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SPECIAL JOINT MEETING OF THE  
CITY COUNCIL/PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

June 23, 2021  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Fisch called the joint meeting of the City Council/Planning Commission to order at 7:03 p.m. in the Mike Balkman Chambers at City Hall via Webex.

Present: Alex Fisch, Mayor  
Daniel Lee, Vice Mayor  
Göran Eriksson, Council Member  
Yasmine-Imani McMorris, Council Member  
Albert Vera, Council Member

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

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**Pledge of Allegiance**

Mayor Fisch led the Pledge of Allegiance.

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**Community Announcements by City Council Members/Information  
Items from Staff**

Chair Voncannon indicated that this would be his final meeting and he thanked everyone he had worked with.

Council Member McMorris invited everyone to the Pride event on June 27.

Mayor Fisch thanked everyone for their interest in the meeting and asked participants to remain respectful, noting the need to arrive at a Certified Housing Element.

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**Joint Public Comment - Items Not on the Agenda**

Mayor Fisch invited public comment.

The following members of the public addressed the City Council/Planning Commission:

Jane Leonard acknowledged the excellent work of the City Clerk's Office to provide required notification; discussed limited bandwidth to engage with everyone in the community; creation of a Community Engagement Specialist position; and she asked people to be proactive, work to be informed, and sign up for govdelivery at [www.culvercity.org](http://www.culvercity.org).

Mayor Fisch encouraged people to log on to the City's website and opt into notifications.

Scott McKinlay was called to speak, but did not respond.

Jeremy Green, City Clerk, indicated that multiple speakers were signed up though Ron Bassilian's mic.

Suzanne DeBenedittis thanked the City Council for their work; discussed difficulties created by the pandemic; the Regional Housing Needs Assessment (RHNA) vs. the General Plan; embracing equity, inclusion, compassion and community; the need for more public input; climate disruption; and achieving affordable housing.

James McKinley was called to speak and it was reported that he would speak on Item A-1.

Judith Martin-Straw indicated that she thought she would be making an announcement, but would not be.

Kelli Estes was called to speak but did not respond.

Mark Salkin expressed concern with special Council meetings held over the internet; asserted that the public was being deprived of due process; and he asked that next week, the City Council go back to regular, in-person meetings.

Mark Lipman asserted that to call a special meeting and cap public comment at one minute was not democracy, but rather an autocratic power play; discussed the recent virtue signaling resolution passed by the City Council; actually addressing issues of racial and housing justice in a meaningful way; paying lip-service to the underserved; padding the status quo; concern with giving Wall Street everything they want; words and rhetoric; he questioned whether the City would fund a Direct Housing Program to end homelessness when the budget is approved on June 28; and he felt that City Council actions fell short when actually prioritizing low-income residents and people of color.

Jeremy Green, City Clerk, reported receipt of feedback that several people were having difficulty hearing the meeting.

Mayor Fisch asked the City Clerk to provide alternatives in the chat for those having difficulty.

Jeannine Wisnosky Stehlin, Culver City Neighbors United, provided background on herself; spoke representing a collective of over 1,000 people from all neighborhoods in the City who signed a petition against making changes to R1 zoning; she reminded Council Members that they ran on a platform of transparency; discussed methods of signature collection; diversity; collaboration; and she asked everyone to listen with an open mind and remember that they need to have a conversation.

Kelli Estes discussed the lawsuit filed by Southern California Hospital against the City; the need for in-person meetings and oversight of the City Council; concerning allegations; the call that went out from Abundant Housing and other activist groups soliciting speakers; and she asked that speakers disclose who they are speaking on behalf of.

Kevin Lachoff acknowledged the final meeting for Planning Commission Chair David Voncannon after 8 years of service.

Mayor Fisch received clarification that the congregate speaker had chosen to speak on Item A-1.

Jeremy Green, City Clerk, indicated that Information Technology has indicated no sound issues, and she noted that problems could be related to people participating for the first time.

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### **Receipt and Filing of Correspondence**

Mayor Fisch indicated that 559 pages of correspondence had been received.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND PLANNING COMMISSION RECEIVE AND FILE CORRESPONDENCE.

Vice Chair Sayles indicated that she had voted to accept correspondence, but had not had a chance to read all of it.

