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UNTIL APPROVED BY THE CITY COUNCIL

SPECIAL MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

December 9, 2019
5:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the special meeting of the City Council to order at 5:02 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Göran Eriksson, Vice Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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Pledge of Allegiance

The Pledge of Allegiance was led by Karlo Silbiger.

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Community Announcements by City Council Members/Information Items from Staff

Scott Bixby, Police Chief, discussed formation of the Police Chief's Advisory Panel; the Police Department's Work Plan; and he introduced Mily Huntley who is overseeing the program.

Mily Huntley, Human Resources and Equity Manager, provided information on goals of the panel; eligibility requirements to serve; and the selection process.

Discussion ensued between staff and Council Members regarding meeting frequency; time commitment; workload; examples of issues to be considered; support for transparency; appreciation to the Chief for creating the program; and a request that an additional announcement about the panel be made during the regular City Council meeting.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman discussed a petition submitted at the last meeting by Protect Culver City; people who are anti-rent protection and anti-homelessness; the importance of being included in the conversation; those who feel ignored; and the importance of outreach to the entire community.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that no correspondence had been received.

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Order of the Agenda

No changes were made.

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Public Hearing

Item PH-1

CC - PUBLIC HEARING: Introduction of an Ordinance Amending Zoning Code Section 17.400.095 as it Relates to the Standards and Requirements for Accessory Dwelling Units (ADUs) (P2019-0265-ZCA)

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC HEARING NOTICE.

Michael Allen, Current Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding AB 587; separate conveyance; the need for additional information; height limits and above garage ADUs; minimum requirements; non-habitable residential structures; residential height limits; setbacks; second story setbacks; Blair Hills; unsafe activities; property rights; specific criteria used in the carve out for the Culver Crest area; public necessity; adding density; separation; and clarification that nothing would be less restrictive than building code requirements.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Dylan Gottlieb felt that Culver City should comply with state ADU laws and not lament the loss of restrictions; discussed single family home zoning; the need for additional housing and density; wanted to see the City be a leader in creating housing supply for all; he suggested removing the stipulation that an ADU has to be 50% of the primary residence whether it is attached or not, and increasing the size of the upcoming state maximum, removing the one bedroom stipulation and increasing the usability of ADUs; and he

asked that the City focus on the goal of housing more people.

Nancy Barba discussed positive growth in the City; felt it was time to provide more opportunities for people to become Culver City residents; she wanted to see single family zoning abolished altogether; discussed single family zoning and the history of racial discrimination; she asked the City Council to go beyond the state ordinance; wanted to see the size of ADUs increased to 1500 square feet to accommodate families; she suggested eliminating the ADU to house percentage restriction; and she encouraged the City to provide incentives for affordable housing.

Kevin Lachoff suggested that a 6:00 p.m. start time was not conducive to audience participation; discussed City authority over ADUs; unfinished neighborhood design discussions across the City; issues of height, massing and setbacks; second story additions that infringe on neighboring properties; consideration of proximity to lot lines for a second story on an ADU; he asked that setbacks on new construction and second story additions to existing structures be preserved; noted the difference between conversions and adding on, and adding a 1200 square foot 2-3 bedroom house; discussed protected setback areas; imposing on neighbors and lacking affordability; and developers driving prices on existing housing stock even higher.

Jess Hass received clarification regarding height restrictions.

Jamie Wallace acknowledged the need for more housing and the theory that more housing would lower prices, but questioned how charging market rates would provide affordable housing; asked whether increased housing and density was the goal; suggested increasing density along the thoroughfares; and she asked about public/private partnerships to increase affordable housing.

