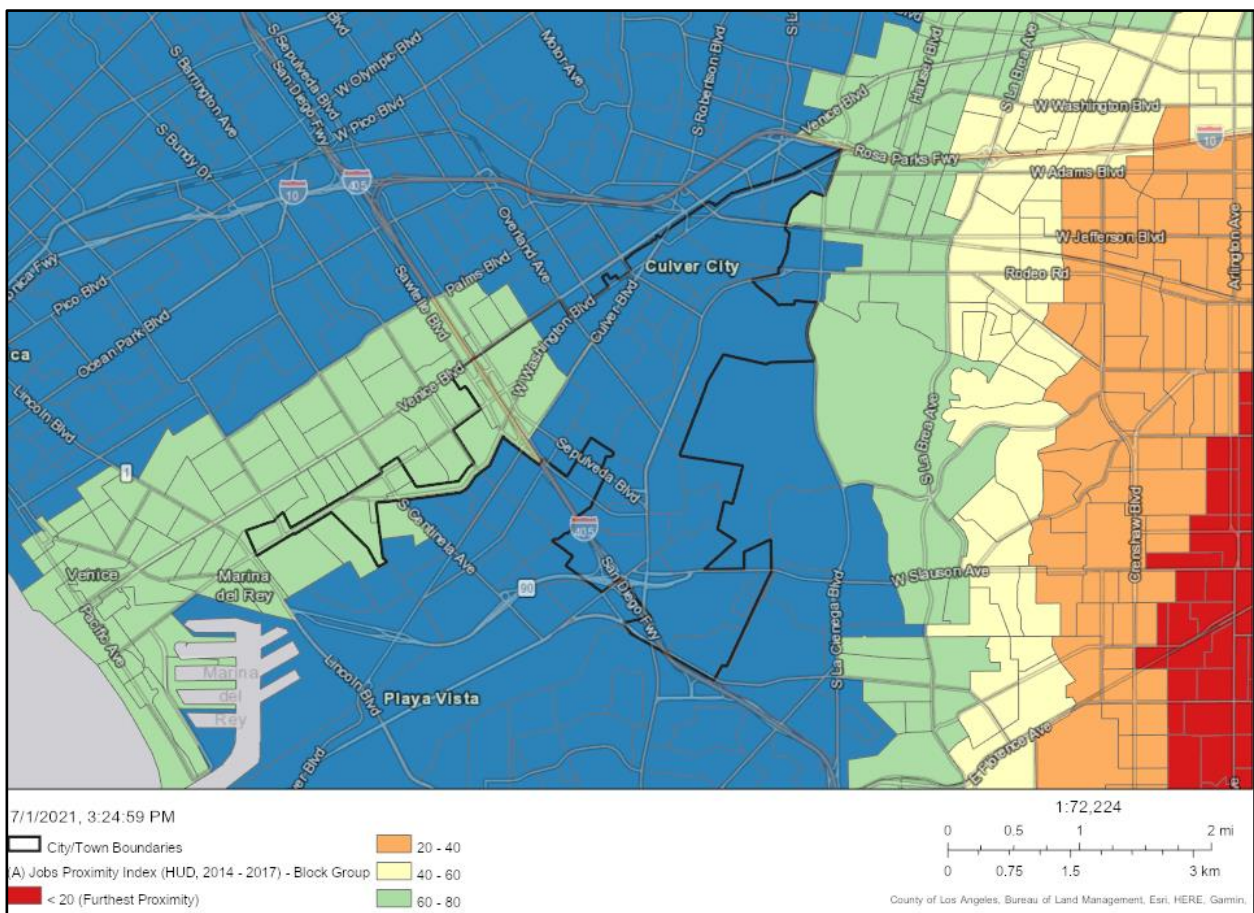
Source: HCD AFFH Data Viewer (2021 HCD/TCAC Opportunity Map), 2021.

TRANSPORTATION

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.²² Culver City’s All Transit Performance score of 8.8 is higher than the surrounding jurisdictions of Inglewood (7.7), Santa Monica (8.8), Beverly Hills (8.2), West Hollywood (8.7), the City of Los Angeles (7.7), and the County (6.8). The City’s score of 8.8 illustrates an “excellent” combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Culver City has a lower proportion of households with commuters that use transit (3.4%) than the County (6.7%).

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure E-14, employment opportunities are very accessible for most block groups in the City. Block groups in the northeastern, central, and southern sections of the City are located closest to employment opportunities. Employment opportunities are slightly less accessible on the western side of the City. This area is also considered moderate resource according to the Fair Housing Task Force maps above.