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### **Joint Public Comment - Items Not on the Agenda (Continued)**

Jeremy Green, reported that IT had clarified that there were no issues with youtube or Granicus, and she indicated that a message would be sent in the chat to attendees having issues to suggest they dial in with a separate phone.

Rashelle Zelasnik acknowledged the commitment of the City Council; discussed guiding principles; requested that no decision be made without the input from each community; she expressed support for divesting from the police in favor of other services; and she wanted to see the minimum wage raised to lift everyone up.

Cary Anderson expressed frustration with the process to be heard; discussed the inability to sign up for multiple items; different cities in the region vs. neighborhoods; the racist reputation of Culver City; and he proposed changing the name of Culver City to South Palms.

Jeremy Green, City Clerk, explained the process for signing up to speak; discussed lag time; she encouraged people to sign up early; and she indicated that the issue cited by Mr. Anderson regarding signing up to speak on multiple items was being worked on.

Freddy Puza thanked the City and staff for their support of the

first-ever Pride event in Culver City on June 27, and he discussed planned activities, encouraging those wanting more information to email [culverpride@gmail.com](mailto:culverpride@gmail.com).

Jeremy Green, City Clerk, reported that she did not see any additional speakers; she indicated that there would be an additional opportunity to speak at the end of the meeting; suggested that those having trouble viewing or listening to the meeting could access it at [culvercity.org/youtube](http://culvercity.org/youtube) or on local cable stations listed on the agenda, available at [culvercity.org/meeting](http://culvercity.org/meeting); she reported that a phone number was available for calling in; and she stated that staff was working to find a solution for everyone.

Mayor Fisch announced that in-person City Council meetings would resume soon; acknowledged the importance of the meeting; and he clarified that a decision would not be made at the current meeting.

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#### **Order of the Agenda**

Public Comment - Items Not on the Agenda was heard before and after Receipt and Filing of Correspondence.

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#### **Action Items**

Item A-1

**CC:PC - (1) Discussion of Single-Family Zoning and Addressing Exclusionary Practices; and (2) Direction to the City Manager as Deemed Appropriate**

Ashley Hefner Hoang, Advanced Planning Manager, provided a summary of the material of record.

Discussion ensued between staff, Commissioners and Council Members regarding the order of Action Items; the Council driven discussion item; having the broader discussion before looking at changes to study for the General Plan Update; concern with discussing things where broader policy objectives are at stake; handling other aspects of exclusionary zoning and Fair Housing; addressing the R1 zone during consideration of land use alternatives; effects to R1 zoning in Item A-2; the number of

cities in the United States that have chosen to upzone; case studies of certain cities that have increased zoning; concern that the 100% affordable housing overlay is not emphasized in the staff report; and studies to fund and build affordable housing.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council and Planning Commission:

Bay Grabowski indicated that his comments related to upzoning and so he wished to speak on Item A-2.

Crystal Alexander, former City Treasurer, asked that the City first do no harm; expressed concern with harming persons of color (POC); discussed the complexity of upzoning; market forces; risks; single-family homes as a wealth driver for many Americans, including POC; home equity used to start businesses; POC who have less familial wealth or connections with the banking community; and concern with eliminating options to grow.

Jamie Wallace discussed confusion with pulling items at the last minute; exclusionary zoning that keeps people out of an area; she asserted that lack of money and affordability was what was keeping people out of Culver City housing and that densification was not a solution to affordability; discussed displacement of POC and low income individuals; other cities that upzone; and existing diversity in Culver City.

Stephen Jones discussed the heat wave; climate experts; the need to systematically change the way society is organized; the importance of ending exclusionary zoning in every neighborhood without exception; environmental statistics in the General Plan Advisory Committee (GPAC) memo; drops in greenhouse gases and energy consumption if multi-family is allowed in every neighborhood; the intersection of climate and affordability; people forced to live in hotter places; and support for a 100% affordable housing overlay and significant funding to support affordable housing.

Adelaide Zimmerman discussed activists and urban planners concern with displacement tied to upzoning; opportunities for people to fall through the cracks; long-term residents pushed out by the influx of skilled people with high incomes attracted to Culver City neighborhoods close to their jobs; consequences opposite of the City Council's stated intentions; benefits to

high-income earners; and upzoning being sold with a trickle down housing effect that will not happen and does little for racial and economic disparity.

