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CULVER CITY GENERAL PLAN ADVISORY COMMITTEE

SPECIAL MEETING OF THE
CULVER CITY GENERAL PLAN
ADVISORY COMMITTEE
CULVER CITY, CALIFORNIA

August 13, 2020
7:00 P.M.

Call To Order & Roll Call

The special meeting of the Culver City General Plan Advisory Committee (GPAC) was called to order at 7:04 P.M.

Members	Cicely Bingener, Member
Present:	Patricia Bijvoet, Member
	Peter Capone-Newton, Member
	Diana Hernandez, Member
	Scott Malsin, Member
	Ken Mand, Member
	Wally Marks, Member
	Yasmine Imani McMorrin, Vice-Chair
	David Metzler, Member
	Jeanne Min, Member
	Freddy Puza, Member
	Denice Renteria, Member
	Frances Rosenau, Chair
	Laura Stuart, Member
	Kristen Torres Pawling, Member
	Claudia Vizcarra, Member (arrived 7:10 PM)
	Jamie Wallace, Member (arrived at 7:15 PM)
Members	Paavo Monkkonen, Member
Absent:	Sierra Smith, Member
	Noah Zatz, Member
	Andrew Weissman, Member
Staff	Ashley Hefner, Advance Planning
Present:	Manager(Secretary)
	Sol Blumenfeld, Community Development
	Director
	Lisa Pangelinan, Senior Management Analyst
	Lauren Marsiglia, Associate Planner
Consultants	Eric Yurkovich, Raimi and Associates
Present:	Martin Leitner, Perkins & Will
	Carrie Latimer, Perkins & Will
	Veronica Tam, Veronica Tam & Associates

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Public Comment for Items NOT On the Agenda

Secretary Hefner invited public comment. No speakers came forward and no cards were received.

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Consent Calendar Items

Item C-1

1. APPROVAL OF MINUTES OF JUNE 30, 2020 GPAC MEETING

MOVED BY MEMBER MAND, SECONDED BY MEMBER BIJVOET AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF JUNE 30, 2020 ARE APPROVED (ABSENT MEMBERS MONKKONNEN, SMITH, ZATZ, VIZCARRA, WALLACE, AND WEISSMAN; MEMBER TORRES PAWLING ABSTAINED).

Item C-2

1. APPROVAL OF MINUTES OF JULY 9, 2020 GPAC MEETING

MOVED BY MEMBER MAND, SECONDED BY MEMBER BIJVOET AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF JULY 9, 2020 ARE APPROVED (ABSENT MEMBERS MONKKONNEN, SMITH, ZATZ, VIZCARRA, WALLACE, AND WEISSMAN; MEMBER TORRES PAWLING ABSTAINED).

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Action Items

Item A-1

1. PRESENTATION ON AND DISCUSSION OF EXISTING HOUSING, LAND USE, AND URBAN DESIGN CONDITIONS IN CULVER CITY.

Secretary Hefner introduced Eric Yurkovich to introduce the consultant team members presenting.

Eric Yurkovich introduced himself as Associate Principal at Raimi and Associates and introduced the other consultants present at the meeting, including Martin Leitner and Carrie Latimer from Perkins and Will who would discuss urban design in Culver City, and Veronica Tam from Veronica Tam and Associates who would talk about housing. Yurkovich outlined the upcoming GPAC meetings and the topics to be covered and where project is in the schedule.

Martin Leitner explained that Perkins and Will is evaluating Culver City's urban design and sharing the team's preliminary findings to get feedback and ensure that their findings align with the community's experience of the city. Leitner summarized what the team heard the community explain during engagement process: Culver City offers a small town feel, high quality of life, and is experiencing economic growth related to job growth; described Culver City's typical streets and corridors; and illustrated how large residential and commercial footprints are relative to their lots. Leitner and Latimer conducted a survey for the attendees on how their team's analysis aligned with the attendees' experiences. Of 23 respondents, most (52%) reported that the analysis somewhat aligned with their experiences, the analysis well-aligned with 43% of the attendees, and 4% never thought about the city in the way it was presented. In another survey on where the attendees saw the biggest need for change, 47% of 23 respondents said corridors, 34% said neighborhoods, 13% said industrial areas, and 6% said other.

