

REGULAR MEETING OF THE  
CULVER CITY  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

May 12, 2021  
7:00 p.m.

**Call to Order & Roll Call**

Chair Voncannon called the regular meeting of the Culver City Planning Commission to order at 7:03 p.m.

Present: David Voncannon, Chair  
Dana Sayles, Vice Chair  
Nancy Barba, Commissioner  
Ed Ogosta, Commissioner  
Andrew Reilman, Commissioner

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**Pledge of Allegiance**

Chair Voncannon led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment and indicated that no public comment had been received for Items Not on the Agenda.

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**Consent Calendar**

None.

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## **Order of the Agenda**

No changes were made.

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## **Public Hearing Items**

Item PH-1

### **PC - Presentation on and Discussion of the Housing Element Update**

Ashley Hefner Hoang, Advance Planning Manager, introduced staff and consultants; provided a presentation on the Housing Element of the General Plan Update; discussed community outreach; input received; City Council consideration of single family housing and concerns related to exclusionary housing; core values and community vision.

Veronica Tam, Housing Element Consultant, discussed the relationship between Housing and Land Use Elements; land use alternatives generated by the General Plan Advisory Committee (GPAC); the need for the Housing Element to be consistent with land use policy; preferred land use alternatives; length of the term for the Housing Element vs. the Land Use policy; the deadline to adopt the Housing Element; state review; alignment with the Regional Housing Needs Allocation (RHNA); accommodating vs. facilitating; preserving existing affordable housing; state law; Housing Element requirements; special needs populations; addressing Affirmatively Furthering Fair Housing; constraints; capacity; commitment; adequate site analysis; production during the eight year planning period; good faith efforts; and RHNA accomplishments.

Ashley Hefner Hoang, Advance Planning Manager, discussed existing housing programs; City Council approval of Housing Element Guiding Principles in April; monitoring; making adjustments to facilitate production; City Council approval of a phased approach to ensure the deadline is met; the upcoming joint meeting with the City Council; the process and timeline; the deadline; she asked for assistance distributing the Land Use Alternative Survey; discussed the Culver City Story Bank; and she provided contact information and encouraged anyone with questions or input to reach out.

Discussion ensued between staff and Commissioners regarding use of the term exclusionary housing; under-utilized sites; RHNA; funding to incentivize reaching goals; housing programs approved by the City Council; carryover projects; zoning to incentivize development of affordable housing; bonuses; program monies available through the Housing Authority; breadth of the Housing programs; repurposing buildings; working to accommodate the homeless; programming money from the former Redevelopment Agency; increasing density; figuring projects at 70-80% of the maximum; how the Land Use Element is setting the stage and looking at growth in a wholistic manner; reliance of the Housing Element on the Land Use policy; the buffer used in calculations; the Housing Element deadline; the request for an extension; other communities facing similar challenges; the compressed timeline; the affordable housing unit goal; good faith efforts; competitive funding sources; incentives; programs; whether the draft Land Use Element will be available before the draft Housing Element comes before the Commission; the preferred land use alternative; and the land use discussion as a focus of the General Plan Update.

Eric Yurkovich, with GPU consultant lead Raimi and Associates, provided background on the process to create land use alternatives; discussed public engagement; and next steps.

Additional discussion ensued between staff and Commissioners regarding the Venice parking lot; the decision to create modular units; addressing transitional housing needs quickly; entitlements; the contract with Saint Joseph; comparing the amount of money budgeted for affordable housing programs in Culver City with other cities; residual funds from the loan from the Redevelopment Agency to the City; Recognized Obligation Payment Schedule (ROPS); linkage fees; the leadership and commitment of the City to affordable housing; the Sites Inventory; clarification that there is no real penalty for not meeting housing needs; the new state law requiring by-right approval if the project includes 20% affordable housing; land use changes as part of the General Plan Update; Senate Bill 35; process and policy; the need for concrete measures; the policy coming forward in two years to address a problem that is being faced today; ensuring adequate resources, goals and process to streamline production; projects exempt from anything but administrative review; continuing to be proactive about housing programs while waiting for the General Plan Update; items that the City is

doing that are not dependent on the General Plan or zoning; commitment of the City; looking at ways to generate more funds in the community; limiting the site plan review threshold at three units or more; time and energy spent on 4, 5 and 6 unit projects; incremental development; trying to achieve numbers in a reasonable way; the fact that there are few large sites left in the city; classes defined in the government code; statistics indicating a higher cost burden, higher percentage of poverty and generally lower income for women head of households; youth engagement; work with the School District for a tactical urbanism demonstration project; Floor Area Ratio (FAR), setbacks; clarification that the Land Use Element has a map showing the density and intensity of every parcel in the city and allowable usage; residential density; non-residential FAR; components of the Zoning Code vs. components of the General Plan; unlocking opportunities to address the job and transit-rich city; and compliments to staff and the consultant on the presentation.

Chair Voncannon invited public comment.

Ruth Martin del Campo, Administrative Clerk, reported no public comment received.

Chair Voncannon reported that June would be his last meeting as a Commissioner.

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### **Receipt of Correspondence**

Ruth Martin del Campo, Administrative Clerk, indicated that no correspondence had been received.

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### **Items from Planning Commissioners/Staff**

Michael Allen, Current Planning Manager, discussed upcoming agenda items and the meeting schedule.

Ruth Martin del Campo, Administrative Clerk, reminded everyone to complete their Diversity, Equity and Inclusion Training due on May 15, 2021.

Discussion ensued between staff and Commissioners regarding Commissioners who had completed similar training through

May 12, 2021

their job; submission of completion to staff; the possibility of scheduling a Project Tour during the summer; specific components to review; and City Council interviews of Commission, Board and Committee applicants.

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**Adjournment**

There being no further business, at 8:56 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on June 9, 2021.

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SUSAN HERBERTSON  
SENIOR PLANNER of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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DAVID VONCANNON  
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.

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Jeremy Green  
CITY CLERK

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Date