FIGURE E-14: JOBS PROXIMITY INDEX BY BLOCK GROUP

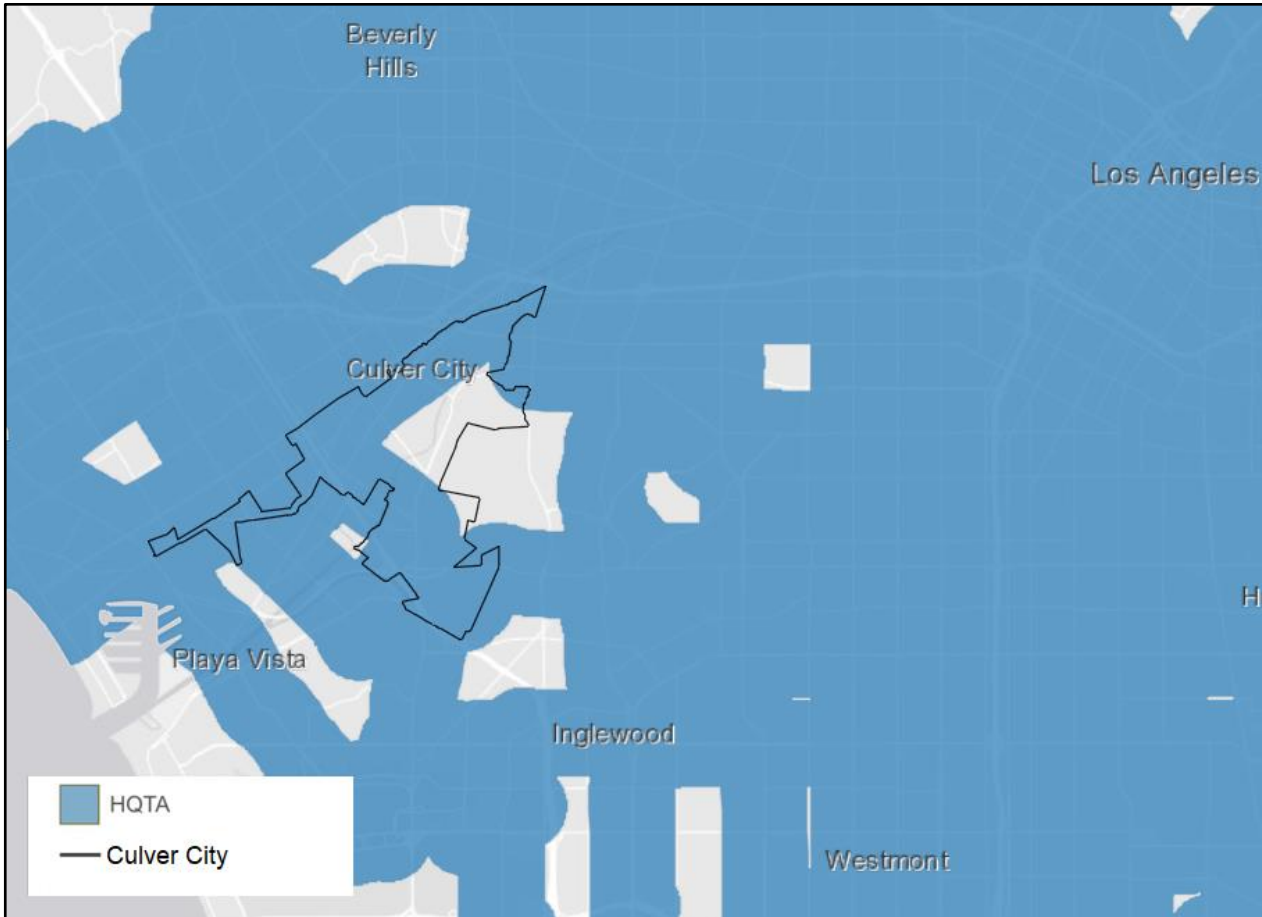


Source: HCD AFFH Data Viewer (HUD, 2014-2017), 2021.

²² AllTransit. 2019 Metrics: AllTransit Performance Score. <https://alltransit.cnt.org/>. Accessed July 2021.

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Almost all of Culver City is considered an HQTA. HQTAs are shown in Figure E-15.

FIGURE E-15: HQTAs



Source: HCD AFFH Data Viewer (HUD, 2014-2017), 2021.

5. DISPROPORTIONATE HOUSING NEEDS

Housing problems in Culver City were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. Table E-11 breaks down households by race and ethnicity and presence of housing problems for Culver City and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In Culver City, 35.6% of owner-occupied households and 49.1% of renter-occupied households have one or more housing problem. The City has a lower proportion of households with a housing problem compared to the County, where 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In Culver City, Hispanic renter-occupied households and Black owner-occupied households have the most housing problems. Approximately 59% of Black owner-occupied households and 65% of Hispanic renter-occupied households experience a housing problem. Black and Hispanic

TABLE E-11: HOUSING PROBLEMS BY RACE/ETHNICITY

With Housing Problem	White	Black	Asian	Am. Indian	Pac. Islldr.	Hispanic	Other	All
Culver City								
Owner-Occupied	32.2%	59.2%	31.9%	0.0%	--	43.9%	30.0%	35.6%
Renter-Occupied	42.1%	50.0%	46.3%	--	--	64.5%	34.2%	49.1%
Los Angeles County								
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.7%	48.2%	36.5%	38.9%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.5%	71.1%	55.7%	62.3%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

COST BURDEN

Cost burden by tenure based on HUD CHAS data is shown in Table E-12. Black owner households and Hispanic renter households have the highest rate of cost burden in the City (58.5% and 58.2%, respectively). Cost burden amongst owner-households is lower than renter-households for all racial/ethnic groups other than Black households. None of the 15 American Indian owner-occupied households are cost burdened. White owner households, Asian owner households, and “other” renter households are the least cost burdened racial/ethnic groups.

Figure E-16 compares cost burdened owner households using the 2010-2014 and 2015-2019 ACS. The proportion of cost burdened homeowners has decreased since the 2010-2014 ACS, specifically in tracts along the northwest City boundary. Only 20-40% of owners in these tracts experience cost burden, compared to 40-60% throughout the rest of the City.

