

REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF CULVER CITY,
CALIFORNIA

February 22, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 7:06 p.m.

Present: Anthony Pleskow, Chair
Scott Wyant, Vice Chair
John Kuechle, Commissioner
Marcus Tiggs, Commissioner
Linda Smith Frost, Commissioner

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Pledge of Allegiance

Thomas Gorham, Planning Manager, led the Pledge of
Allegiance.

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Comments for Items NOT on the Agenda

Chair Pleskow invited public participation

No cards were received and no speakers came forward.

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Public Hearing

Item PH-1

Zoning Code Amendment, ZCA P-2012006: Consideration of
Zoning Code Text Amendments Affecting Emergency
Transitional Housing, Supportive Housing and Definition of
Family

Jose Mendivil, Associate Planner, provided a summary of the
material of record and clarified that the one property west
of the creek would not be included.

Sol Blumenfeld, Community Development Director, discussed survey information; the subcommittee; the overlay process used to identify the area; and relative land uses.

Thomas Gorham, Planning Manager, noted that there would not be clusters of these sites as they cannot be closer than 300 feet from each other.

Sol Blumenfeld, Community Development Director, discussed the imposed distance requirement; he clarified that the area is serviced by bus routes; and he discussed an additional development standard requirement relative to operations ultimately affecting the physical layout of the facilities and a recommended a requirement for separate sleeping areas for those without dependent children and those with dependent children.

Thomas Gorham, Planning Manager, noted that information was provided to Commissioners regarding Emergency Shelter Provider Development Standards indicating that facilities providing shelter to two or more population groups shall provide separate sleeping areas for each group.

Chair Pleskow invited public comment.

The following member of the audience addressed the Commission:

Cary Anderson expressed concern that there were no agendas or speaker cards available for the public; he discussed supportive housing; parking issues created by a facility in a residential area with nine beds; the experience of his neighbor who had to provide additional parking spaces when he remodeled; and he felt the facilities should have to abide by parking requirements just as others in the City do.

Sol Blumenfeld, Community Development Director, clarified that the Commission could not circumvent SB2 requirements and those requirements preempt zoning requirements; he discussed rehabilitation of a private single family home; and minimum sizes and acreage.

Thomas Gorham, Planning Manager, discussed minimum sizes; parking requirements; transitional housing; acreage; residential care facilities; Conditional Use Permits; and consistency with residential care facilities.

A discussion ensued between staff and Commissioners regarding the existing situation; staff agreement to further investigate; concern with other violations in addition to the parking issue; clarification regarding the number of allowable units; compliance; the issue of what to do moving forward; clarification that the state of California is directing the City to take action; parking requirements; the Housing Element; whether emergency shelter occupants drive their own cars or mostly rely on public transit; concern with setting a precedent; state requirements; looking at parking policies; additional research on supportive housing to determine how significant an issue parking is; taking supportive housing out of the broader definition of residential care facilities; an observation that residential care facilities are businesses and not single family dwellings; the experience of other cities; the definition of family; turnover of occupants; clarification that there is no limit on length of stay for supportive housing; different needs of clients using supportive housing; consistency with state law; the facility cited by Cary Anderson; City regulation and the privacy of the individual; restrictions on unlicensed vs. licensed facilities; concern with a potential perception of discrimination; civil litigation as a result of non-compliance with state housing; clarification that the matter will be reviewed in eight months; Operating Standards; the importance of compliance with Regional Housing Needs Standards; development standards and locational requirements; potential sites; transitional housing vs. supportive housing; the target population; rigorous standards for emergency shelters; clarification that statutory requirements for 6 or fewer supportive housing are set out by state statute and can not be superceded; clarification that no change of use would be authorized by the action; onsite security; and the importance of having speaker cards and agendas available at meetings.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY CHAIR PLESKOW, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Additional discussion ensued between staff and the Commission regarding appreciation to staff for their handling of intrusive state law and minimization of chances of unfortunate consequences; transitional housing; concern

with the lack of options for the City; occupancy limits; latitude of the City; the definition of family; single housekeeping units; maintaining state compliance; the state response to the original Housing Element; the process for amending the zoning code; the Adamson case; keeping the definition of family consistent with state law; enforcement; potential exposure; the transiency factor; further code amendments; modifications to the paragraph in Exhibit A that defines family; whether the City could have allowed for less beds; most appropriate locations for shelters; and lot size.

MOVED BY COMMISSIONER KUECHLE AND SECONDED BY VICE CHAIR WYANT THAT THE PLANNING COMMISSION APPROVE ZONING CODE AMENDMENT ZCA P-2012006 WITH THE ADDITION OF PARAGRAPH 1 UNDER EMERGENCY SHELTER PROVIDER REGARDING SEPARATE BEDROOMS THAT WAS PREVIOUSLY DISTRIBUTED TO THE COMMISSION AND WITH THE DELETION OF THE DEFINITION OF FAMILY.

Heather Baker, Assistant City Attorney, asked that in the language added by staff, the word homeless be changed to read: men, women, and families with children.

A discussion ensued between staff and the Commission regarding different populations served by emergency shelters and groups with separate bedrooms.

THE MOTION CARRIED UNANIMOUSLY.

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION RECEIVE AND FILE THE REPORT OF THE SECRETARY REGARDING POSTING OF THE AGENDA FOR THIS MEETING.

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Items from Staff

Thomas Gorham, Planning Manager, discussed the schedule of upcoming meetings and agenda items.

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Items from Commissioners

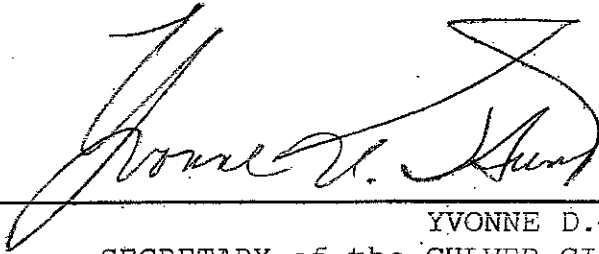
None.

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Adjournment

There being no further business, at 8:32 p.m. the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, March 14, 2012, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED

5-9-12



ANTHONY PLESKOW
CHAIR of the CULVER CITY PLANNING COMMISSION
City of 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, City of Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

5-10-12
Date

By: Ela Valladares
Ela Valladares
Deputy City Clerk
