

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL

SPECIAL MEETING OF THE
CULVER CITY STANDING HOUSING
AND HOMELESSNESS SUBCOMMITTEE
OF THE CITY COUNCIL
CULVER CITY, CALIFORNIA

August 26, 2025
4:00 p.m.

Call to Order & Roll Call

The special meeting of the Standing Housing and Homelessness Subcommittee of the City Council was called to order at 4:00 p.m. in the Patio Meeting Room at City Hall and online.

Present: Bubba Fish, Council Member
Yasmine-Imani McMorris, Council Member

Staff Present: Emily Stadnicki, Current Planning Manager
Jesse Mays, Assistant City Manager
Mike Bruckner, Assistant City Manager
Shelly Wolfberg, Assistant to the City Manager
Merk Muenzer, Planning and Development Director
Gabriel Barreras, Senior Planner
Christina Burrows, Deputy City Attorney
Tevis Barnes, Housing and Human Services Director
Jeremy Bocchino, City Clerk
T'Ana Allen, Deputy City Clerk

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Pledge of Allegiance

Council Member Fish led the Pledge of Allegiance.

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Public Comment – Items NOT On The Agenda

Council Member Fish invited public comment.

The following members of the public addressed the Subcommittee:

Martin Thomasz, Livable Communities Initiative (LCI), discussed his presentation on May 14 on LCI's vision; specific zoning code amendments; single-stair reform; the actions of Los Angeles to advance an ordinance to change the City building code to all single-staircase in small mixed use buildings; hope that an ordinance could be passed before the October 1, 2025 deadline freezes code changes; goals of LCI to streamline the entitlement process to unlock housing production; support for small commercial property owners adding housing through a by-right permitting process; providing toolkits including standard plans; and streets, walkability, and mobility improvements to work in concert with housing.

Patrick Godinez asserted that additional funding sources were needed to support housing and homeless projects; discussed establishment of a Culver City Housing Trust Fund; identification of more grants; defining a grant process; previous grants denied; making necessary adjustments; competitiveness of grants; and he felt that the City had the best staff and Committee Members to get the work done.

Travis Morgan, LCI, added to comments made by Martin Tomasz; discussed the October 1 single-stair deadline; the long-running program in Seattle with zero fire deaths; the actions of other municipalities in the state of California; he indicated that LCI was available to help; and he wanted to see an actionable plan brought forward to the City Council on September 8.

Dana Sayles discussed the annual Southern California Association of Non-Profit Housing (SCANPH) Conference coming up on September 11, 2025.

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Presentations

Item P-1

Affordable Housing Tracking Presentation by Culver City Planning and Development Department

Mark Muenzer, Planning and Development Director, indicated that the item was a follow up to the meeting in May and the discussion with LCI; discussed looking at best practices of other cities and jurisdictions; appreciation for help from non-profit organizations; he provided a summary of the material of record regarding streamlining housing in Culver City; discussed single-stair construction; increased small lot density; current number of units in the pipeline; continued monitoring; plans for staff to return with data at the end of 2025 regarding administrative approvals; the requirement to hold one community meeting; modification to address neighbor concerns when possible; large projects going before the Planning Commission on August 27, 2025; density bonus incentives; the underutilized site on Washington Boulevard; inclusion of retail for community-serving uses; waivers for open space; the Park Impact Fee Study; and ADU (Accessory Dwelling Unit) ownership.

Gabe Barreras, Senior Planner, discussed state legislation; adaptive reuse; standardized plans; and additional incentives to monitor.

Discussion ensued between staff and Subcommittee Members regarding appreciation for the presentation and for transparency with the regular updates provided; the new Corporate Pointe development; more neighbors and businesses coming to Fox Hills; agendaizing SB 1033; prioritization of the time sensitive deadline; preapproved plans; support for standard intake; lowering barriers; helping people navigate the system; appreciation for the work and support of General Plan goals; and congratulations were extended for the recent award received.

Additional discussion ensued between staff and Subcommittee Members regarding monitoring state policy; appreciation for initiative in finding a way to expand possibilities for people to live in Culver City; meeting the deadline for single-stair policy by implementing an emergency ordinance; SB 1123; the

ability to split an R-1 lot and put 10 units in; sharing standard implementation plans; publicizing changes so the community can take advantage of them; communication with HCD (Housing and Community Development); community meeting requirements; practices of other area cities; examination of requirements for discretionary vs. ministerial projects to expedite housing production; the appeals process; expenses; providing a venue for people to express concern; concern with extending the process if items are appealed; administrative approval of the density bonus for the 100 Corporate Pointe project; items being considered by the Planning Commission; and the process to bring items before the full City Council.

Council Member Fish invited public comment.

The following member of the public addressed the Subcommittee:

Travis Morgan discussed diverse opinions regarding developments coming forward in Fox Hills; the number of affordable units being provided in proposed developments coming forward in Fox Hills that are more than 5 stories high; concern with the impact of projects approved in Fox Hills and discrimination; support for having more neighbors and support for more equitable distribution; and he expressed concerns with not following affirmatively fair housing laws in California.

James Richardson was called to speak but was not present in person or online.

Discussion ensued between staff and Subcommittee Members regarding disparities in affordable housing units; state density bonus law; clarification that zoning is the same for both locations; local density bonus that exceeds what the state allows; history of the community; diversity; the Housing Element process; continued concerns raised by Fox Hills residents; messaging to help neighbors understand how decisions are made; countering misinformation; the Hayden and Fox Hills Specific Plans; continuing efforts to provide education about changes happening around the region; prioritization of items; 100% affordable housing projects; ministerial approval; implementation of state law; staff time; bringing something forward as a member of staff vs. items brought forward by the City Council; impact fees waived for 100% affordable housing projects; relief waivers if a

project incorporates public-facing space; potential for reduced fees; the report from the consultants; and separate conversations for projects happening on a case-by-case basis.