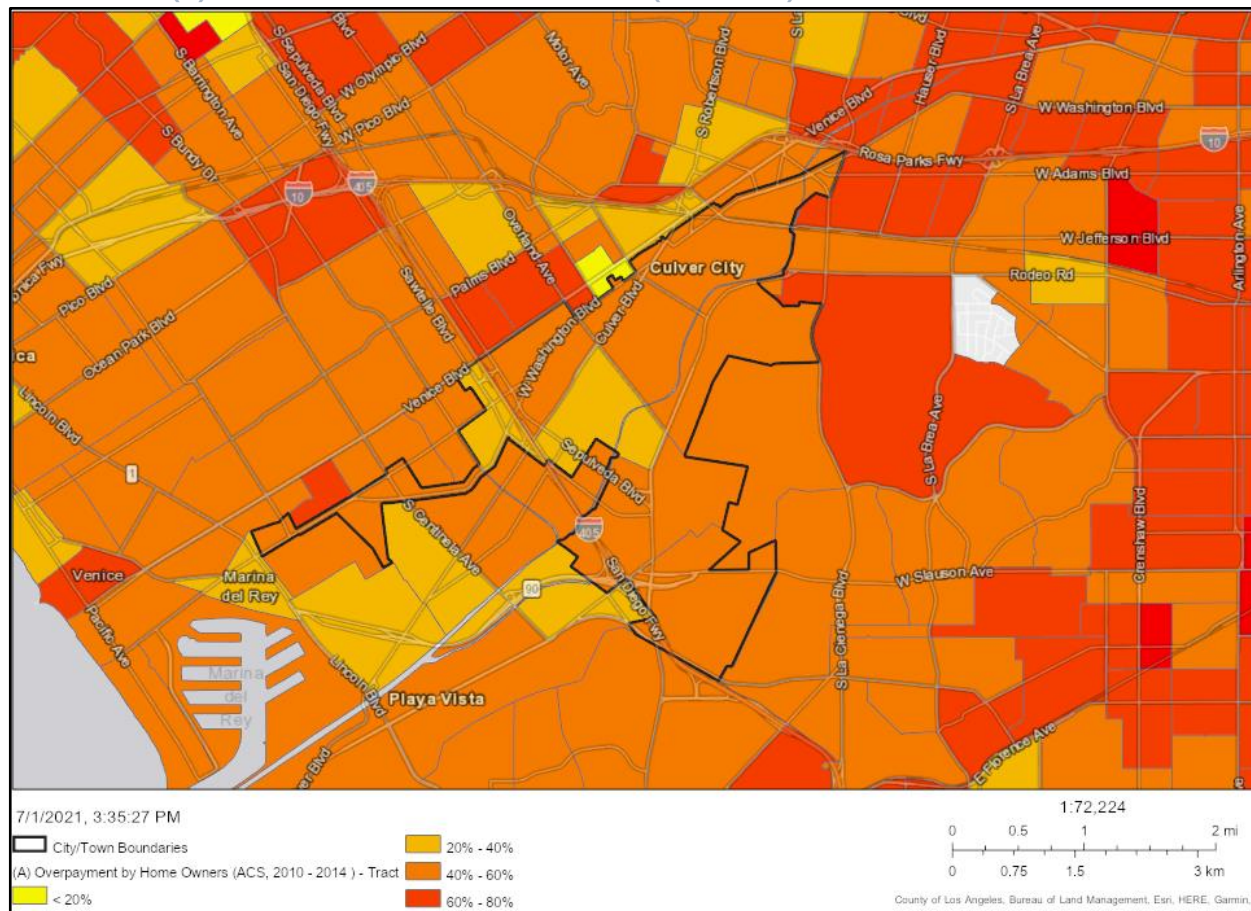
Cost burden trends for renter-occupied households is shown in Figure E-17. Since the 2010-2014 ACS, the proportion of cost burdened renters has fluctuated throughout the City. Two tracts in the western corner of the City saw the proportion of cost burdened renters increase from 40-60% to 60-80%. These tracts also have higher concentrations of racial/ethnic minorities and LMI households and one is categorized as moderate resource (see Figure E-2, Figure E-6, and Figure E-10). However, several tracts in the central and southern areas of the City saw a decrease in cost burdened renters.

TABLE E-12: COST BURDEN BY RACE/ETHNICITY

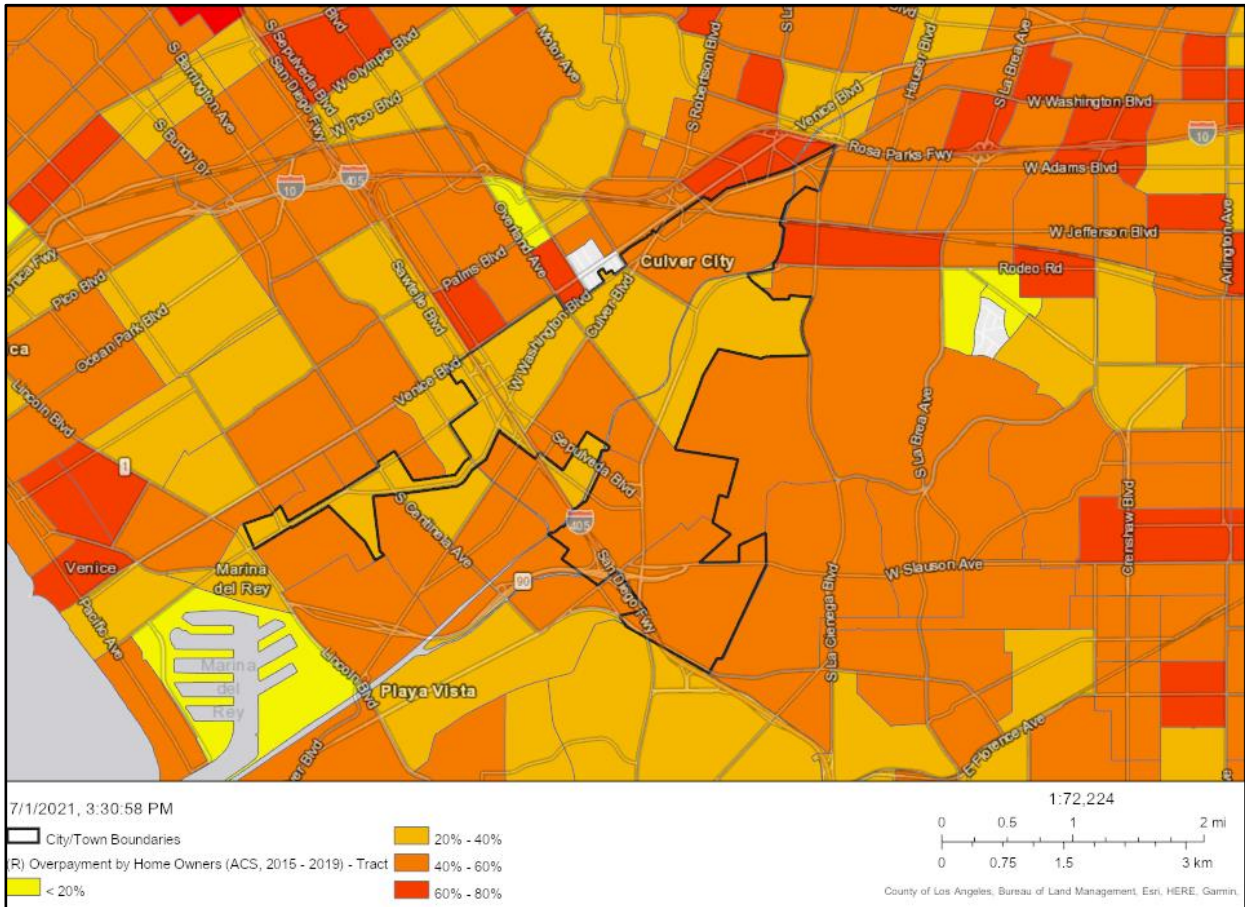
Race/Ethnicity	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	31.3%	15.2%	5,605
Black, non-Hispanic	58.5%	21.8%	735
Asian, non-Hispanic	26.7%	10.7%	1,350
Amer. Ind, non-Hispanic	0.0%	0.0%	15
Hispanic	36.4%	8.1%	990
Other	33.3%	13.3%	150
Renter-Occupied			
White, non-Hispanic	36.8%	19.5%	3,410
Black, non-Hispanic	42.6%	28.7%	680
Asian, non-Hispanic	34.4%	12.4%	1,295
Hispanic	58.2%	31.5%	2,045
Other	30.9%	3.6%	275

