

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

January 8, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:00 p.m.

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

Absent: David VonCannon, Commissioner (excused)

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Pledge of Allegiance

The Pledge of Allegiance was led by Councilmember Clarke.

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

No speakers came forward and no cards were received.

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Public Hearings

Item PH-1

General Plan Element Amendment, GPE-P2013099 and Negative Declaration Regarding the 2013-2021 Housing Element

MOVED BY VICE CHAIR SMITH FROST AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SMITH FROST, LACHOFF, SAYLES, WYANT
NOES: NONE
ABSENT: VONCANNON

Jose Mendivil, Associate Planner, provided a summary of the material of record.

Chair Wyant invited public input.

The following member of the audience addressed the Commission:

Shireen Daytona felt that full transparency was lacking; discussed the interpretation of her letter; affordable housing and tenants' rights; concern with exclusionary housing development; the shortage of affordable housing; and she requested that the City make every effort to resolve housing issues and plan for all socioeconomic groups in the City.

Sol Blumenfeld, Community Development Director, discussed the demise of redevelopment; previous low and moderate housing funds and programs; the Comprehensive Housing Strategy approved in 2008; the Tilden Terrace and the Irving projects; the General Fund; maintaining the programs in the Housing Element; replenishment of tax increment funds; and the Low Moderate Income Housing Fund.

MOVED BY VICE CHAIR SMITH FROST AND SECONDED BY COMMISSIONER LACHOFF THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SMITH FROST, LACHOFF, SAYLES, WYANT
NOES: NONE
ABSENT: VONCANNON

Discussion ensued between staff and Commissioners regarding appreciation to staff for the work done; acknowledgement of the City's inability to assist the lower income demographic; City subsidized housing; density bonuses for lower income units; control of funding; review of the Housing Element; the pre-certification; agendaizing consideration of how to address affordable housing for the short and long term; the

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ability to provide comments to the City Council; the inability to accomplish in-depth study and still meet the deadline; work program items for the upcoming year; ways that other cities are reducing the cost of development; reducing parking requirements for affordable housing; priority processing; buy right affordable housing projects; fee reductions to help offset costs; making projects less cost and process prohibitive; and clarification that the item needs to be completed before issues can be addressed.

MOVED BY VICE CHAIR SMITH FROST AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION AND RESOLUTION NO. 2014-P001, AND RECOMMEND APPROVAL TO THE CITY COUNCIL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: SMITH FROST, LACHOFF, SAYLES, WYANT
NOES: NONE
ABSENT: VONCANNON

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Consent Calendar

No items listed.

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Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings.

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Items from Planning Commissioners

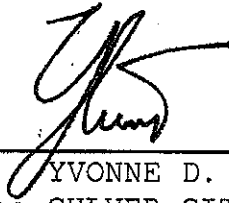
None.

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Adjournment

There being no further business, at 7:26 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 12, 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

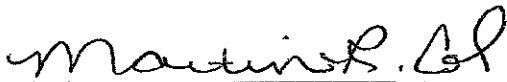
APPROVED

2/12/2014



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

27 FEB 2014
Date