

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

April 22, 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 7:12 p.m. in the Patio Room.

Present: Jonathan Dilworth, Vice Chair
Amy Cherness, Committee Member
Darryl Cherness, Committee Member
Emily Dibiny, Committee Member
Robert Gagnier, Committee Member
Patrick Godinez, Committee Member
Dana Sayles, Committee Member

Absent: Khin Khin Gyi, Chair
Amberly Washington, Committee Member

Staff: Christina Stoffers, Management Analyst
Brenda Diaz, Housing Assistant

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Pledge of Allegiance

Member Darryl Cherness led the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Vice Chair Jonathan Dilworth invited public comment.

The following members of the public addressed the Committee:

Michael Ainsley provided background on himself; requested

that the Committee agendaize consideration of the Livable Communities Initiative (LCI); provided background on the program; discussed the housing production program already considered in the Housing Element; willingness to present the program for further study and discussion; policies to encourage the production of 3-5 story naturally affordable housing above commercial businesses; updates to zoning, permitting, and design; addressing much needed missing-middle housing; opportunities for families to rent or own; neighborhood focus; City choice of candidates; improved street amenities; walkable communities; focusing on under-developed smaller lots on existing commercial streets; encouraging production of much-needed housing; making an impact on the housing shortage while transforming the streets; the Los Angeles City Council request that LCI be studied; amendments to the housing code in Los Angeles to allow a single stairway in multi-story buildings up to six stories; family-friendly layouts; optimization of usable space; affordable units; and incentivizing tangible and positive potential for housing production.

Discussion ensued between Mr. Ainsley, staff, and Committee Members regarding clarification on mixed-use development; examination of codes to understand what would need to be changed to allow a specific type of development on a small lot; work on a small lot ordinance by the Planning Commission and the City Council; and encouragement for Mr. Ainsley to speak with staff.

Denise Neal received clarification that the LCI program was replicable in Santa Monica.

Discussion ensued between staff and Committee Members regarding projects in the pipeline; LCI as a development type that does not fit within the code; and support for agendaizing a discussion about LCI.

Denise Neal provided background on herself; asked about consideration of teaming up with major community power players to build up air space lots of housing at TOD (Transit Oriented Development) at the Expo Line; discussed the shared border with Los Angeles; and the need for a service center for the MCT (Mobile Crisis Team) on the lot.

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Receipt of Correspondence

None.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Advisory Committee on Housing and Homelessness Meeting on February 25, 2025 and the Special Joint City Council and ACOHH Meeting on March 10, 2025

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY MEMBER PATRICK GODINEZ THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL JOINT CITY COUNCIL AND ACOHH MEETING ON MARCH 10, 2025 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHAN DILWORTH,
ROBERT GAGNIER, PATRICK GODINEZ, DANA SAYLES
NOES: NONE
ABSENT: KHIN KHIN GYI, AMBERLY WASHINGTON
ABSTAIN: EMILY DIBINY

MOVED BY MEMBER DANA SAYLES AND SECONDED BY MEMBER AMY CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE REGULAR ACOHH MEETING OF FEBRUARY 25, 2025 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHAN DILWORTH,
ROBERT GAGNIER, DANA SAYLES
NOES: NONE
ABSENT: KHIN KHIN GYI, AMBERLY WASHINGTON
ABSTAIN: EMILY DIBINY, PATRICK GODINEZ

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Approval of Minutes for the Special Joint City Council and ACOHH Meeting on April 19, 2021

MOVED BY MEMBER PATRICK GODINEZ AND SECONDED BY MEMBER DANA SAYLES THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL JOINT CITY COUNCIL AND ACOHH MEETING ON APRIL 19, 2021 AS WRITTEN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: AMY CHERNESS, DARRYL CHERNESS, JONATHAN DILWORTH,
ROBERT GAGNIER, PATRICK GODINEZ, DANA SAYLES
NOES: NONE
ABSENT: KHIN KHIN GYI, AMBERLY WASHINGTON
ABSTAIN: EMILY DIBINY

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Order of the Agenda

No changes were made.