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

FIGURE E-16: (A) OVERPAYMENT BY HOMEOWNERS (2010-2014)

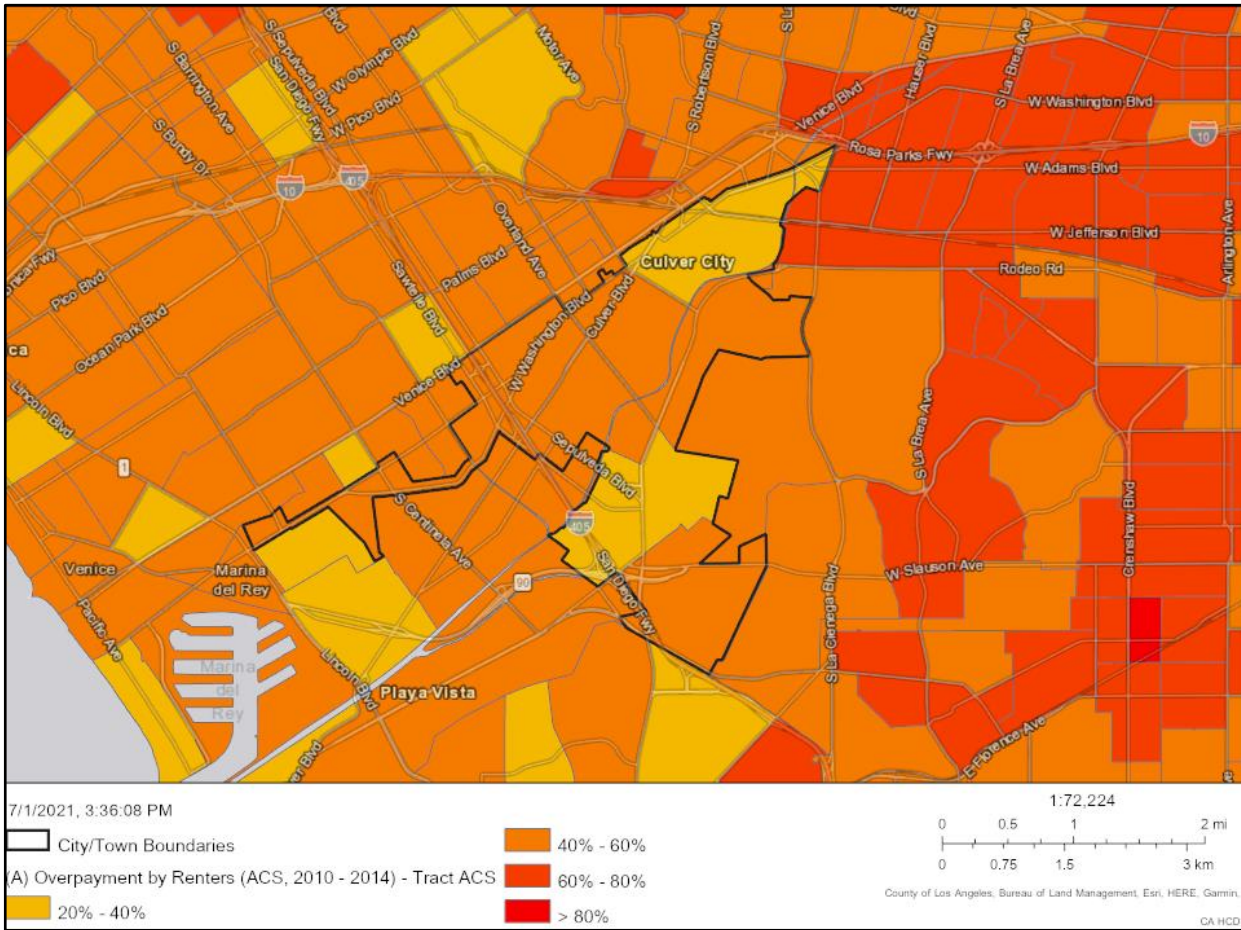


(B) OVERPAYMENT BY HOMEOWNERS (2015-2019)