Mark Lipman discussed the affordability issue; incentives for homeowners who want to build ADUs at an affordable rate; and minimum unit size in the building code.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding timing of the meetings and closed session; updates to the code to conform with state law; changing the maximum ADU size; a separate discussion of the program to subsidize units; the code update; changes made by the Planning Commission to the staff recommendation to make requirements more restrictive; state law regarding the ADU classification; Blair Hills; fire hazards; the need for a study of the area; incentivizing more housing in an acceptable format; lot splits; fourplexes; preapproved plans for ADUs and JADUs; creating opportunities to incentivize maintaining neighborhood character; different types of affordable housing; the staff recommendation vs. the Planning Commission recommendation; a suggestion to carve out the exception of four feet except when there is no direct neighboring dwelling; changing regulations; a suggestion to prohibit downzoning; recognition that the issue is still evolving; and City Council consensus to support a two foot setback if there is no immediate neighbor.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE AS AMENDED APPROVING ZONING CODE AMENDMENT P-2019-0265-ZCA AMENDING CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 - ZONING CODE SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS, TO REMOVE BARRIERS TO CURRENT STANDARDS AND IN ANTICIPATION OF NEW CALIFORNIA STATE STANDARDS FOR ACCESSORY DWELLING UNITS EFFECTIVE JANUARY 2020.

Additional discussion ensued between staff and Council Members regarding agreement that staff study Blair Hills; consideration of further exploration of AB 587 in the General Plan Process; and the work plan.

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Action Items

Item A-1

CC - Discussion and Direction Regarding Finding Related to a Citywide Seasonal Homeless Shelter Survey

Sol Blumenfeld, Community development Director, provided a summary of the material of record.

Rachel Ralston, Lesar Development Consultants, introduced Staci Nesbitt.

Staci Nesbitt, Gonzalez Goodale Architects, discussed six identified sites; size; access; utilities; and zoning.

Discussion ensued between the consultants, staff and Council Members regarding an incorrect site included in the presentation; Los Angeles TOC zoning; the new community plan prepared; and transit proximity.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Mark Lipman asked the City Council to approve the item; he reported identifying the Los Angeles site 18 months ago; discussed placement of tiny homes; prefabricated housing and safe parking; he noted the difficulty of being homeless when it rains; and he asked for emergency protocol for use of the sites while they are being studied and that safe parking be implemented to help people while getting things going.

Karlo Silbiger thanked the City Council for bringing the item forward; reported that the Committee on Homelessness had not had an opportunity to review the item or make recommendations; he discussed sensitive receptors; the importance of serving as many people as quickly as possible; safety; and whether homeless individuals are unsafe for people in R1 zones.

Disa Lindgren urged the City Council to take action to provide seasonal shelter as the weather is turning cold, and she expressed agreement with comments made by Karlo Silbiger about serving as many people as possible, as quickly as possible to meet the great need.

Discussion ensued between staff and Council Members regarding moving forward with all six sites at the same time; support for moving forward quickly; support for a safe parking opportunity on Site 1; using Site 6 for a seasonal temporary shelter; the Venice and Virginia parking lots; working with the Committee on Homelessness to identify opportunities; Site 6 and the proximity to the 405; coordination with Los Angeles city planners; potential areas of collaboration; the TOC area; Sage Parking; miniature houses; a suggestion to agendize the request to build tiny houses; Mayor Garcetti's Office of Housing Innovation; pilot programs by the California Community Foundation; funding; easing of regulations; examination of utility adjacent sites; gas; proximity of Site 1 to Ballona Creek; the Westside Health Center; the Metropolitan Water District seasonal shelter; the upcoming Westside Cities Council of Governments meeting; partnerships; strategies to address homelessness; housing opportunities; the encumbrance with redevelopment; moving forward with housing instead of parking, or in conjunction; moving quickly to provide safe parking; direction to expedite items; continued work with the Committee on Homelessness; and agreement from staff to return with additional information from the California Community Foundation.

Responding to inquiry, Staci Nesbitt, Gonzalez Goodale Architects, discussed limitations with Site 1.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 6:26 p.m., the City Council adjourned to a regular meeting on December 9, 2019 at 6:30 p.m.

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Jeremy Green
CITY CLERK of Culver City, California
Culver City, California

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California

Date: _____