

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

September 16, 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 7:00 p.m. in the Patio Room.

Present: Jonathon Dilworth, Chair
Dana Sayles, Vice Chair
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Khin Khin Gyi, Committee Member
Patrick Spease, Committee Member

Present: Shane Henson, Commissioner
Amberly Washington, Committee Member

Staff: Tevis Barnes, Housing and Human Services Director
Brenda Diaz, Housing Assistant

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Pledge of Allegiance

The Advisory Committee on Housing and Homelessness recited 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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The following item was heard out of sequence.

Items from Members and Staff

Member Sayles reported that she and Member Godinez had been regularly attending the City Council Standing Housing and Homeless Subcommittee meetings; she noted that there was no connection between the ACOHH and the City Council Subcommittee and they were present to participate as members of the public; and she proposed designating a representative to make report backs from the Subcommittee to the ACOHH.

Discussion ensued between staff and Committee Members regarding adding to the duties of the Public Outreach Subcommittee; Council Members serving on the Standing Housing and Homelessness Subcommittee; meeting frequency; synergy between the bodies; the change of the name, focus, and bylaws of the ACOHH to include housing; having ACOHH focus more on affordable housing as well as homeless services; Jubilo Village; the RFP (Request for Proposals) put out for the location of the old gun shop that was bought by Culver City; Planning Commission consideration; and the request for a presentation to the ACOHH.

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Presentation

Item P-1

Livable Communities Initiative (LCI) Presentation by Martin Tomasz, (Co-Founder)

Martin Tomasz, Livable Communities Initiative (LCI), discussed their vision; provided a presentation on housing opportunities in Culver City with mixed-use residential over retail; discussed work to create walking oriented communities by adding gentle density housing over existing retail; large employers in Culver City; unlocking housing production; creating walkable/bikeable neighborhoods; incentivizing local parcel owners to add housing as an entitlement; benefits; the LCI checklist to encourage housing and the proposed way forward; single-stair reform; changes to the code in Seattle; data indicating the changes are safe in small buildings; density, height, open space, mixed-use, and step

backs; changes necessary to make the buildings legal; providing affordable, high quality units; entitlement, permitting and fees; feasibility; ensuring that the right policy changes are made to encourage action; fixing up the streets; ensuring equity; and providing public space.

Discussion ensued between LCI representatives, staff, and Committee Members regarding existing policy vs. what LCI proposes; the request from the City Council that the presentation be provided to the ACOHH; providing feedback to the City Council on ACOHH priorities; and the potential need to rescue people through windows with single-stair reform.

Chair Dilworth invited public comment.

The following member of the public addressed the Committee:

Marie Albertson, Disability Advisory Committee (DAC) Chair, indicated speaking on behalf of herself; discussed walkability and bikeability; limiting the traffic footprint; members of the community who are use a walker or wheelchair; accessibility for wheelchair vans or for people who may need to drive for ability reasons; overall accessibility of the architecture; owners making changes to their properties; ensuring wheelchair or handicap accessibility; and ensuring there is public space for people with children, and pets.

Martin Tomasz, LCI, discussed parking and access; inclusive street design; compliance with ADA (Americans with Disabilities Act) requirements; public space; and mini-parks.

Discussion ensued between Mr. Tomasz, staff, and Committee Members regarding incentivizing people to provide affordable housing units; examples of cities where similar work can be found; encouraging activation by small parcel holders; the focus on fire for single-stair reform; concern with earthquakes, active shooters, and other emergencies; existing housing with one stairwell; following the data and what has worked; ensuring there is a short distance to get to a very fortified stairway; obstructions; weighing the likelihood of emergency; Pew Research; aging housing stock; housing with two stairways but no sprinklers; other cities that are examining or have enacted single-stair reform; and a suggestion to agendize the item for discussion if desired as presentations are not action items.

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Receipt of Correspondence

Tevis Barnes, Housing and Human Services Director, indicated that no correspondence had been received.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on July 15, 2025 and August 19, 2025

The minutes for August 19, 2025 were deferred to the next meeting.

MOVED BY MEMBER GODINEZ AND SECONDED BY MEMBER GYI THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE THE MINUTES FOR THE REGULAR MEETING OF JULY 15, 2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, SPEASE
NOES: NONE
ABSENT: HENSON, WASHINGTON
ABSTAIN: SAYLES

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Order of the Agenda

Items from Members and Staff were heard before the Presentation and Item A-3 was heard after Item C-1.