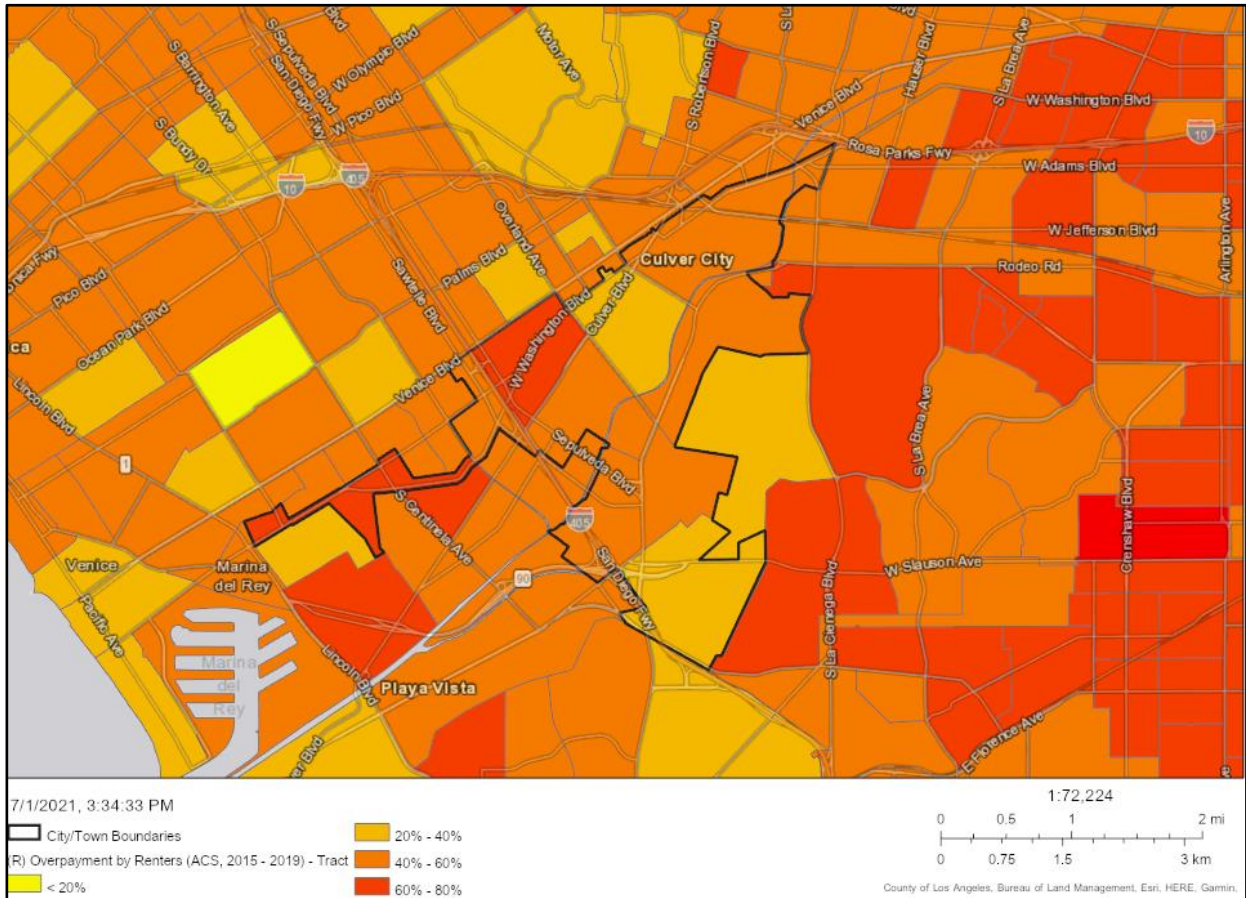


Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

FIGURE E-17: (A) OVERPAYMENT BY RENTERS (2010-2014)



(B) OVERPAYMENT BY RENTERS (2015-2019)



Source: HCD AFFH Data Viewer (2010-2014 and 2015-2019 ACS), 2021.

OVERCROWDING

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Table E-13, below, shows that approximately 2.7% of owner-occupied households and 8.7% of renter-occupied households in Culver City are overcrowded. Overcrowding is less common in Culver City than the County, where 5.7% of owner-occupied households and 16.7% of renter-occupied households are overcrowded. Only 0.8% of owner households and 3.8% of renter households in Culver City are severely overcrowded.

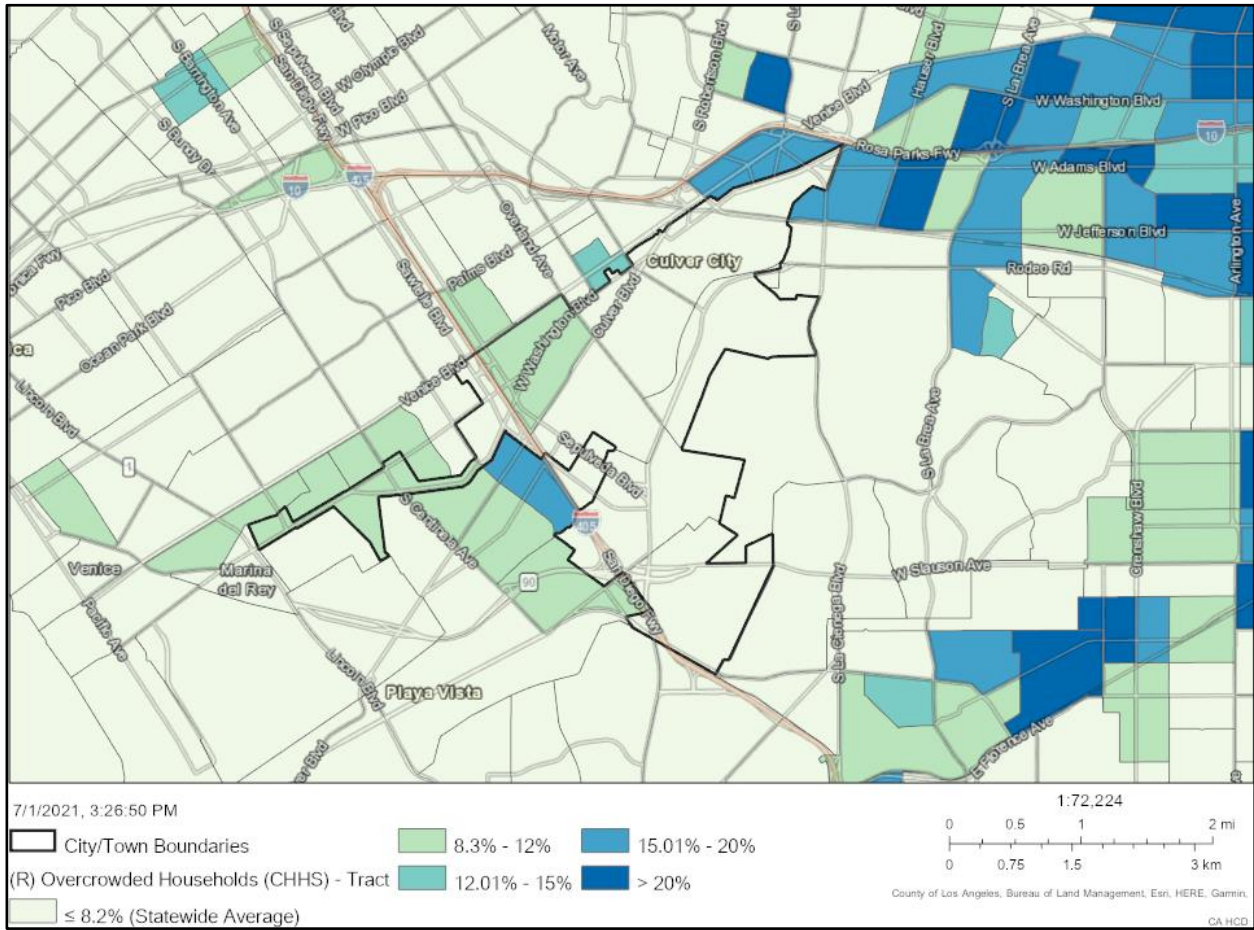
Figure E-18 shows the concentration of overcrowded households in Culver City by census tract. Overcrowded households account for less than 8.2% (statewide average) of households in most tracts. Between 8.3 and 12% of households are overcrowded in two tracts in the western corner of the City. As discussed previously, these tracts also have a higher concentration of cost burdened renters, racial/ethnic minorities, and LMI households (see Figure E-2, Figure E-6, and Figure E-17). One of the tracts with a higher concentration of overcrowded households is also a moderate resource area (see Figure E-10). There are no tracts in Culver City with a concentration of severely overcrowded households exceeding 6%.

