

SPECIAL MEETING
OF THE PLANNING COMMISSION
CULVER CITY, CALIFORNIA

September 16, 2013
6:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order
at 6:04 p.m.

Present: Scott Wyant, Chair
Linda Smith Frost, Vice Chair
Kevin Lachoff, Commissioner
Dana Amy Sayles, Commissioner
David VonCannon, Commissioner

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Invocation/Pledge of Allegiance

The invocation as led by John Nachbar, City Manager, and the
Pledge of Allegiance was led by Mayor Cooper.

Martin Cole, Assistant City Manager/City Clerk, requested
that the Planning Commission appoint him as Secretary Pro
Tempore enabling him to take the Planning Commission
minutes.

MOVED BY COMMISSIONER LACHOFF, SECONDED BY VICE CHAIR SMITH
FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION
APPOINT MARTIN COLE TO SERVE AS SECRETARY PRO TEMPORE.

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Joint Public Comment for Items NOT on the Agenda

No speakers came forward and no cards were received.

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Receipt of Correspondence

MOVED BY COUNCILMEMBER CLARKE, SECONDED BY COUNCILMEMBER
WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL/
PLANNING COMMISSION RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF EXPO BOARD SECRETARY, JUANITA MURRY.

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Joint Action Items

Item JA-1

(1) Public Workshop and Study Session 2013-2021 Housing Element and (2) Potential Direction to Submit the Element to the State Department of Housing and Community Development

Sol Blumenfeld, Community Development Director, discussed the purpose of the workshop and study session and provided a brief overview of the material of record.

Jose Mendivil, Associate Planner, discussed the Housing Element Overview and presented the details of the draft document.

Tavis Barnes, Housing Administrator, reviewed the current inventory of programs and functions as well as numbers served, and provided an overview of the policies and programs of the Housing Element.

Jose Mendivil, Associate Planner, clarified that HCD had asked cities to maintain housing programs, including those dependent on Housing Set Aside Funds so staff proposed to keep the programs until such time when funds become available.

Responding to inquiry, Tavis Barnes, Housing Administrator, clarified that waiting lists would continue to be maintained.

Jose Mendivil, Associate Planner, discussed the Land Inventory Analysis; the Housing Element Cycle from 2008-

September 16, 2013

2013; City responsibilities; next steps; and the Housing Element timeline.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council/Planning Commission:

Christopher Patrick King questioned the number of renters vs. owners in the City.

Eleanor Osgood encouraged integration of affordable housing units into the community as she did not want to see a stratified structure of housing, and she discussed courtyard housing.

Rich Waters discussed infill housing; privacy; use of garages for storage; and he wanted to see additional affordable housing in the City.

Larry Kaufman discussed the need to address homeless issues in the City.

Discussion ensued between staff, Commissioners and Councilmembers regarding the allocation; the drop in units; the jobs/housing balance; utilizing the density bonus more efficiently; incorporating affordable housing into new developments instead of stand-alone housing; the difficulty of subsidizing affordable units; workforce housing; working with major companies that have a stake in providing affordable housing; direct subsidies; tax incentives; Culver City as the creative office center in the area; parking districts in the creative office zone; promoting creative office development; neighborhood preservation goals; neighborhood consistency vs. higher density development; neighborhood guidelines; prevailing conditions; mixed use development standards; density and community benefits; the density allowance; incorporating affordability in the mixed use ordinance; the allocation formula; Regional Housing Needs Assessment (RHNA) numbers; land capacity; building to maximum density; local input; different housing cycles; frustration with the defunding of successful programs; tools to encourage development of properties; helping the growing homeless population; clarification regarding the number of renters vs. owners in the City; the accessory dwelling unit ordinance; the Globe project; unit per lot restrictions; the Single Room