Eric Yurkovich gave a presentation on land use; defined land use as how humans use the land in a city (e.g. for single or multifamily residential, parks, industries, offices, institutions like schools, arts and culture, retail, or hospitality); showed how these uses are spatially distributed throughout Culver City; explained that one land use unique to Culver City is the Inglewood Oil Field (IOF); summarized Culver City's existing land uses; defined mixed-use as a parcel that has more than one land use; explained that the General Plan is the city's policy tool to regulate land uses through a land use map; explained that a land use map shows the distribution and density of land uses in a city and shows the city's long-range policies for land use, not necessarily the city's current land uses; explained that the zoning code outlines the city's development criteria, standards, and guidelines for land uses including density, height, setback, parking, and unit size; explained that the Zoning Code and General Plan are required to be consistent with one another; and asked the GPAC Members and the public two discussion questions: (1) What are the most critical outcomes related to land use and community design for the General Plan? (2) What does equitable development mean to you?

Secretary Hefner opened the meeting to public comment.

Pamela Dennis stated opposition to any new restrictions on the use and square footage of her home.

Nathan Birnbaum stated that if the corridors are developed in a controlled manner consistent with city's character, it would be ideal; and suggested that prioritizing affordable housing and developing walkable neighborhoods with mixed uses that allow people to walk to shopping would both be ways to address equity issues in the city.

Jose Mendivil asked if Yurkovich could briefly talk about the city's sphere of influence. Yurkovich stated that there are existing land uses inside the city's boundaries, but the city has a larger sphere of influence in the south and east of its boundaries. Yurkovich explained that the city has power to influence how the land within its sphere of influence can be used without necessarily annexing that land.

Michael Work suggested that staff look at floor area ratios relative to parcel sizes to better understand how Culver City's land is used.

Nathan Birnbaum asked who owns the land on which the oil rigs sit and operate at IOF. Secretary Hefner and Yurkovich stated that Sentinel Peak Resources own and operate Culver City's portion of the IOF and that there is a City Council meeting on the IOF happening concurrently with this GPAC meeting, which is being recorded and will be posted on the City's website.

Discussion ensued between Members and staff about what amortization means. Secretary Hefner said staff could follow up to ensure the term is explained accurately. A Member explained that amortization means a way to phase out drilling in the oil fields and thinks the IOF is an opportunity zone for the city. A Member stated that City Council Members have previously suggested redeveloping the IOF as a park and there's an opportunity for it to be a great park, joining Kenneth Hahn State Recreation Area.

George Montgomery asked how the GPAC feels about adding mixed use in the Hayden Tract and stated that the Hayden Tract seems like a location to add the most density while also adding local workplace housing that is accessible to transit.

Nathan Birnbaum asked if the City would buy the oil field if its existing use was phased out. Secretary Hefner said staff does not have enough information to answer that question but that in some future scenario the city probably could if the IOF was amortized and the private owner was willing to sell it.

Secretary Hefner closed the public comment period and opened the discussion to the GPAC Members.

Yurkovich reminded everyone what the discussion questions were.

Discussion ensued between Members and staff on whether the State or City controls zoning. Secretary Hefner stated that the City has control over zoning unless the State or federal governments have any prohibitive regulations. Yurkovich said that the State has jurisdiction over schools.

A Member discussed Culver City's role in contributing affordable housing to the region; wants to prioritize balancing the city's quality of life; wants to maintain Hayden Tract's industrial activities as revenue generators for the city; and discussed Culver City's property taxes relative to Los Angeles.

A Member discussed the opportunity to develop Culver City in an intentional manner, including through mixed use, that maintains the city's character, supports small businesses, and allows people to move in.

A Member asked what impact land use has on the environment, what traffic could look like if the city continues developing as it is now or if it make changes, particularly in residential areas; stated that, contrary to Perkins and Will's analysis, residential areas in Culver City appear to dedicate a lot of space to automobiles; questioned whether

residential properties require such large setbacks when those spaces are underused and use a lot of water; thinks residents' affection towards Jackson Market is proof that they may be open to mixed use neighborhoods; and asked if we need to revise policies against having employees in homes if it is for a service-based job and more people are working from home.

A Member discussed how mixed use can support the city's economy, thinks Hayden tract offers an opportunity to create space not dedicated to cars since it is near two train stations; wants to repurpose public right of ways so they do not prioritize cars; thinks the city can make changes if it adds residential uses and reimagines land use; thinks there are areas in the city where added height would fit the city's character and help the city's coffers; thinks that the IOF is an opportunity zone; and wants the team to outreach to those who own property that has inconsistent zoning and land use designations which may be changed in the General Plan update process.

A Member discussed adding more housing and mixed use; the potential to further develop Bristol Parkway's one-story business parks; how many people work in Culver City but do not live in the city; the future of schools and sustaining the system; and reducing traffic and ensuring that those who work in Culver City can have option to live in the city.