TABLE E-13: OVERCROWDING BY TENURE

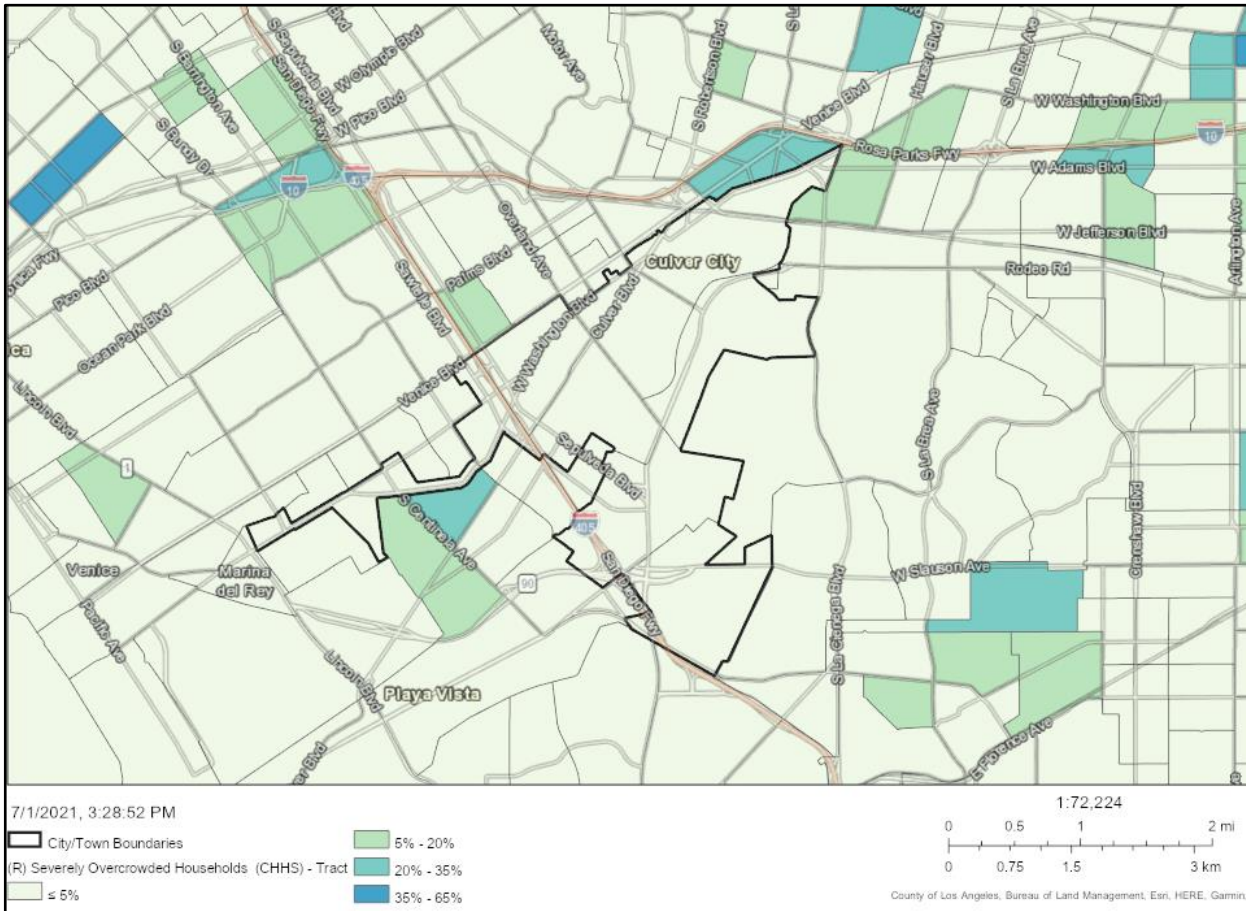
	Overcrowded (> 1 person per room)		Severely Overcrowded (> 1.5 person per room)		Total Households
	Households	Percent	Households	Percent	
Culver City					
Owner-Occupied	240	2.7%	70	0.8%	8,840
Renter-Occupied	670	8.7%	295	3.8%	7,705
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

FIGURE E-18: (A) OVERCROWDED HOUSEHOLDS BY CENSUS TRACT



(B) SEVERELY OVERCROWDED HOUSEHOLDS BY CENSUS TRACT



Source: HCD AFFH Data Viewer (2020 HUD CHAS data), 2021.

SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Culver City, 0.7% of owner-occupied households and 4.4% percent of renter-occupied households lack complete plumbing or kitchen facilities. Countywide, only 0.5% of owner-occupied households and 2.8% of renter-occupied households lack complete plumbing or kitchen facilities.

TABLE E-14: SUBSTANDARD HOUSING CONDITIONS

	Lacking Complete Kitchen or Plumbing Facilities		Total Households
	Households	Percent	
Culver City			
Owner-Occupied	60	0.7%	8,840
Renter-Occupied	339	4.4%	7,705
Los Angeles County			
Owner-Occupied	6,850	0.5%	1,512,365
Renter-Occupied	50,030	2.8%	1,782,835

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2015-2019 ACS, approximately 92.4% of the housing stock in Culver City was built prior to 1990 and may be susceptible to deterioration compared to 85.9% Countywide (Table E-14). Tracts 7026, 7027, and 7028.02, located along the western City boundary, have the highest concentration of housing units built more than 50 years ago. Tracts 7028.01 and 7028.03, also located in the western corner of the City, have the highest concentration of new housing units built in 1990 or later.

