

REGULAR MEETING OF THE
CULVER CITY
ADVISORY COMMITTEE ON
HOUSING AND HOMELESSNESS
CULVER CITY, CALIFORNIA

October 21, 2025
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the Culver City Advisory Committee on Housing and Homelessness was called to order at 7:01 p.m. in the Patio Room.

Present: Jonathon Dilworth, Chair
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Khin Khin Gyi, Committee Member
Shane Henson, Committee Member
Patrick Spease, Committee Member
Amberly Washington, Committee Member*

*Member Washington arrived at 7:39 p.m.

Absent: Dana Sayles, Vice Chair

Staff: Tevis Barnes, Housing and Human Services Director
Dr. Dan Richardson, Human Services and Crisis
Intervention Division Manager
Brenda Diaz, Housing Assistant

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Pledge of Allegiance

Chair Dilworth led the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Chair Dilworth invited public comment.

Tevis Barnes, Housing and Human Services Director, indicated that no requests to speak had been received.

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Presentation

Item P-1

Presentation of the Community Corporation of Santa Monica (CCSM) Regarding Jubilo Village Project by Tara Baruskas, Executive Director and Simon Fraser, Director of Housing Development

Tara Baruskas, Community Corporation of Santa Monica (CCSM), provided background on the organization and a presentation on the Jubilo Village project; discussed the project team; the contractor; the 100% affordable housing project with 95 units; offering people the opportunity to stay and live and work in the same community; community meetings; design; community feedback; changes made to accommodate concerns of the neighbors; balancing needs; cost efficiency; use of government funding; clarification that CCSM would be the long-term owner and operator and the church would build a new facility; the two separate projects entitled as one on the same property; outreach from the church to CCSM to provide for the community with the under-utilized lot; the focus on environmental sustainability; she presented a project rendering; discussed the community center; ADA (Americans with Disabilities Act) compliance; achieving multiple public policy objectives with the project; providing a landscape buffer; and the proposed timeline.

Discussion ensued between Ms. Baruskas, staff, and Committee Members regarding the YMCA; the plan to protect ingress and egress during construction; efforts to mitigate construction impacts; length of the project; the original amount of money requested of Culver City; the purpose of the presentation; the waiting list; prioritization; those invited to apply; preferences for certain categories; CCSM waiting lists developed for the project; applicants from the current waiting list; the outreach campaign; vouchers; those who need deeper subsidies; voucher approval through HUD (Housing and Urban Development); the closing process; funding for wrap around services provided by Upward Bound; services provided to residents not provided by Culver City; delays to other projects; completion date; and parking.

Additional discussion ensued between Ms. Baruskas, staff, and Committee Members regarding SB (Senate Bill) 4; benefits to Culver City having their own Housing Authority; the Housing Authority waiting list for the voucher units; the general affordable lottery process; the stipulation of the loan to prioritize people who live or work in Culver City; wait list management; the Management and Outreach Plan; people on the Section 8 waiting list; number of applications per unit; use of the lottery system; adherence to fair housing practices; funding sources for Upward Bound; providing supportive housing; creation of individualized plans for each family to help them transition from interim housing into permanent housing; the unit mix; education; and eagerness for the partnership.

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Receipt of Correspondence

Tevis Barnes, Housing and Human Services Director, reported receipt of an email asking about the Prohousing Designation Program; she indicated that the ACOHH would need to agendize an item if they were interested in additional information or providing a recommendation to the City Council; she discussed the Prohousing Designation; and opportunities to apply for grants.

Discussion ensued between staff and Committee Members regarding the City application in January; money that only those cities with a Prohousing Designation can apply for; Committee consensus was achieved to agendize a discussion about the Prohousing Designation and potential grants on the November agenda; different things funding can be applied to; keeping the agenda item broad; the presentation from the consultant on the Homeless Plan Update in November; community outreach; adding continued work on Prohousing through HCD as a goal; input from the subcommittee and the full Committee; and identification of stakeholders to bring to the table with the Homeless Plan.

Tevis Barnes, Housing and Human Services Director, reported that since Christina Stoffers would be focusing more on project management, Robert would be handling her duties, and she discussed efforts to rebuild her home noting that she would be retiring at the end of the year with Dr. Dan Richardson to take over oversight of all Homeless Services.

Member Washington joined the meeting.

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Consent Calendar

Item C-1

**Approval of Minutes for the Regular Advisory Committee on
Housing and Homelessness Meeting on August 19, 2025 and
September 16, 2025**

Member Spease indicated that he had not seconded the motion to support the single-stair ordinance on page 8 of the September 16, 2025 minutes.

Discussion ensued between staff and Committee Members regarding correcting misattribution of the motion on page 8 to indicate that Member Godinez made the motion; a correction to a typographical error on page 1 to reflect absent Members; and clarification on review of the August minutes by the Legal Department.