A Member discussed the historical link of zoning with protecting public health (separating housing from noxious land uses); the health risks, including poor air quality, associated with having freeways and corridors in Culver City adjacent to residences; the opportunities with the Park to Playa trail and Ballona Creek as corridors; how the high cost of housing in Culver City makes single family housing luxury housing; pointed out that much of the city is dedicated to cars; and asked what equitable development means to the team.

A Member discussed accessory dwelling units (ADUs), the City's Title 17 Zoning Code; asked how the City can prepare for the possibility that the cost of living and household sizes will increase; asked if more people will work from home and how the City can promote biking; wants to promote

affordable housing and encourages the City to mandate percentage of affordable housing in development projects; predicts less retail in the future; and thinks it is important to allow people to live close to where they work.

A Member discussed the connection between housing and land use with equity; the history of designing single family residential to exclude people; discussed exchanging development rights between landowners; and sees potential to reimagine single family residential.

A Member discussed the value in preserving buildings for affordable housing because it is expensive to build new residential projects and make those housing units affordable.

A Member discussed preserving high density residential zones; the potential that commercial and residential zones offer for housing; asked if the city needs to reevaluate how much industrial space the city needs; and discussed improving street canopies and the value of preserving corridors so people can access housing.

A Member discussed balancing land use with affordable housing when considering equity; how Bristol Parkway could not adequately support added housing; and asked whether Culver City and neighboring cities are coordinating their land use plans.

A Member asked if the City is considering how to adaptively reuse commercial spaces for residential if more people work from home and asked if the city has a Transfer of Floor Area Rights (TFAR) policy.

Secretary Hefner thanked the Members for their discussion and transitioned to the presentation on housing.

Veronica Tam led a presentation on the current state of housing in Culver City; explained that the Housing Element has a shorter horizon compared to General Plan (8 years compared to 20 years); described Culver City's existing housing conditions, comparing its density with Westside cities, its availability of multifamily development with the county's, its growth compared with the county, and its median household income compared to county; explained how renters usually feel changes in the housing market more;

defined a cost burdened household as one that spends more than 30% of its income on housing; outlined the requirements for housing elements: the State is required to review it, and the City must provide a variety of housing types for all income groups to compensate for what the market does not adequately provide; discussed the constraints to housing, including market or environmental constraints and policy and zoning constraints, and explained how governments only have control over policy and zoning constraints; explained how one of the goals of existing housing law is to preserve rather than build new affordable housing; explained the relationship between the Regional Housing Needs Allocation (RHNA) and the Housing Element; explained what the RHNA is; outlined how many housing units Culver City was tentatively assigned through the RHNA process and when that number will be finalized; explained that the RHNA numbers are partly determined by access to transportation; explained that RHNA requires the City create housing for various income groups (very low income, low income, moderate income, and above moderate income); explained how those considered to be extremely low income are captured within the very low income group; outlined RHNA's requirements: that the jurisdiction must plan for their allocation of housing units per RHNA by ensuring it is financially feasible to build that housing, but is not required to build the units; explained what the State's density requirements are; explained that the City needs to identify vacant and underused sites with near-term development potential; explained that the City needs to ensure its development process and fees do not constrain housing development; outlined the how the City's existing General Plan land uses are distributed and how most of the land is allocated to low density, single family residential; explained the benefits of having a diverse housing stock; explained the State's policy goals to remove constraints for development and expand housing options; and explained the consequences of not complying with State requirements, including litigation and ineligibility for State grants.

Secretary Hefner opened the meeting to public comment.

Kevin Lachoff stated that although single family zoning may have been historically exclusionary, it should not be

eliminated as a means of reparation because it adds diversity to the housing options the city offers.

Secretary Hefner closed the public comment period and opened the discussion to the GPAC Members.

Discussion ensued between Members and staff regarding the city's progress towards meeting its RHNA allocation. Tam explained the RHNA timeline (next cycle starts June 30, 2021 and Housing Element starts October 21, 2021) and that housing units that are entitled/approved, but not yet permitted by July 1st, 2021 would be credited towards the next cycle's RHNA. Sol Blumenfeld summarized a few mixed use projects under development whose housing units will count towards RHNA and explained that other projects are too far off to make a determination.

Discussion ensued between Members and staff regarding the community's values; how most housing in Culver City is disproportionately single family and seems to limit the City's ability to meet its RHNA requirements; how to incentivize construction in the city; whether the City needs to change its zoning to meet RHNA requirements; and expressed concern about the eviction crisis related to COVID. Blumenfeld explained that the City is mandating affordable housing through actions like plans to adopt a mixed use ordinance amendment mandating inclusionary housing early fall; plans to adopt a mandatory linkage fee, which is a fee attached to commercial development, and that a linkage fee study will be completed this fall; and clarified that RHNA's purpose is not only to provide affordable housing, but also to generally encouraging housing production.