TABLE E-15: SUBSTANDARD HOUSING CONDITIONS

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Units
7024	68.3%	22.0%	9.7%	2,056
7025.01	63.7%	31.7%	4.7%	2,214
7025.02	18.3%	77.8%	3.9%	2,170
7026	86.4%	9.5%	4.1%	2,369
7027	86.2%	6.1%	7.8%	1,322
7028.01	65.0%	21.0%	13.9%	2,259
7028.02	94.1%	3.6%	2.3%	912
7028.03	64.1%	23.4%	12.4%	1,229
7030.01	47.8%	44.0%	8.2%	3,307
<i>Culver City</i>	<i>62.6%</i>	<i>29.8%</i>	<i>7.6%</i>	<i>17,703</i>
<i>Los Angeles County</i>	<i>60.5%</i>	<i>25.4%</i>	<i>14.1%</i>	<i>3,542,800</i>

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

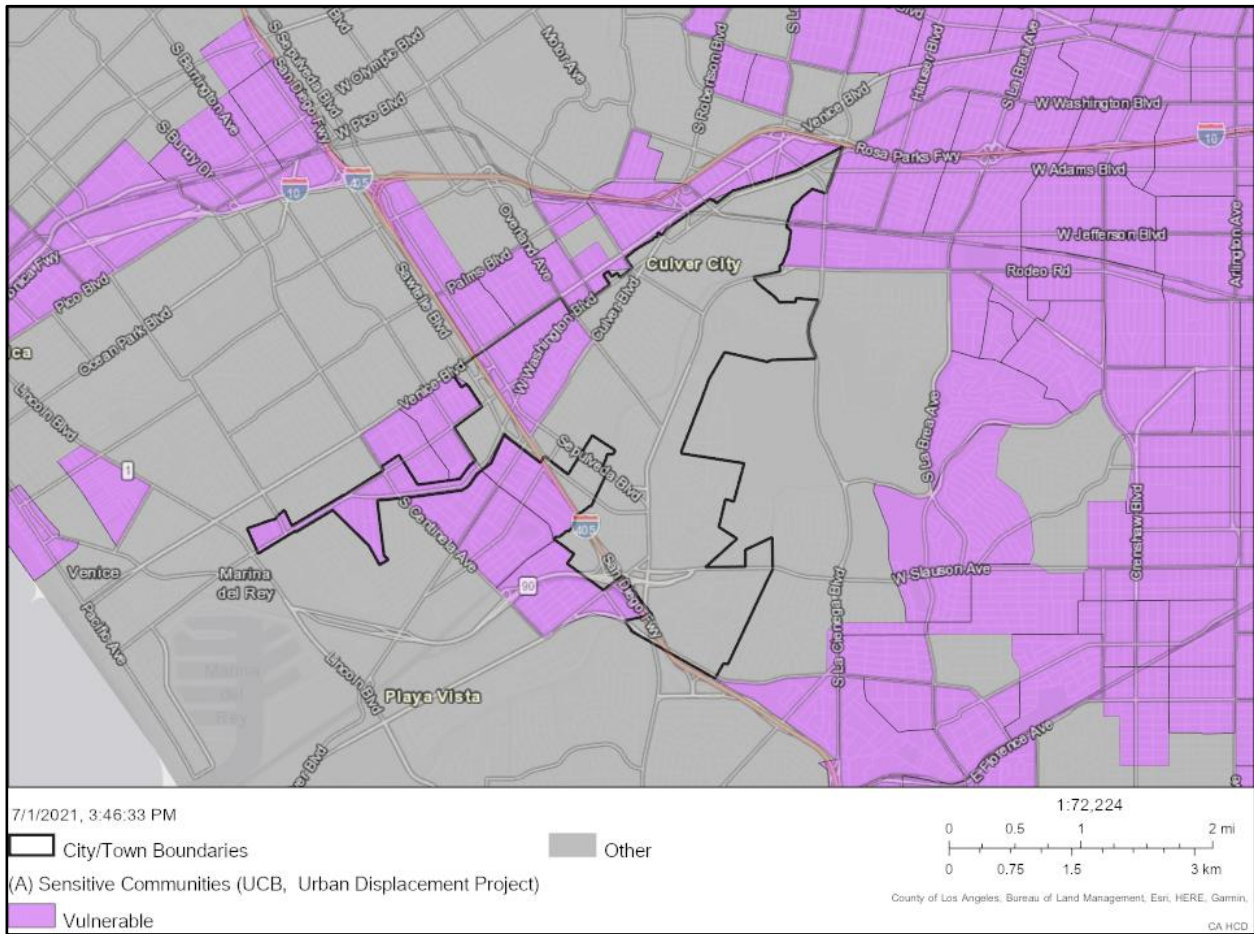
DISPLACEMENT RISK

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

HCD has identified two vulnerable communities with populations that may be vulnerable to displacement in the event of increased redevelopment or drastic shifts in housing cost. These vulnerable communities are located on the western side of the City (Figure E-19). These tracts also have higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters (see Figure E-2, Figure E-6, and Figure E-17). These tracts also received lower jobs proximity index scores than the rest of the City (see Figure E-14). The tract in the far western corner is considered a moderate resource area (see Figure E-10).

FIGURE E-19: SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT



Source: HCD AFFH Data Viewer (2020 Urban Displacement Project), 2021.

6. SUMMARY OF FAIR HOUSING ISSUES

Table E-16, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts on the western side of the City along the northwestern border, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement, and one of these tracts is categorized as a moderate resource area.

TABLE E-16: SUMMARY OF FAIR HOUSING ISSUES

Fair Housing Issue	Summary
<i>Enforcement and Outreach</i>	
Fair Housing Records	<ul style="list-style-type: none"> • HRC provides fair housing services, including outreach and education, to the Los Angeles Urban County including Culver City; however, no specific service records on Culver City are available. • During the 2019-2020 FY, HRC received 356 fair housing inquiries opened 83 housing discrimination cases; most of the discrimination cases were related to physical and mental disabilities. • Between January 2013 and March 2021, HUD received 26 FHEO inquiries from Culver City residents. • Less than 5% of renters in three Culver City tracts receive HCVs.
<i>Integration and Segregation</i>	
Race/Ethnicity	<ul style="list-style-type: none"> • Based on HUD’s dissimilarity index, non-White and White communities in the Urban County are highly segregated. • 54% of Culver City residents belong to a racial/ethnic minority group, compared to 74% in the County. • The racial/ethnic minority population has grown since 2010 in most Culver City block groups. • A larger proportion of lower income RHNA units are in block groups with higher concentrations of racial/ethnic minorities compared to moderate and above moderate income units.
Disability	<ul style="list-style-type: none"> • 9.3% of Culver City residents experience a disability compared to 9.9% in the County. • A slightly larger share of lower income RHNA units are in tracts with larger populations of disabled persons compared to moderate and above moderate income units.
Familial Status	<ul style="list-style-type: none"> • 26.6% of Culver City households have one or more child; 4.9% are single-parent households and 3.4% are single-parent female-headed households. • More than 20% of children live in female-headed households in only two tracts in the City. • A larger proportion of lower income units are in tracts where over 80% of children are in married couple households and fewer than 20% of children are in female-headed households, compared to moderate and above moderate income units.
Income	<ul style="list-style-type: none"> • 32.4% of Culver City households earn less than 80% of the County AMI, compared to 51.6% countywide.