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Action Items

**Staff Update on the Commissions, Boards, And Committees (CBC)
Application Recruitment Period**

Christina Stoffers, Management Analyst, reported that Amy Cherness and Emily Dibiny would have to reapply to continue participation in the Committee as their seats were expiring and she indicated sending directions noting that applications were due by May 12, 2025 with City Council appointments made on June 9, 2025.

Member Emily Dibiny indicated that due to an extensive travel schedule, she would not be able to reapply.

Discussion ensued between staff and Committee Members regarding the ability to make the commitment; regular terms; partial terms; the ability to reapply for four more years; recruitment; encouragement for Members to think about

encouraging those with experience to apply; and Brown Act Rules.

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Item A-2

Staff Update on the Preparation and Issuing of the Updated Homelessness Plan Request for Proposals (RFP)

Christina Stoffers, Management Analyst, discussed the RFP process and timeline for the update to the 2018 Homeless Plan.

Discussion ensued between staff and Committee Members regarding participation by the Committee in the presentation and interview process; the search for someone well-versed in homeless policy as it relates to Los Angeles County and who understands the homeless system; the vendor who worked on the 2018 Homeless Plan; final approval by the City Council; and additions from the City Council included in the RFP.

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Item A-3

Staff Update on the Mobile Crisis Team Wellness Fair, to be Held on April 23, 2025

Christina Stoffers, Management Analyst, discussed the planned Mobile Crisis Team (MCT) Wellness Fair on April 23, 2025 and invited everyone to attend.

Discussion ensued between staff and Committee Members regarding the initial plan to have a booth for the ACOHH at the Wellness Fair; the inability to coordinate participation of a staff representative at the booth; plans for next year; creation of more brochures; and participation by the Outreach Subcommittee.

Christina Stoffers, Management Analyst, presented a video promoting the MCT Wellness Fair to be held on April 23, 2025.

Additional discussion ensued between staff and Committee Members regarding distribution of the video.

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Public Comment - Items NOT on the Agenda (Continued)

Denise Neal asked to make public comment.

Christina Stoffers, Management Analyst, indicated that public comment was accepted at the beginning or the end of the meeting and had already been taken; stated that Ms. Neal had already had an opportunity to speak; and she indicated that Ms. Neal could speak at the May meeting.

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**Items from Advisory Committee on Housing and Homelessness
Members/Staff**

Discussion ensued between staff and Committee Members regarding the date of the next meeting; special events; the subcommittee; Member participation in the interview panel for the Homeless Plan Vendor; the tentative date for the interview meeting; direction to streamline initiatives given at the joint meeting; agendizing a debrief of the joint meeting; additional measures related to housing that are not about homelessness; affordable housing; Council Members who are looking for the ACOHH to provide recommendations to the City regarding policy changes, zoning code changes, and fee waivers to facilitate housing production; providing affordable housing to address homelessness; vehicles for more attainable and affordable housing; providing a place for people to go to get out of the cycle of homelessness; concern with for profit housing; and the fact that having one affordable unit in a project is not affordable housing.

Additional discussion ensued between staff and Committee Members regarding scheduling a meeting of the Outreach Subcommittee to review brochures before the May 20, 2025 meeting; the Housing Trust Fund; agendizing a discussion of providing a resource for tracking program costs to determine cost per user; inclusion in the RFP; scheduling a presentation by a national health foundation at the June meeting; a request that information be emailed to staff regarding any service providers that might want to provide a presentation to the Committee; keeping scheduling to one presentation per meeting; and the annual California Association of Affordable Housing Conference.

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Adjournment

There being no further business, at 7:52 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on May 20, 2025.

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TEVIS BARNES

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

APPROVED

Khin Khin Gyi

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