

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

March 25, 2026  
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 4:03 p.m. in the Patio Meeting Room at City Hall.

Present: Bubba Fish, Vice Mayor  
Yasmine-Imani McMorrin, Council Member

Staff Present: Mark Muenzer, Planning Director and Housing  
and Human Services Director  
Emily Stadnicki, Current Planning Manager  
Troy Evangelho, Current Planning Manager  
Shannon Louis, Rent Stabilization  
Coordinator  
Jeremy Bocchino, City Clerk

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**Pledge of Allegiance**

Council Member McMorrin led the Pledge of Allegiance.

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**Public Comment – Items NOT On The Agenda**

Council Member McMorris invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed his estimate on the amount of money spent by Housing and Human Services for 2025-2026 per participant per month at Wellness Village, Project Homekey (PHK), Paradise Inn, and Rodeway Inn; money spent on Human Services Crisis Intervention annually; number of people engaged per month; number of people on the streets; the breakdown of services; cost analysis; shifting money; and possible grant funds for outreach and mental health.

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

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**Receipt of Correspondence**

No correspondence was received.

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**Consent Calendar**

Item C-1

**Approve the Minutes for the Special Meeting of February 17, 2026**

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIS AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE APPROVE THE MINUTES FOR THE SPECIAL MEETING OF FEBRUARY 17, 2026.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Report and Discussion: Planning & Development Director:  
Administrative Approvals**

Emily Stadnicki, Current Planning Manager, presented an overview of the administrative or director-level approval process for housing and mixed-use development; discussed recent state law; actions taken in peer cities to streamline processes; the intent to encourage more housing construction at a variety of housing types and price points; the new Housing Element adopted in 2022 establishing goals, policies and programs needed to accommodate RHNA (Regional Housing Needs Assessment) numbers; approval of a comprehensive zoning code update with a provision to allow administrative approval of residential and mixed use projects up to 25 units; benefits of streamlining projects; data on utilization of Administrative Site Plan Review (ASPR) for residential development approvals with recommendations for next steps; ministerial vs. discretionary land use decisions; CEQA (California Environmental Quality Act) analysis and exemptions; administrative approvals; the ability to appeal decisions; current approval processes; housing application data; ASPR review elements; policy context; peer cities; and the staff recommendation.

Council Member McMorris invited public comment.

No requests to speak were received.

Discussion ensued between staff and Subcommittee Members regarding increased number of projects in the pipeline; support for consistency with policies of Santa Monica and West Hollywood; code compliant projects; feedback from the Uplander project on the impact of discretionary approvals on their process; appreciation for the presentation; work to monitor neighboring cities; code compliance; longer timelines with appealable processes; eliminating the appeals process; unhappiness about current intensity levels; benefit of saving staff time; decreasing costs; taking unprecedented steps to encourage housing; consequences of having any project regardless of unit count go through ministerial approval if it is code compliant; concern with elimination of required community meetings; giving medium projects an advantage vs. larger projects which typically include more land

consolidation and a higher level of expertise; feedback from developers indicating that providing certainty in the process saves time and money; removing CEQA from the process with ministerial approvals; state streamlining; things that add time to the process; benefits to feedback from the public with community meetings; the possibility of a process with a community meeting and ministerial review; the current practice of requiring community meetings for anything above two units; clarification that if the ministerial threshold is raised, a meeting would not be required; the feeling that requiring community meetings for small projects is excessive; providing options for the City Council to consider; providing a code compliant ministerial option as a recommendation with a community option to consider; the location focus vs. unit count and size; allowing staff to research and return with a recommendation; and the report to the City Council indicating the subcommittee recommendation and intent to be more in line with neighbors along with the staff recommendation.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE RECOMMEND THAT CODE COMPLIANT PROJECTS RECEIVE MINISTERIAL APPROVAL WITH AN ADDED CONSIDERATION OF A POTENTIAL REQUIREMENT FOR ONE COMMUNITY MEETING AT A CERTAIN THRESHOLD WITH STAFF INPUT.

Additional discussion ensued between staff and Subcommittee Members regarding the timeframe for City Council consideration of the item.

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Item A-2

**Report and Discussion: Interim Housing Participant Process/Feedback**

Dr. Dan Richardson, Human Services and Crisis Intervention Manager, provided a presentation on the PHK and permanent supportive housing listening session conducted on March 5; discussed the site overview; purpose of the session; feedback received from people who were document-ready but still trying to understand how the system works; key themes identified; concerns expressed related to search of residents as they come into the facility; the need for improved communication; addressing a sense of disrespect felt by residents from security staff that can lead to escalation of issues; food

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services; the LAHSA (Los Angeles Housing Services Authority) HMIS (Homeless Management Information System) Coordinated Entry System; limited availability in Service Provider Area (SPA) 5; overall concerns related to housing transition, food quality, and security; site case manager utilization; valuable insight received from resident engagement and feedback to improve programming; and key takeaways and follow up actions.

Discussion ensued between staff and Subcommittee Members regarding clarification that Urban Alchemy handles Wellness Village; addressing residents who are uncomfortable with being searched when entering the facility; authority figures; difficulty with compliance for some residents; searches for contraband; items not allowed in the facility; the sober living program; people in the program who do not have substance abuse issues; lack of searches on those involved in the Master Motel Lease program; programs without sobriety requirements vs. those that have them; the ability to use offsite; liability issues with people using onsite; higher level of searches at Exodus; resistance to stricter rules; disincentives for participating in PHK; understanding decisions made to limit certain items and the strict policies of PHK; service-resistant individuals; other sites with less restrictions; rules for the PHK program; service provider policies; rules of other agencies; neighbor and business requests that were incorporated into the rules; City rules vs. Exodus rules; funding restrictions; concern with having a resident overdose; a recent overdose on the permanent side that does not have room checks and searches; determining effectiveness of the screening; looking into a potential needle exchange or keeping Narcan onsite; room checks on the interim side; and acknowledging provider concerns.