Occupancy ordinance; mixed use projects; programs to enable more affordable housing; infrastructure complaints; storm water drainage; the informal live/work pool at home; group homes; cost constraints; the home occupation ordinance; the Upward Bound program; emergency shelters in the City; the state directive to keep redevelopment programs in the document that are not funded; clarification that without tax increment there is no way to fund the programs; the Rental Assistance Program; work by the state to look at other ways to re-fund housing programs; the affordability density bonus; updating numbers; non-substantive technical edits; issues of race and ethnicity; income based determinations; ADA requirements; reasonable accommodation; disabilities and developmental disabilities; recent code amendments; the Fair Housing Council contract; response times; consistency of funding for the Rental Assistance Program; putting a human face on the loss of redevelopment funds; rent increases; clarification that rental assistance monies are leftover housing funds earmarked for 2013-2014; a suggestion to have the Finance Advisory Committee evaluate the impact of the Rental Assistance Program and make recommendations on ways to retain the program; covenants attached to buildings; affordability covenants; the Community Development Block Grant Program; the Senior Center Loan; the vetting process; multi-family guidelines; neighborhoods susceptible to change; Tilden Terrace; groups or organizations working to find funding solutions; support for ways for the City to take action and move things along; making the priorities of the City known; the Assembly and the Senate; rehabilitation vs. funding new housing; mansionization vs. smaller units; courtyard apartments; the density debate; the Homelessness Count; the institutional count; the loan from the Affordable Housing Set Aside Funds to the Redevelopment Agency; Transit Oriented Development; the Exceptional Children's Foundation Project; the density bonus program; development fees; the number of foreclosures in Culver City; the previous Housing Element in 2010; unrealistic RHNA numbers; comparisons with surrounding cities; development parameters; housing needs growth vs. employee growth; the Rental Assistance Program waiting list; the affordability gap; the mediation process; large rent increases; reductions to density and height; the workforce population; vacant land inventory in the City; the underdeveloped RMD parcels; multi-family guidelines; development along the boulevards vs. development in

September 16, 2013

neighborhoods; the CEQA portion of the process; Culver City zoning vs. Los Angeles zoning; and next steps in the process.

Councilmember O'Leary received clarification that staff recommended having the City Council consider his suggestion regarding adoption of regulatory measures for rents in the City.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY VICE CHAIR SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO SUBMIT THE DRAFT HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW/COMMENT.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO SUBMIT THE DRAFT HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW/COMMENT.

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Public Comment - Items Not on the Agenda

Martin Cole, Secretary Pro Tempore, read a comment submitted by:

Christopher Patrick King

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Items from Planning Commissioners

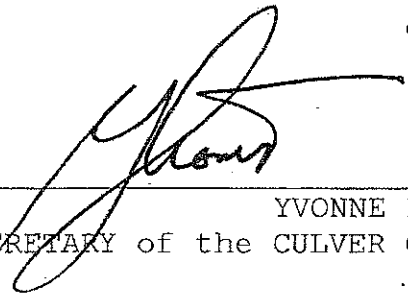
Commissioner VonCannon announced a meeting of the Tellefson Park Neighborhood Association on September 17, 2013 at the Vintage Faith Church on Emergency Preparedness.

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Adjournment

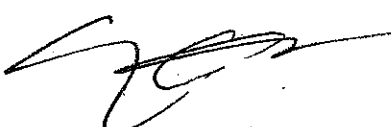
There being no further business, at 8:29 p.m., the Culver City Planning Commission adjourned in memory of Expo Board Secretary Juanita Murry to a meeting on Wednesday, September 25, 2013, at 7:00 p.m. in the Mike Balkman Council Chambers.

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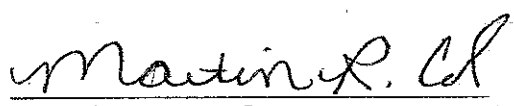
YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____



SCOTT WYANT
CHAIR of the CULVER CITY PLANNING COMMISSION
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.



Martin R. Cole
CITY CLERK

16 JAN 2014

Date