MOVED BY MEMBER SPEASE AND SECONDED BY MEMBER HENSON THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 16, 2025 AS CORRECTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, HENSON, SPEASE,
WASHINGTON

NOES: NONE

ABSENT: SAYLES

MOVED BY MEMBER HENSON AND SECONDED BY MEMBER GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE MINUTES FOR THE REGULAR MEETING OF AUGUST 19, 2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, HENSON, SPEASE,
WASHINGTON

NOES: NONE

ABSENT: SAYLES

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Discussion of Planning and Development Department Housing Update

Gabriel Barreras, Senior Planner, provided a presentation similar to what had been provided to the Standing Housing and Homelessness Subcommittee of the City Council; discussed the goal of the presentation; single-exit stairway reform; new bills to be considered by the Planning Commission; AB (Assembly Bill) 1033; allowing the separate sale of ADUs (Accessory Dwelling Units) as condominiums; SB (Senate Bill) 1123 and SB 684; small lot subdivisions; lot splits; providing home ownership opportunities; the requirement that lots be vacant; application and affidavit language; codification into the code; the requirement to meet local development standards; and bulk, size, and scale of the project.

Discussion ensued between staff and Committee Members regarding recommended guidelines; attached vs. detached ADUs; developer interest; setbacks; the City of LA Small Lot Subdivision Ordinance; lot lines; Building Code vs. Zoning Code; the 56-foot height limitation; R1 height restrictions; ways to surpass height limits; local incentives; combining laws; providing ownership opportunities; and laws that allow people to build out for rental housing.

Gabriel Barreras, Senior Planner, continued the presentation; discussed SB 423 and AB 2011; adding more by-right projects for affordable housing; ministerial approval for up to 25 unit housing projects with 20% of the units at the low-income level or below; the ability for people to appeal; the Housing Pipeline Report; the timeline; SB 79; allowing additional density around transit stops; the draft map; work with the Southern California Association of Governments (SCAG);

internal studies; and he indicated that he would share additional information at the beginning of 2026.

Additional discussion ensued between staff and Committee Members regarding clarification that ministerial approval means that the project does not have to seek approval from the Planning Commission or City Council; the appeals process; number of appeals filed for ministerial approvals; commercial projects vs. residential projects; financing; the Culver City Housing Trust Fund; researching the funding aspect to get projects moving; other Director-level approvals; encouragement for community meetings to be conducted before the official application is submitted; reduced public review; community meeting requirements; application of ministerial approval across different zoning; projects with 25 units or less; data regarding who is taking advantage of new state law; clarification on project status and terminology; density; providing rental opportunities around Metro stations with SB 79; the ability to shift 50% of density away from one area in a geographic zone and stack it somewhere else; the need for clarification on the process; the requirement for one stairway for projects up to four stories, and one stair plus one elevator for five stories; the previous code that required two sets of stairs; providing more square footage for developers to work with; cost to put in elevators; available funding sources; strict rules about how Housing Trust Funds can be applied; and structuring funds so the money replenishes itself.

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Public Comment - Items NOT on the Agenda (Continued)

None.

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**Items from Advisory Committee on Housing and Homelessness
Members/Staff**

Discussion ensued between staff and Committee Members regarding subcommittees and the process for choosing a Chair.

Member Gyi noted that former Mayor Jim Clarke had been teaching Leadership Culver City since 2019; discussed learning about governance and the history of Culver City;

helping people understand what makes Culver City run; costs; scholarships; the application period; and she recommended that anyone with interest in learning about Culver City join in classes that run on the third Friday of each month from January to July.

Chair Dilworth discussed the leadership development program that challenges and educates individuals in leadership; regular participation by City representatives; and visits with business leaders.

Member Godinez asked about the Brown Act and information sharing.

Discussion ensued between staff and Committee Members regarding agenda items; the state website that goes over the Prohousing Designation; eligibility of Culver City for funds; items agenda for the next meeting; subcommittee meetings; the focus on the 2026 Homeless Count and work with the consultant on the Homeless Plan; concern with lack of response to staff when working to coordinate meeting dates; support for holding subcommittee meetings just before regular ACOHH meetings; a reminder that all communication goes through City email; availability; the ability to hold virtual meetings; sharing thoughts via email; a reminder that the ad hoc subcommittee meetings are not public meetings; agreement to schedule subcommittees meeting at the next regular Committee meeting be held on November 18, 2025; receipt of information from LAHSA (Los Angeles Housing Services Authority) regarding the Homeless Count; agreement that the Homeless Count Subcommittee meet at 6:00 p.m. on November 18, 2025; review of the City's internal count; consistency; having Christina Stoffers serve as the point person for the Homeless Plan; and oversight of Homeless Services by Dr. Dan Richardson.

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Adjournment

There being no further business, at 8:42 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on November 18, 2025.

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X  11/18/25
TEVIS BARNES
SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

APPROVED

X  11/18/25
Jonathon Dilworth
CHAIR of the Advisory Committee on Housing and
Homelessness, Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.


Jeremy Bocchino
CITY CLERK

11/26/2025
Date