



MEMORANDUM RE: ERRATA CORRECTIONS TO 2021-2029 HOUSING ELEMENT

Date: February 9, 2024

To: State Department of Housing and Community Development (HCD), Attn: Paul McDougall

Housing Element Update interested parties list (City file)

From: Chloe Chen, Senior Planner, Community Development Department

The City of Beverly Hills has prepared this errata memorandum with minor corrections to information in the Housing Element document published on 2-6-2024 on the Housing Element Update webpage (www.beverlyhills.org/housingelementupdate). These minor corrections are:

Sites Inventory in Appendix C

- There is a change to Tab 1 – Underutilized Sites category as shown below. These parcels have been removed from Tab 1 – Underutilized Sites category because they are on Tab 6 – City Owned Site Projects of the Sites Inventory in Appendix C:

APN	CRITERIA A: I/L Ratio	CRITERIA B: Age of Buildings	CRITERIA C: Existing FAR	CRITERIA D: Existing Building Height (stories)	CRITERIA E: Lot Coverage (percent of lot)	CRITERIA F: 1/2 mile of Metro station (Y)	Exceptions or Notes	CRITERIA MET	3 or more criteria?	KEEP (Y/N)	#	Dir.	Address	Parcel Size (sq.ft.)	Height Limit (stories) per MUOZ	Lower Income Units	Moderate Income/ Market Units	Total Units	Existing Uses / Field Notes Description
4334022061	0.00000000		0.000000	Gale-yard	56	Y	gale-yard-city-site	A-C, D-F	Y	Y	8401		WILSHIRE BLVD	6,151	5	1	10	11	Gale-yard-site—City-owned-redevelopm ent-site
4334022900	0.00000000		0.000000	Gale-yard	52		gale-yard-city-site	A-C, D	Y	Y	8421		WILSHIRE BLVD	18,623	5	5	28	33	Gale-yard-site—City-owned-redevelopm ent-site
4334022060			0.000000	city-site	44	Y	city-owned—farmers-market-site	C-E, F	Y	Y	8423		WILSHIRE BLVD	19,323	5	5	30	35	City-owned-site—clock-market-tower
4331001900	0.00000000		0.000000	metro	94	Y	metro-site	A-C, F	Y	Y	8430		WILSHIRE BLVD	16,458	5	4	25	29	Metro-station
															TOTALS	834	2932	3763	
																816	2839	3655	

- Summary of Sites and Units table of the Sites Inventory in Appendix C is updated to reflect the changes above:

SUMMARY OF SITES & UNITS		
	Low Income	Moderate Income/Market
Tab 1: Underutilized Sites Inventory (Mixed Use)	831 816	2932 2839
Tab 2: Conversion Units	330	417
Tab 3: Developer Interest	142	69
Tab 4: Approved Projects	22	586
Tab 5: Submitted Projects	42	302
Tab 6: City Projects	557	
Tab 7: Projected Accessory Dwelling Units (ADUs)	90	60
TOTAL Available Sites	2,014 1,999	4,366 4,273
Required RHNA	1,688	1,416
SURPLUS	326 311	2,950 2,857

Table C-1 in Appendix C

- Based on the change to Tab 1 above, Table C-1 (page C-3 of Appendix C) has been corrected:

Table C-1
Residential Sites Summary

Site Category	Income Category				
	VL	Low	Mod	Above Mod	Total
Tab 1: Underutilized sites	450 442	381 374	1650 1600	1282 1239	3763 3655
Tab 2: Conversion/Adaptive Reuse sites	190	140	307	110	747
Tab 3: Developer Interest (Table C-3)	110	32	40	29	211
Tab 4: Approved Projects (Table C-4)	20	2	2	584	608
Tab 5: Submitted Projects (Table C-5)	30	12	12	290	344
Tab 6: City-owned sites (Table C-7)	303	254	0	0	557
Tab 7: Potential ADUs (Table C-8)	25	65	9	51	150
Total sites inventory	1,128 1,120	886 879	2,020 1,970	2,346 2,303	6,380 6,272
RHNA 2021-2029	1,008	680	602	814	3,104
Adequate Sites?	Yes	Yes	Yes	Yes	Yes

Housing Plan

- There is a typographical error where the number of affordable housing units on the Reeves Metro site is inconsistently noted on page 483 of the Housing Plan:

City of Beverly Hills General Plan
2021-2029 Housing Element

- including City-owned or City-controlled sites and will amend the Housing Element to reflect this commitment
- Reeves Metro Site Actions:
 - o Purchase site from Metro as soon as it becomes available and no later than the beginning of 2027
 - o Ensure that any temporary construction use of the site is discontinued by 2027 (unless Metro extends construction timeline)
 - o Acquire additional sites adjacent to the Reeves Metro site if such sites become available for sale
 - o Enter into an agreement with an affordable housing developer to create a development proposal that includes at least 80 affordable lower income housing units
 - o Facilitate the issuance of entitlements and building permits and provide funding for this project as needed
 - o If the project entitlements are not approved by the end of 2028, the City will propose to develop the ~~125~~ 80 affordable lower income housing units on an alternate site or sites, including City-owned or City-controlled sites and will amend the Housing Element to reflect this commitment
- Alternative Actions:
 - o The City will monitor and report the City's progress on these affordable housing projects each year.
 - o If there is a shortfall of lower income (very low and low income) affordable housing units by the end of 2026 as a result of a lack of progress on any of the above identified affordable housing projects, the City will complete actions by the end of 2028 to accommodate this shortfall that may include but are not limited to:
 - Identify additional sites that may accommodate lower income housing units, including other City-owned or City-controlled sites
 - Rezone sites to accommodate additional housing capacity, such as changing the allowable density on multi-family residential sites and/or mixed use overlay zoned sites
 - Expand the mixed use overlay zone to include additional commercially zoned areas of the City

Timeline: 2023, 2025, 2026, 2027, 2028

Funding Source for Administrative Costs: Department Budget

Funding Source for Development Cost: Housing Trust Fund

Responsible City Section: City Manager's Office; Community Development Department

The version of the Housing Element that will be submitted to HCD will incorporate the minor corrections identified above. Please contact Chloe Chen at (310) 285-1194 or cchen@beverlyhills.org with any questions.