Patrick Godinez confirmed current procedures; discussed concerns expressed; the triggering process for some individuals; and he received clarification regarding procedures at Wellness Village

Additional discussion ensued between staff and Subcommittee Members regarding event attendance; some who had expressed concerns but did not participate; and providing additional opportunities to receive feedback.

Council Member McMorris invited public comment.

The following members of the public addressed the Subcommittee:

Patrick Godinez, ACOHH Member, thanked Dr. Dan Richardson for providing the open forum to receive feedback; discussed participant issues; concerns expressed by female participants; potential reluctance for people to express concerns in a public forum; offering personal opportunities to provide feedback in a one on one situation; engagement of a third party consultant to represent participants; housing; he noted that he is document-ready and still trying to understand the process; and he questioned why he has not been coordinated or connected with LAHSA.

Ishmael Rahim provided background on himself; indicated speaking on behalf of many of the residents of the Paradise Inn where he has lived for two years; discussed inconsistencies; mold issues; the need to replace mattresses due to bed bugs; documented information; the need for clear communication; biases; respect and manners; the new Director at Urban Alchemy; providing a stipend for people who need basic health supplies for interim housing; amount of money paid to the facility per resident, per day; he reported becoming document-ready; discussed the need for a storage unit; efforts to get more people to come to the meeting; and he thanked the Subcommittee for listening and Patrick Godinez for his efforts.

Sebastian Hernandez discussed processes employed by Exodus; things that are not allowed; what is considered a weapon; items that cause a strike against residents; a prong dog collar that was not allowed; he asked for data regarding the number of times a room check has stopped an overdose or saved someone's life noting the potential for reduced frequency if they have not proved specifically beneficial; and pointed out the invasion of privacy for everyone, especially for women.

Discussion ensued between staff and Subcommittee Members regarding a request for report backs on some of the items discussed; rationale for policy choices; different rules at different sites; identification of a place where procedures for each site are compiled to allow for understanding of how things are operating; a request for another resident listening session; appreciation for the information provided by Dr. Richardson; supplemental research about other PHK and interim sites that do things differently and what results they are seeing; whether prohibition of contraband items is

leading to better outcomes; people that might not feel comfortable asking for help if they are in trouble while doing something that is not allowed; support for consistent application of the rules or understanding the rationale for the differentiation.

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Item A-3

**Discuss Renter Protection and Homelessness Prevention (RPHP) Integrated Service Model (ISM) Development to Standardize Delivery of RPHP Services**

Arames White-Shearin, Special Project Manager for Housing and Human Services, provided a summary of the material of record; noted an April 16 meeting of the COG (Council of Governments) Board on how to divvy up Measure A monies; and planned full implementation by January 2027.

Council Member McMorris invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed money received by Stay Housed LA; different programs available; opportunities; concern with being bogged down; and the health of the current administration.

Discussion ensued between staff and Subcommittee Members regarding the relationship of the new program with Stay Housed; changes at LAHSA; things that LAHSA was previously in charge of; new programs being created; questions still to be answered by the COG; amount of money needed to be contributed from the allocation to participate in the program; and it was noted that Mayor Puza serves as the COG representative.

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Item A-4

**Safe Parking LA Presentation by Matthew Tecle**

Matthew Tecle, Safe Parking LA, provided a presentation on Safe Parking LA; discussed the mission and vision of Safe Parking LA; service areas; positive housing outcomes; data regarding cost per participant; number of people served;

placement rate; number of safe nights; sanitation; on-site security; case management; and potential financial assistance.

Discussion ensued between Mr. Tecle, staff, and Subcommittee Members regarding potential partnership, and the nimble, low-cost, low-impact program.

Council Member McMorris invited public comment.

The following member of the public addressed the Subcommittee:

Patrick Godinez discussed use of the parking lot on Virginia for Safe Parking; allowing participants to use Wellness Village facilities; and appreciation for car services provided.

Discussion ensued between Mr. Tecle, staff, and Subcommittee Members regarding length of time Safe Parking has been considered by Culver City; program capacity as determined by location; a request for staff to come up with a list of potential locations; planned development of the land on Virginia in 2028; AAA (American Automobile Association) cards offered to participants; the temporary situation whereby the site is set up and torn down each night; the ability to mobilize and demobilize a site quickly; involvement of Parking Enforcement; nightly rates; operational costs; and community engagement.

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**Public Comment - Items NOT on the Agenda**

No additional requests to speak were received.

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**Items from Subcommittee Members/Staff**

Discussion ensued between staff and Subcommittee Members regarding a reminder of the joint meeting with the ACOHH (Advisory Committee on Housing and Homelessness) on April 21; the next regular Subcommittee meeting in May; the Hayden Tract; staff agreement to bring back consideration of density incentives for open space; SB (Senate Bill) 79; development standards going to the Planning Commission for consideration

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and then to the full City Council; efforts to meet the July deadline; the need to do work in-house with associated consultants; the Fox Hills Plan; and lack of an update on whether the HCD (Housing and Community Development) pro-housing designation has been awarded.

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**Adjournment**

There being no further business, at 5:49 p.m., the Standing Housing and Homelessness Subcommittee of the City Council adjourned to a special joint meeting with the Advisory Committee on Housing and Homelessness on April 21, 2026 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

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Yasmine-Imani McMorrin  
COUNCIL MEMBER, Standing Housing and Homelessness  
Subcommittee of the City Council, Culver City, California