



# Public Notification

## NOTICE OF AVAILABILITY & INTENT TO ADOPT A NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** to all responsible agencies and interested parties that the City of Culver City (City), as the Lead Agency, has prepared an Initial Study/Negative Declaration (IS/ND) pursuant to the California Environmental Quality Act (CEQA) that evaluates the potential environmental impacts of the proposed project identified below. The IS/ND indicates that the proposed project would not result in significant environmental impacts.

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**PROJECT TITLE:** Culver City 2021-2029 Housing Element Update  
**PROJECT SPONSOR:** City of Culver City  
**PROJECT LOCATION:** Culver City, CA

**DUE DATE FOR PUBLIC COMMENTS ON THE IS/ND: 5:30 PM on Monday, November 8, 2021**

**PROJECT LOCATION:** The Housing Element Update applies citywide. Culver City is located in the westside region of Los Angeles County, and is developed with a variety of land uses including established residential neighborhoods, commercial corridors, industrial uses, public facilities, studios, cemeteries, and parks. See attached figure.

**PROJECT DESCRIPTION:** In compliance with Government Code Section 65580 et. seq., the City is updating its Housing Element for the planning period of 2021-2029. California Government Code Section 65302(c) mandates that each local agency within California includes a Housing Element in its General Plan. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations within the city based on the Regional Housing Needs Allocation (RHNA) of 3,341 units. The Housing Element identifies and analyzes existing and projected housing needs within the city and includes the City's goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing. To accommodate RHNA, the 2021-2029 Housing Element identifies four strategies: applying two approaches to consolidate Low Density Two Family, Three Family, and Multiple Family designations into a new Incremental Infill designation; identifying sites for conversions/additions and redevelopment; identifying opportunity sites for future residential housing, intensifying existing multi-family neighborhoods, and integrating residential uses in commercial and industrial areas.

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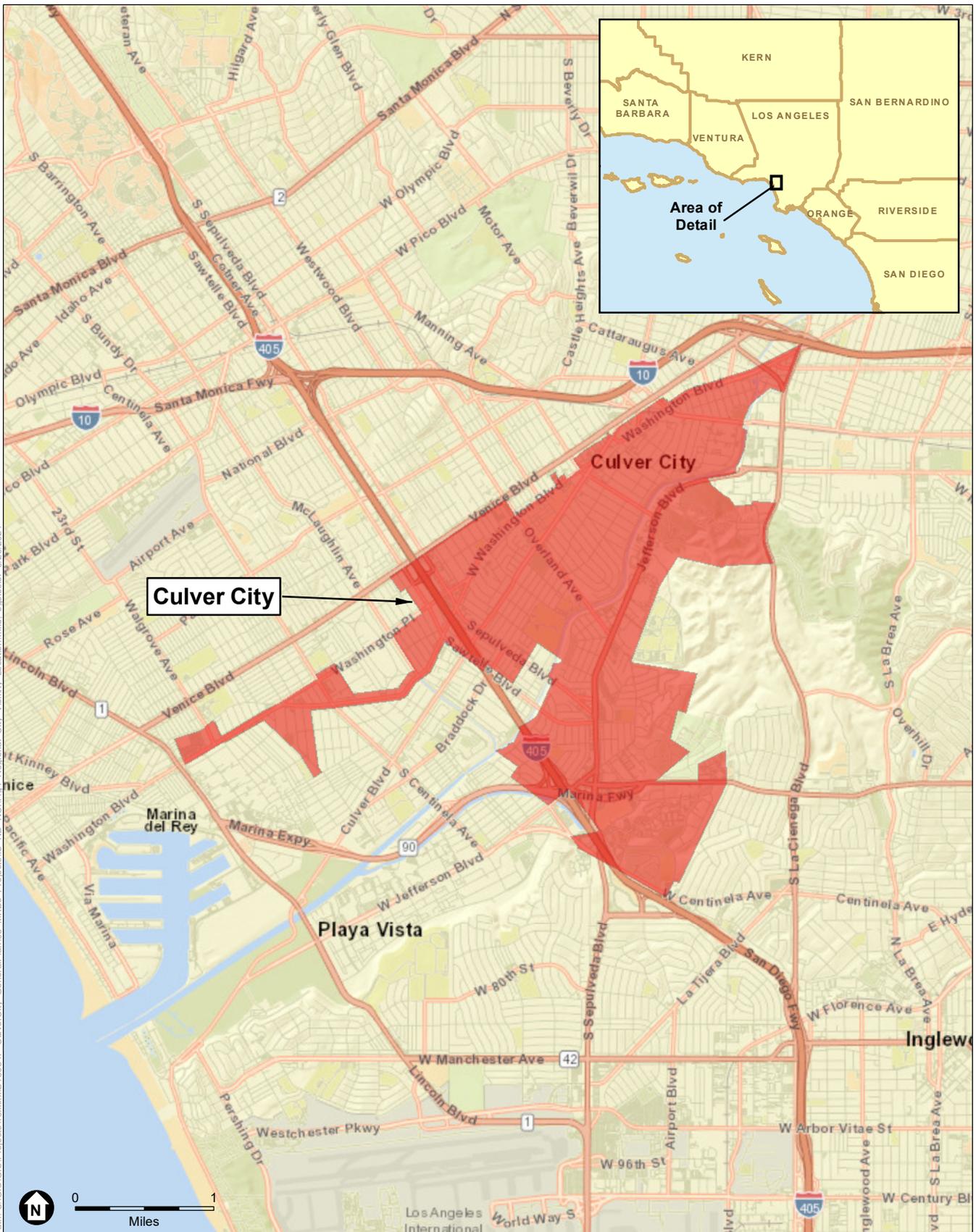
**COMMENT PERIOD:** The Advance Planning Division welcomes and will consider all comments regarding the potential environmental impacts of the Project as addressed in the IS/ND. The proposed IS/ND's 30-day review period begins on **Thursday, October 7, 2021 and ends on Monday, November 8, 2021**. Written comments should be received on or before **November 8, 2021 at 5:30 PM**. Written comments should refer to the Project by its title (noted above) and be emailed to [advance.planning@culvercity.org](mailto:advance.planning@culvercity.org) or addressed to:

Ashley Hefner Hoang, AICP, Advance Planning Manager  
City of Culver City Advance Planning Division  
9770 Culver Boulevard, Culver City, CA 90232  
Phone: (310) 253-5740

Copies of the IS/ND can be reviewed on the project website ([www.pictureculvercity.com/draft-housing-element](http://www.pictureculvercity.com/draft-housing-element)), at City Hall at the Current Planning Division counter, and the Culver City Julian Dixon Library. Hardcopies can be requested from the Advance Planning Division, City Hall, Third Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicap accessible location). City Hall business hours are 7:30 A.M. – 5:30 P.M., Monday through Friday, except alternate Fridays. Please contact staff in advance to ensure availability at (310) 253-5740 or [advance.planning@culvercity.org](mailto:advance.planning@culvercity.org).

  
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Ashley Hefner Hoang, Advance Planning Manager

October 1, 2021  
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Date



SOURCE: ESRI, 2021

Culver City 2021-2029 Housing Element Update



Regional and City Vicinity Location