Fair Housing Issue	Summary
	<ul style="list-style-type: none"> The western side of the City has higher concentrations of LMI households making up 50-75% of the population. More lower income RHNA units are located in block groups where 50-75% of the population is LMI compared to moderate and above moderate income units.
<i>Racially or Ethnically Concentrated Areas of Poverty</i>	
Racially/Ethnicly Concentrated Areas of Poverty (R/ECAPs)	<ul style="list-style-type: none"> There are no R/ECAPs in Culver City; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.
Racially/Ethnicly Concentrated Areas of Affluence (RCAAs)	<ul style="list-style-type: none"> Most Culver City tracts are predominantly White, but none have racial/ethnic minority populations below 20%. Several block groups in the central and eastern sections of the City have median incomes exceeding \$125,000. None of the block groups in the City are considered RCAAs.
<i>Access to Opportunities</i>	
	<ul style="list-style-type: none"> Urban County residents are less likely to be exposed to poverty and have better access to higher quality schools than residents countywide; environmental health is better in the Urban County for White, Black, and Native American residents, but worse for Hispanic and Asian residents. Most tracts in Culver City are considered high and highest resource areas; the tract on the western end of the City is categorized as moderate resource. A majority of lower income RHNA units are in high resource areas, while a majority of moderate and above moderate income units are in highest resource areas.
Economic	<ul style="list-style-type: none"> All of the tracts in the City scored in the highest quartile of economic scores.
Education	<ul style="list-style-type: none"> Tracts on the eastern side of the City received higher education scores than the tract on the western side. The tract with the lowest education score is considered a moderate resource area.
Environmental	<ul style="list-style-type: none"> Tracts along the western, southern, and eastern City boundaries received environmental scores in the lowest quartile. Tracts in the northern/central areas of the City received environmental scores between 0.25 and 0.50; all tracts in Culver City received lower environmental scores below 0.50.
Transportation	<ul style="list-style-type: none"> Culver City received an All Transit Performance score of 8.8, higher than most surrounding jurisdictions and the County. The eastern, southern, and central sections of the City have the highest jobs proximity indices between 80 and 100; the block groups on the western side of the City received slightly lower jobs proximity indices between 60 and 80. Nearly all of Culver City is considered an HQT.
<i>Disproportionate Housing Needs</i>	

Fair Housing Issue	Summary
	<ul style="list-style-type: none"> • 35.6% of owner households and 49.1% of renter households in Culver City have one or more housing problem • Hispanic renter-occupied households and Black owner-occupied households have the most housing problems in the City.
Cost Burden	<ul style="list-style-type: none"> • Black owner households and Hispanic renter households have the highest rate of cost burden in the City. • The proportion of cost burdened owners has decreased in most tracts since the 2010-2014 ACS. • The proportion of cost burdened renters has fluctuated throughout the City since the 2010-2014 ACS; two tracts on the western side of the City saw an increase in cost burdened renters from 40-60% to 60-80%.
Overcrowding	<ul style="list-style-type: none"> • 2.7% of owner households and 8.7% of renter households are overcrowded in Culver City. • The concentration of overcrowded households exceeds the Statewide average in two tracts on the western side of the City.
Substandard Housing Conditions	<ul style="list-style-type: none"> • Less than 1% of owner households and 4.4% of renter households lack complete plumbing or kitchen facilities in the City. • Culver City has an aging housing stock, where 92.4% of housing was built prior to 1990 compared to only 85.9% countywide. • Tracts along the western City boundary have the largest proportion of housing units built in 1969 or earlier.
Displacement	<ul style="list-style-type: none"> • Two tracts on the western side of the City are considered vulnerable communities at risk of displacement.

III. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The following are contributing factors that affect fair housing choice in Culver City.

1. LACK OF HOUSING OPPORTUNITIES IN HIGH RESOURCE AREAS AND HOUSING MOBILITY

Overpaying renters are most concentrated in two tracts in the western areas of Culver City. Fewer than 5% of renters in these all Culver City tracts receive HCVs despite the concentration of overpaying renters. The City lacks outreach and education methods to disseminate information about HCVs, including encouraging property owners to accept HCVs throughout the City, specifically in higher resource areas.

CONTRIBUTING FACTORS

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
 - Insufficient outreach and education efforts related to fair housing, being only a participant to the County’s program
- Lack of resources for fair housing agencies and organizations

- Concentration of overpaying renters

2. DISPLACEMENT RISK OF LOW INCOME RESIDENTS DUE TO ECONOMIC PRESSURES

Tracts on the western side of the City are considered vulnerable communities at risk of displacement. This area also has higher concentrations of LMI households and cost burdened renters and is a lower opportunity area. Between 60% and 80% of renter households in this section of the City overpay for housing.

CONTRIBUTING FACTORS

- Displacement of residents due to economic pressures
- Land use and zoning laws
- Location and type of affordable housing
- Unaffordable rents
- Concentration of poverty in some tracts
- Availability of affordable housing

3. SUBSTANDARD HOUSING CONDITIONS

Approximately 0.7% of owner households and 4.4% of renter households in Culver City lack complete kitchen or plumbing facilities. Approximately 62.6% of the City's housing stock was built prior to 1970 (50+ years old), and over 90% was built prior to 1990 (30+ years old). Tracts along the western City boundary have the highest concentration of housing units aged 50 or older.

CONTRIBUTING FACTORS

- Age of housing stock
- Cost of repairs or rehabilitation
- Lack of public investments in specific neighborhoods, including services or amenities

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
CPD	HUD Community Planning and Development
CPI	Consumer Price Index
CUP	Conditional Use Permit
DFEH	State Department of Fair Employment and Housing
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
FHEO	U. S. Department of Fair Housing and Equal Opportunity
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