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Action Items

The following Item was considered out of sequence.

Discussion on the Directions Regarding Homeless Programming and Affordable Housing Proposed by the City Council at the Joint City Council and ACOHH meeting on March 10, 2025

Discussion ensued between staff and Committee Members regarding the request for Planning staff to be present at an ACOHH meeting; working to support what Planning and the City are already doing; understanding initiatives on the table; helping to focus efforts of the ACOHH; the long-time focus of the ACOHH on homeless initiatives; the need to address overall housing production issues; inadequacies of the zoning code; and support for reforms.

Gabriel Barreras, Senior Planner, discussed his recent presentation to the Standing Housing and Homelessness Subcommittee; changes to streamline housing made by the state; local adoption; going beyond what the state allows; the busy time of year adjusting to changes made by the state; deadlines for implementation; AB 1033; SB 1123 for single-family; SB 684 for multi-family properties; AB 2011 and SB 423 that seek to streamline affordable housing; SB 35 that streamlines 100% affordable housing projects; and local efforts to streamline any project that has 20% or more affordable housing.

Discussion ensued between staff and Committee Members regarding communication with HCD (Housing and Community Development); percentage of affordable units required to qualify for streamlined processes; ministerial approval for certain projects; CEQA (California Environmental Quality Act) exemptions; data collected since implementation of the changes; appreciation for the DAC Member attending the meeting; collaboration; encouraging developers to move projects forward more quickly; challenges with financing for affordable projects; developer eagerness to move forward; a suggestion for the City Council to spend time with the development community to understand what goes on; expiration time for ministerial approvals; hurdles with timelines; evaluation of expiration timelines; providing certainty; current examination of the building permitting process; permit extensions; self-certification; outsourcing plan checks; staff workload and bandwidth; projects that do not qualify for affordable status; incremental infill; AB 131 that helps streamline projects; ensuring that there is no net

loss in housing; SB 330; viability; protected units that sit vacant; difficulty navigating the system; providing suggestions to make the process easier; concern with tying labor to the regulatory process; allowing the funding source to regulate; and prevailing wage.

Additional discussion ensued between staff and Committee Members regarding small projects that do not use state or federal money; the housing pipeline report; clarification that 67% of projects coming in are 25 units or smaller; larger lots in Fox Hills and the Hayden Tract; single-stair reform adopted by Los Angeles; different requirements in different cities; City Council consideration of an urgency ordinance for single-stair reform using Seattle as a model; consideration of single-stair reform at the September 29 City Council meeting; and the importance of putting the proper guardrails in place.

Roger Braum, Deputy Fire Chief, discussed Fire Department concerns with single-stair reform; processes for addressing fires in multi-family buildings; other emergency events; dangers of rescue operations to get people out of buildings; and engineering vs. the human factor.

Further discussion ensued between staff and Committee Members regarding policies of other agencies; the Pew Report; differences in construction types used in cities cited; reliance on media reports vs. data; maximum story height; number of units possible; occupancy limits; the Building Code; event spaces vs. living spaces; A occupancy limits; differences in fire suppression system requirements; saving lives vs. saving buildings; urban planning philosophies; unlocking the building industry that fundamentally changes the urban shape; finding a happy medium; allowing the second staircase into a setback; variances; the state threshold for when variances are allowable; writing exceptions into the ordinance; implied liability with approving single-stair reform; law created to address things that have happened; finding a way to make things work from a developer perspective; providing support with a request that the City do more research to look at height and number of units; the need for more research rather than following the recommendation of other cities; the timeline to make a decision; lack of time to do research; looking at other California cities; differences in building codes; Seattle as being the first single-stair ordinance city on the west coast;

use of elevators; addressing mobility impaired individuals; keeping the firefighters and building occupants safe; fire doors; refuge areas; optional elevators for residential; height limits; density bonuses; commercial buildings; changes geared toward residential buildings; accessible units; the proposal to extend the existing single-stair requirement for three stories up to six stories; permitted projections; fire escapes; risk mitigation; easing concerns; the Pew Study in New York; the definition of a modern building; reasoning for choosing six stories as the allowable height; reach of aerial ladders; policies of other cities; life safety issues; proposing use of setbacks as an amendment to the code; the short timeframe to move forward; providing alternatives; providing other provisions to make development more feasible; ADA issues; and clarification that the number of deaths for single-stair is the same for the general population.