Discussion ensued between Members and staff about how many ADUs Culver City residents have built on single family lots, how many have built two ADUs since the law changed, and how many more ADUs the city can add. Blumenfeld said last year the City approved about 120 ADUs and he expects a similar number this year; explained plans to use leftover money from a redevelopment grant to get a 55-year affordability grant or a 10-year worker affordability grant to support missing middle housing; and explained the City's goal to subsidize about 43 ADUs through a program to launch

this fall, and we should expect about 100 more ADUs this year. Yurkovich explained that the next GPAC meeting will envision what adding more housing in the city might look like.

Discussion ensued between Members and staff about whether ADUs and housing in mixed use development projects count towards the RHNA number and how close the City is to meeting its RHNA numbers with its current zoning. Tam said to meet the City's RHNA, it needs a variety of housing types and ADUs play an important role, but will not automatically count towards the affordable housing stock, which is why the City is working on a subsidized ADU program.

A Member expressed gratitude that the City is working to increase affordable housing out of concern for low-income residents and skepticism that the market will serve those residents; asked whether the City plans to facilitate citywide conversations with those who may be fearful of negative stereotypes around very low-, low-, and even moderate-income housing; and wants us to be mindful of our job growth in the city.

Discussion ensued between Members and staff regarding the ability to meet the RHNA requirements under the City's current zoning, whether projects can be built to meet its RHNA requirements in a way that is consistent with the city's character, expressed concern that the city will not comply with the RHNA requirements within the timeline, and wants to preserve R-1 and R-2 residential zones. Blumenfeld thinks it is possible to meet the RHNA requirements by developing the commercial corridors based on preliminary studies; noted the many unknowns that could affect that; explained that the City can probably meet RHNA under its current zoning standards; explained how the next GPAC meeting will introduce various design possibilities to cost-effectively and efficiently build the required housing; and explained that Culver City has a streamlined and nimble permitting process.

A Member discussed RHNA; thinks mobility solutions need to come before density or be coupled with it; asked if value capture or upzoning could finance this infrastructure; and asked what other cities around country and world are doing to incentivize housing.

A Member discussed how increasing the city's density likely would not noticeably change the community character and would increase the city's inclusiveness.

Discussion ensued between Members and staff regarding concerns about equity; why the city has not had enough housing in the past; a City event at the Helms Bakery that showed how cities have changed to create livable communities; how people attach different meanings to the word character that are influenced by that person's experiences and perspectives; how we can change hearts and minds; and how to build an inclusive community. Yurkovich thanked the Member for their comment; explained how he enjoys that this work requires collaboratively addressing problems; and clarified that the City's current RHNA requirements are just for 2029 and that the General Plan will require everyone to think long term through 2045.

Secretary Hefner read a comment that Member Weissman submitted before the meeting about the need for housing, City Council's support for more housing, and evaluating political influence on the development process.

A Member compared technical changes (learning new skills) with adaptive changes and the opportunity the GPU offers for people to tell their stories and define words like community character.

Secretary Hefner thanked everyone for the discussion.

Discussion ensued between Members and staff regarding the timeline to make housing recommendations to City Council before 2021. Secretary Hefner said staff will present options to add density to the city during the next GPAC meeting. Leitner explained how the meeting's conversation will help inform potential solutions to affordable housing and explained that the Perkins and Will team will present some visuals for what these solutions may look like during the next meeting.

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Receipt of Correspondence

Secretary Hefner stated that staff received correspondence from Judi Sherman regarding the UCLA report and community engagement strategies that worked in the Fox Hills community in the past that are not reflected in the report.

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Items from Members/Staff/Consultants

Secretary Hefner reminded the GPAC that the UCLA reports that include recommendations for the GPU are available on the project website.

Secretary Hefner informed the GPAC that staff will send out a survey on Technical Advisory Committees (TACs) to the GPAC allowing Members to volunteer themselves or others to the TACs.

Discussion ensued between Members and staff about the six TAC topics and whether Members can suggest other TAC topics. Yurkovich invited GPAC Members to make recommendations so the project team can see how to wrap the topic into another TAC.

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Adjournment

There being no further business, at 9:37 PM, the General Plan Advisory Committee adjourned to a regular meeting on September 10, 2020, at 7:00 P.M.

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Ashley Hefner
SECRETARY of the Culver City General Plan Advisory Committee
Culver City, California

APPROVED _____

Frances Rosenau
CHAIR of the Culver City General Plan Advisory Committee
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 Green
CITY CLERK

Date