

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

July 26, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Chair Daniel Behrendt called the regular meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:10 p.m. in the Patacchia Room at City Hall.

Present: Daniel Behrendt, Chair  
Bubba Fish, Vice Chair  
Amy Cherness, Committee Member  
Darryl Cherness, Committee Member  
Emily Dibiny, Committee Member  
Khin Khin Gyi, Committee Member  
Lizbeth Mendez, Committee Member  
Leonardo Wilborn, Committee Member

Absent: Rachel Feldstein, Committee Member

Staff: Tevis Barnes, Housing Programs Manager  
Christina Stoffers, Homeless Outreach Coordinator

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**The Pledge of Allegiance**

The Advisory Committee on Housing and Homelessness recited the Pledge of Allegiance.

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**Items from Staff**

Arames White, Assistant to the City Manager on Homelessness, Culver City Police Department (CCPD) Officer Thomas, and Culver City Fire Department (CCFD) Chief Kohlhepp discussed ongoing fires at Overland and Ballona Creek, and what the City is doing to address the encampments.

Discussion ensued between staff and Committee Members regarding Project Homekey; the closing of escrow on both motels in August; security and fencing; architectural design; the referral process for both interim housing and permanent supportive housing; coordination with St. Joseph Center (SJC), Exodus Recovery, Los Angeles Homeless Services Authority (LAHSA), and the Department of Health; and Committee consensus was achieved to agendize a presentation on encampments and fires at the next meeting.

Jose Nuño, SJC, discussed outreach; clients on the Project Homekey list; efforts to get people into service; service resistant individuals; people who want to get off the streets; fires; Ballona Creek; and staffing levels.

Discussion ensued between Mr. Nuño and Committee Members regarding frequency of contact; turnover of the population in the area; long-term occupants of the encampments; the vacant Mental Health Specialist position; the Substance Abuse Specialist; program referrals; efforts to get individuals into treatment; fear of participation in programs; naked homeless individuals; police response; service resistant individuals; fear; addressing issues; recent events; Committee consensus to agendize a deeper discussion of addressing incidents; and encouragement to contact the non-emergency number when issues arise that are not emergencies at (310) 829-1221.

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

Chair Daniel Behrendt invited public comment.

The following members of the public addressed the Committee:

Alejandro Larson reported witnessing upsetting incidents involving homeless individuals and discussed people who need intervention.

Elsie Pon, owner of a four-plex, questioned what rights residents had in dealing with homeless issues; asked why homeless individuals have the right to be wherever they want; discussed safety concerns; fear; new tents; unpredictability; she expressed appreciation for CCPD response; and concern with the limited ability of the City to address issues.

Martha Perez indicated that she did not feel safe in the City anymore and she discussed a woman who frequently walks around naked.

Discussion ensued between staff and Committee Members regarding clarification that the gentleman engaging in violent activity had been arrested; contact information; City response; acknowledgement of concerns voiced by residents; jurisdiction around the Creek; the Creek walk planned for July 28; providing emergency shelter; those who will not accept services; maintaining the status quo; safety issues; appreciation for the resident feedback to help inform Committee decisions; and encouragement for continued engagement.

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**Receipt of Correspondence**

None.

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**Consent Calendar**

Item C-1

**Approval of Minutes for the Special Advisory Committee on Housing and Homelessness Meeting of July 21, 2022**

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY MEMBER AMY CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS MEETING OF JULY 21, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, DIBINY, FISH, GYI,  
MENDEZ, WILBORN  
NOES: NONE  
ABSENT: FELDSTEIN

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**Order of the Agenda**

None.

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**Action Items**

Item A-1

**SUBCOMMITTEE APPOINTMENTS: Receive Nominations and Approve Recommendations:**

- **Appointments to the 2023 Homeless Count Subcommittee**
- **Appointments to the Los Angeles County Homeless Initiative Subcommittee**
- **Appointments to the Outreach and Engagement Subcommittee**

Tevis Barnes, Housing Programs Manager, provided an overview of each subcommittee; discussed Brown Act Rules; allowable subcommittee size; and duties of each subcommittee.

Discussion ensued between staff and Committee Members regarding Member interest in serving; clarification regarding the number of subcommittees and the number of open spots on subcommittees; maintenance of the existing subcommittees; duties of each subcommittee; and time commitment required.

Member Lizbeth Mendez indicated that she would need her school schedule to solidify before she would know what subcommittees she would be able to serve on.

Chair Behrendt agreed to serve on the 2023 Homeless Count Subcommittee and the LA County Homeless Initiative Subcommittee if other Members did not come forward to serve.