Additional discussion ensued between staff and Committee Members regarding research from the State Fire Marshal; timing of the issue; accessibility for ground floor units; providing more flexibility with building; support for the idea with risks and mitigations considered; concern with setting a precedent; addressing mobility impairments; and the ability of the Committee to not make a recommendation.

Member Spease moved to support the amendment using the Seattle model with City assessment of the risks of adopting that within Culver City.

Further discussion ensued between staff and Committee Members regarding understanding the potential impact of making the changes; alternative compliance; filing with the California Building and Standards Commission; certification and approval; evaluation of the Seattle and Los Angeles ordinance; support of the item as a Committee with further review to examine the risks; concern with adding alternative compliance with a staircase and setback to the zoning code; solving the issue of double staircases in smaller apartments; and clarification that the motion failed due to lack of a second.

Discussion ensued between staff and Committee Members regarding a suggestion to recommend evaluation of a four story option with a maximum of four units per floor.

Member Sayles moved to support a single-stair ordinance for Culver City at a maximum of four stories with evaluation of a zoning code amendment to allow for a second stair in the rear yard.

Additional discussion ensued between staff and Committee Members regarding adding stories above grade; type one construction at ground level; the current code; looking at risks and mitigation; consistency with modern standards; working with the Planning Department to evaluate further zoning code modifications regarding setback deviations to accommodate a second stair if necessary.

Member Spease seconded the motion.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY MEMBER SPEASE THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS SUPPORT A SINGLE-STAIR ORDINANCE FOR THE CITY UP TO FOUR STORIES AND WORK WITH THE PLANNING DEPARTMENT TO EVALUATE FURTHER ZONING CODE MODIFICATIONS REGARDING SETBACK DEVIATIONS TO ACCOMMODATE A SECOND STAIR.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, SAYLES, SPEASE
NOES: NONE
ABSENT: HENSON, WASHINGTON

Further discussion ensued between staff and Committee Members regarding agreement that the Chair would attend the City Council meeting on September 29 to present the recommendation; agreement regarding benefits to receiving more information from the Planning Department; and agreement to table the rest of Item A-3 to the next meeting pending a formal presentation from Planning.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY CHAIR DILWORTH THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS CONTINUE ITEM A-3 TO THE NEXT MEETING PENDING A FORMAL PRESENTATION FROM PLANNING ON HOUSING STREAMLINING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DILWORTH, GAGNIER, GODINEZ, GYI, SAYLES, SPEASE
NOES: NONE
ABSENT: HENSON, WASHINGTON

Discussion ensued between staff and Committee Members regarding scheduling.

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Item A-1

Appoint ACOHH Members to the follow ACOHH Subcommittees:

- . **2026 Homeless Count Subcommittee**
- . **Homeless Initiative Subcommittee**
- . **Outreach and Engagement Subcommittee**

Discussion ensued between staff and Committee Members regarding the function of the various subcommittees; time commitment; frustration with non-responsiveness of Members when staff tries to schedule subcommittee meetings; and willingness to serve.

Committee Members agreed upon the following subcommittee appointments:

2026 Homeless Count Subcommittee: Members Gagnier, Godinez, Henson, and Spease

Homeless Initiative Subcommittee: Chair Dilworth, Vice Chair Sayles and Members Henson and Spease

Outreach and Engagement Subcommittee: Chair Dilworth, Vice Chair Sayles and Members Gyi and Washington

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Item A-2

Update on the Request for Proposal to Update the City's Homeless Plan

Tevis Barnes, Housing and Human Services Director, discussed selection of Jennifer Swan to serve as consultant; the presentation to the City Council in October; and a potential presentation to the ACOHH to provide input.

Discussion ensued between staff and Committee Members regarding length of the agenda for the next meeting; a suggestion to dedicate the next meeting to Item A-3; use of the Homeless Initiative Subcommittee to meet with the

consultant and report back to the full Committee; the consultant report to the City Council regarding scope of work; identification of stakeholders; the inability of members of the public to attend subcommittee meetings; and encouragement to Members to check their City email and respond to staff regarding scheduling subcommittee meetings.

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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**

This item was heard earlier in the meeting.

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Adjournment

There being no further business, at 9:40 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on October 21, 2025.

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TEVIS BARNES

SECRETARY of the Culver City Advisory Committee on Housing
and Homelessness, Culver City, California

APPROVED

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

Date