

Planning Commission Meeting of June 14, 2023

2 Emails/eComments

**For PH-1 – CONSIDERATION OF
CITY-INITIATED ZONING CODE
AMENDMENT P2023-0097-ZCA
AMENDING TITLE 17 ZONING
CHAPTER 17.4 00.095 RESIDENTIAL
USES - ACCESSORY DWELLING UNITS.**



MartinDelCampo, Ruth

From: noreply@granicusideas.com
Sent: Tuesday, June 13, 2023 5:40 PM
To: MartinDelCampo, Ruth
Subject: New eComment for PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting=0AMEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

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Culver City, CA

New eComment for PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting MEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

Rich Kissel submitted a new eComment.

Meeting: PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting MEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

Item: PH-1. 23-1023 PC - PUBLIC HEARING: Consideration of City-Initiated Zoning Code Amendment P2023-0097-ZCA amending Title 17 Zoning Chapter 17.400.095 Residential Uses - Accessory Dwelling Units.

eComment: I strenuously object to this resolution #2023-P003 on the basis of the elimination of the Exemption of Culver Crest an Map 4-2 . It was only a year ago that a large number of Culver Crest residents negotiated the prohibition of ADUs of any sort with the Planning Commission and the Culver City Council who voted to preserve the safety and lives of its residents. How can it be that suddenly, with no public notice or input, can you bring yourselves to change this? There is also a legal question here that the city seems to be crossing!! I live in the Mapped area and I have not been notified! The decision to prohibit ADUs in Map Area 4-2 was a no-brainer based the safety of its residents. The findings were clear that the map area is located in a state registered High Fire Severity Zone. At a time when two insurance companies decided to leave the California market and others who will not write policies in these areas, this Code Amendment makes no sense. Additionally, substandard sized streets make ingress and egress an issue for both residents and safety personnel in an emergency. Lack of off street parking will push more cars onto already crowded streets and will make the situation that more dangerous. The prohibition of ADUs in the mapped area was put there for a very, very good reason. Nothing has changed. You cannot ignore public safety, and that is exactly what this amendment does! Vote

NO on this amendment, or restore the exemption! Public safety is your responsibility! Your only responsibility! Do your job!

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MartinDelCampo, Ruth

From: noreply@granicusideas.com
Sent: Wednesday, June 14, 2023 12:13 AM
To: MartinDelCampo, Ruth
Subject: New eComment for PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting=0AMEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

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Culver City, CA

New eComment for PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting MEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

DANIEL MAYEDA submitted a new eComment.

Meeting: PLANNING COMMISSION on 2023-06-14 7:00 PM - Regular Meeting MEMBERS OF THE PUBLIC MAY ATTEND IN-PERSON OR UTILIZE THE COURTESY VIRTUAL OPTION

Item: PH-1. 23-1023 PC - PUBLIC HEARING: Consideration of City-Initiated Zoning Code Amendment P2023-0097-ZCA amending Title 17 Zoning Chapter 17.400.095 Residential Uses - Accessory Dwelling Units.

eComment: As a homeowner in the Culver Crest hillside area, I am opposed to the City approving the construction of ADUs and JADUs in the hillside zone due to danger of further densifying a very high fire hazard area with very limited ingress/egress, and substandard roads that frequently do not permit street parking or make street parking hazardous. As the Planning Commission is no doubt aware, the City spent tens of thousands of dollars on expert consultants and staff expended hundreds of person hours within the past seven or so years to study the Culver Crest area to assess whether that area should be treated differently in terms of building regulations than the flat areas of the City. As the two Reports/Memos by John Kaliski Architects found, the Crest hillside area is significantly different than the flat area of the City and should be treated differently in terms of building regulations and allowable density. For example, the October 27, 2017 Report states: <<Review of City materials indicates the eastern half of the Culver Crest neighborhood is in a "Very High Fire Hazard Severity Zone" (VHFHSZ). Other potential hazards in the Culver Crest area include the potential for liquefaction (the western portions of the neighborhood) and individual locations for potential surficial landslide hazards located in various areas across the neighborhood. Finally, mapping of the Culver Crest

neighborhood indicates that some streets and rights-of-way may be considered substandard.>> It was on this basis that—less than six years ago—the City Council banned ADU construction in the Culver Crest hillside area and adopted different building regulations for new construction to account for the dangers of hillside slippage, high fire hazard zones, and limited ingress/egress on substandard roads. Furthermore, LESS THAN ONE YEAR AGO, the City Council specifically re-affirmed the danger of densifying the Crest hillside zone when it declined to allow SB 9 projects in the High and Very High Fire Hazard Severity Zones. NOTHING HAS CHANGED TO ALLEVIATE OR MITIGATE THESE DANGERS OF DENSIFICATION OF THE CULVER CREST HILLSIDE ZONE. In fact, it is my understanding that the recent heavy rains have resulted in significant hillside erosion and landslides in the hills above the homes on Bernardo Road. This same hillside has fallen repeatedly over the past three decades, once leading to the closure--for a period of over two years--of one of the only two access roads into the Crest hillside area. Unless the City makes a finding that conditions in the Crest hillside area have dramatically changed in the past six years to now permit dense construction when it was decidedly inadvisable before, it would be arbitrary and capricious for the Planning Commission to adopt the proposed Resolution that would recommend to the City Council the elimination of the ban on ADUs in the hillside area. Finally, the proposed Resolution is based on adoption of the findings in recitation #2: <<2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City. >> Given the carefully reached findings of the City within the past six years of the dire public interest, health and safety threats that would be posed by further densification of the Culver Crest hillside areas--and the failure of the Planning Commission or other unit of the City to make express findings that are contrary to such earlier findings--the Planning Commission cannot in good faith adopt recitation #2. Therefore, to the extent that the proposed Resolution recommends that the City Council remove the ban on ADUs in the Crest hillside zone, it is defective and must be rejected. Thank you for your serious consideration of this matter of utmost public safety of the residents of the Culver Crest hillside areas. Daniel M. Mayeda

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