The Advisory Committee on Housing and Homelessness agreed upon the following subcommittee appointments:

1. 2023 Homeless Count Subcommittee: Chair Behrendt, Vice Chair Bubba Fish and Member Rachel Feldstein
2. LA County Homeless Initiative Subcommittee: Chair Behrendt, Vice Chair Bubba Fish and Members Emily Dibiny and Leonardo Wilborn
3. Outreach and Engagement Subcommittee: Members Darryl Cherness, Amy Cherness, Rachel Feldstein and Khin Khin Gyi.

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**Discussion About Pros/Cons of Safe Parking Program vs. Pallet Shelter Program. Based on Discussion, ACOHH Body Approves Program Recommendation to Take to City Council**

Discussion ensued between staff and Committee Members regarding changing people's lives vs. taking a band-aid approach; re-integrating people back into society; length of time to assemble a pallet home; costs; providing a safe place to live; different populations served by the different programs; the importance of supporting both programs, not one or the other; service resistant individuals; the high-functioning population living in their cars; making data driven decisions; the number of people living in their cars; information from the Homeless Count; delays to data provided by LAHSA (the Los Angeles Housing Services Authority); the increase in numbers of people living in tents; people who are reluctant to leave the Westside; proven success of Tiny Home Villages in the Los Angeles area; taking a more comprehensive approach; the need to address underlying mental health issues; learning to live with other people; concern with people jumping into a program when they are not ready; an article in the Los Angeles Times citing issues with Tiny Home Villages similar to those experienced with encampments; flooding; added installation costs to provide flat surfaces and drainage; ADA (Americans with Disabilities Act (ADA) compliance; security and services; support for doing both programs at the same time with wrap around services; concerns with costs; security; potential locations identified; utilities; adjacent neighbors; Youth Sports; hours of operation for Safe Parking; and clarification that strangers are not housed together in pallet housing.

Member Darryl Cherness moved to recommend that the City Council implement both Pallet Shelter and Safe Parking as they serve different populations, but if the City Council only supports one program, the Committee supports implementation of Pallet Shelters first. Member Amy Cherness seconded the motion.

Additional discussion ensued between staff and Committee Members regarding a suggestion that a preference not be expressed to the City Council unless the City Council denies support for both programs and if sufficient funding is not available, the Committee would then express a preference for

Pallet Shelter; the responsibility of the Committee to make recommendations; and clarification regarding the distinct populations served.

MOVED BY MEMBER DARRYL CHERNESS AND SECONDED BY MEMBER AMY CHRNERSS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS RECOMMEND BOTH PALLET SHELTER AND SAFE PARKING PROGRAMS TO THE CITY COUNCIL, AS BOTH PROGRAMS SERVE DIFFERENT POPULATIONS BUT IF THE CITY COUNCIL STATES THAT ONLY ONE PROGRAM CAN BE PURSUED, THEN THE COMMITTEE EXPRESSES A PREFERENCE THAT CITY STAFF PURSUE IMPLEMENTING A PALLET SHELTER PROGRAM INSTEAD OF A SAFE PARKING PROGRAM.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, FISH, GYI, MENDEZ,  
WILBORN  
NOES: DIBINY  
ABSENT: FELDSTEIN

Further discussion ensued between staff and Committee Members regarding transmission of the recommendation to the City Council and determination of priorities for the Committee Workplan.

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Item A-3

**(1) Discussion of Draft Written Report to City Council Regarding Workplans; (2) Authorize Transmittal to City Council**

Tevis Barnes, Housing Programs Manager, discussed the work plan for 2021-2022; priorities established; the retreat; progress made; and staff time.

Discussion ensued between staff and Committee Members regarding Committee consideration of each item; clarification on what has been accomplished and work still to be done; consideration of a community land trust; the Globe project; imposing a vacancy tax; priorities agreed upon as a whole; and agreement to continue the item for consideration at the August meeting.

MOVED BY MEMBER EMILY DIBINY AND SECONDED BY MEMBER DARRYL CHERNESS THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS CONTINUE ITEM A-3 TO THE AUGUST COMMITTEE MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BEHRENDT, CHERNESS, CHERNESS, DIBINY, FISH, GYI,  
MENDEZ, WILBORN

NOES: NONE

ABSENT: FELDSTEIN

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**Public Comment for Items Not on the Agenda**

None.

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

Discussion ensued between staff and Committee Members regarding Member availability and the date for the next meeting.

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**Adjournment**

There being no further business, at 9:02 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting to be held on August 23, 2022 at 7:00 p.m.

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TEVIS BARNES

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

APPROVED

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Daniel Behrendt

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.

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Jeremy Bocchino  
CITY CLERK

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Date