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Recess/Reconvene

The Standing Housing and Homelessness Subcommittee of the City Council took a brief recess from 5:01 p.m. to 5:04 p.m.

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Item P-2

Abundant Housing Los Angeles (AHLA) Presentation by AHLA Executive Director, Azeen Khanmalek

Azeen Khanmalek, Abundant Housing Los Angeles (AHLA), provided background on the organization; discussed going above and beyond state law using ADU law to pass innovative, creative policies to fill in low density neighborhoods; appreciation for the work of Culver City to build more housing; the preponderance of single-family usage in Culver City; ADU law at the state level; adding housing without changing the look of the neighborhood; benefits of ADU housing; required approvals; things Culver City is already doing; authority to go above and beyond state law by offering more liberal policies; support for allowing more ADUs per lot; benefits to existing long-tenured homeowners; passing down generational wealth; third-party plan check and certification; speeding up entitlements; allowing flexibility for one bedroom units; SB 1123; things that other cities are doing; opportunities for new households and for local jurisdictions to stabilize finances by welcoming new neighbors; opportunities to maximize housing on smaller lots; and he indicated that he was available for questions.

Council Member Fish invited public comment.

No requests to speak were received.

Discussion ensued between Mr. Khanmalek, staff, and Subcommittee Members regarding FAR (Floor Area Ratio); AHLA support of the way Santa Monica implemented SB 1123 as being a model for the county; the important policy of proactively

allowing ADUs; height allowance; addressing development standards; current policy; state law; the inability to restrict ADUs to being affordable; length of time the Santa Monica requirements have been in place; measuring impacts; taking intentional action; best practice as it applies to legislation; ensuring changes are in alignment with goals; welcoming new neighbors; exploration of a pilot program; supporting ADU production with polices; previous meetings between staff from Culver City and Santa Monica staff; looking at the next opportunity for an update; immediately actionable items; conducting a comprehensive update to allow more housing; making changes to the code to permit more housing with SB 1123; the timeframe to bring the item back; goals of the changes; potential community interest in changing development standards; a suggestion to let the changes play out in Santa Monica and see what happens; current ADU production levels in Santa Monica; the ability to build ADUs on property subdivided under SB 1123; expansion of SB 684; bringing back discussion before bringing forward more nuanced changes; and a suggestion to review how people implement SB 1123 one year after Culver City's adoption.

Additional discussion ensued between staff and Subcommittee Members regarding improving ADU policy; expanding the number of ADUs from 3 to 5; height limits; direction for staff to review AHLA recommendations to look at what ADU changes could be possible; examination during annual changes made at the state level; subcommittee consideration before full City Council consideration to receive clarification; policy that allows expanded production and should benefit property owners; items that do not require a lot of staff time; looking at what other cities are doing; things that can be done before the annual review; and continued work with AHLA on the annual review of the ADU policy and SB 1123.

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Receipt of Correspondence

No correspondence was received.

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Consent Calendar Items

Item C-1

Approve the Minutes for the Special Meeting of May 14, 2025

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE APPROVE MINUTES FOR THE SPECIAL MEETING OF MAY 14, 2025.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Staff update on Homeless Plan Update Request for Proposal Selection

Tevis Barnes, Health and Human Services Director, provided an update on the 2018 Homeless Plan; discussed the joint meeting between the City Council and the ACOHH (Advisory Committee on Housing and Homelessness); agreement to release an RFP (Request for Proposals) to seek a vendor to help in the update of the 2018 Homeless Plan that was meant to last 5 years; achievement of most of the goals outlined in the plan; looking at how to improve current programming; incorporation of other ways to assist unhoused neighbors; an item on the September 8, 2025 City Council agenda to approve an agreement with Jennifer Cree Swan and Associates to update the Homeless Plan funded by Long-Term Solutions dollars rather than the General Fund; reasoning behind the selection of the vendor; bringing the unhoused more into the process; receipt of feedback on how to improve current programs; instruction to get feedback before going to the full City Council; the interview and rating process; and participants in the selection process.

Council Member Fish invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed the excellent work of staff on the RFP; the selection process; grant writing; participants in housing programs; working together across departments to look at a grant with the consultants acting as the lead; and support for taking stress off the Health and Human Services team.

Meg Sullivan had signed up to speak but was not present in person or online.

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Public Comment - Items NOT on the Agenda

No requests to speak were received.

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Members Requests to Agendize Future Items

None.

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Public Comment for Items NOT on the Agenda (Continued)

None.

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Items from Subcommittee Members/Staff

Discussion ensued between staff and Subcommittee Members regarding date of the next meeting; consideration of a moratorium and rent control for those impacted by immigration enforcement at the September 8 City Council meeting; the choice to use a different consultant than the one who wrote the previous Homeless Plan to get a different perspective; ensuring that Planning staff regularly attends the Subcommittee meetings; staff availability; potential discussion of a rental assistance program for people impacted by ICE raids if instructed to by the City Council; consideration of single-stair reform by the City Council;

adding a standing agenda item for Planning and Development staff to the Subcommittee agenda; and reports back on direction given.

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Adjournment

There being no further business, at 6:06 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to September 10, 2025 at 4:00 p.m.

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Jeremy Bocchino
SECRETARY of the Culver City Standing Housing and
Homelessness Subcommittee of the City Council, Culver City,
California

APPROVED

Bubba Fish
COUNCIL MEMBER, Standing Housing and Homelessness
Subcommittee of the City Council, Culver City, California