Jeannine Wisnosky Stehlin spoke representing 1,400 people who signed a petition against upzoning; asserted that the report for Item A-1 was skewed and provided little to no context; discussed the importance of racial justice; housing policy; options to create pathways to diversity and create generational wealth; the need for solutions that allow for racial equity and justice; and she stated that deregulating zoning would only encourage market rate housing built by developer speculators and do nothing to uplift people or solve racial inequities.

Bryan Sanders provided background on himself; expressed concern with actions of City Council Members; discussed political agendas; use of loaded language and accusatory statements; disregard for the will of the people; and obstructing the actual and necessary hard work of social justice.

Jeff Bossin discussed the existential threat to the uniqueness of Culver City; asserted that building multi-unit apartments would not increase equity or inclusion; discussed meeting the RHNA deadline without upzoning neighborhoods; implications that those who oppose upzoning are racist; and he asked that Council Members listen to their constituents rather than furthering their own political agendas.

Nicholas Cregor expressed opposition to eliminating R1 zoning in Culver City; discussed the magnitude of the issue; impacts to the future of Culver City; placing the issue on the ballot; concern that one Council Member could make the decision; the hillside overlay in the Upper Crest; dangers to public safety; and the need for a similar exclusion for changes to R1 zoning for the Upper Crest.

Malena Dobal-Parra provided background on herself, echoed sentiments of Jamie Wallace; acknowledged past racist practices; asserted that catering to developers would not right past wrongs; discussed the importance of a path to affordable housing; and suggested that the City look to Playa del Rey and Playa Vista for an example of upzoning.

Rose Lan was called to speak but did not respond.

Jessica Harwood was called to speak but did not respond.

Marc Bauer provided background on himself; discussed diversity in the City when he was growing up; affordability issues; the need to provide opportunity; and he felt that R1 exclusionary zoning should be eliminated.

Ronald Ostrin was called to speak but did not respond.

Jessica Harwood provided background on herself and expressed support for ending single-family zoning for affordability, diversity, and climate change reasons.

Marci Baun provided background on herself; expressed opposition to ending R1 zoning; discussed the American Dream of owning a single-family home; she felt upzoning would only help developers; and she asserted that packing in people more densely would only increase the amount of concrete which would increase heat.

Sara Hartley provided background on herself; asserted that only developers would benefit from the upzoning; discussed economics; she pointed out the City Council and the Planning department had contributed to the gentrification but not taken into account the impacts to affordability; she expressed support for affordable housing; and noted the need to get creative.

Nathana Lurvey pointed out that everyone was speaking to the R1 issue; reported listening to the Planning Commission meeting on the issue noting that the professionals were not supportive of upzoning; felt that the action was being driven by three Council Members who are not listening to the professionals; she asserted that the only academic was dismissive of the original City planners, homeowners and older people; and noted the responsibility to plant trees for the next generation.

Brad Thomson was called to speak but did not respond.

Fred Alexander was called to speak but did not respond.

Jacob Harper was called to speak but did not respond.

Joan Davidson felt the agenda item was strangely worded; discussed the history lesson that no one needs; asserted that densification was not going to achieve affordable housing; discussed providing benefits for developers; and concern that no information had been given regarding providing police, fire and infrastructure for increased numbers of residents.



Alexander Emanuele was called to speak but did not respond.

Lucille OuYang provided background on herself; discussed her reasons for moving to the City; the importance of maintaining the charm of the City; the entertainment history of the City; and she asked the City to maintain R1 zoning.

Yolanda Arias-Arena was called to speak but did not respond.

Kim Warwick provided background on herself; discussed her previous experience living in a multi-family unit; expressed opposition to changing R1 zoning; and noted the need for more thought to achieve the goals of more housing.

Mark Warwick provided background on himself; discussed zoning as a fundamental way to organize a General Plan; the need for input for zoning changes; concern with rushing to make changes; positive changes; weaponizing a point of view; the assertion that R1 is racist and exclusionary by nature; the need for additional housing and additional low income housing; and ensuring an open process that is voted upon rather than in the hands of one Council Member.

Lee Gardener asked that no action be taken until there was a plan for affordable housing; discussed bringing more people in to a small area; parking issues; maintaining neighborhood charm; felt that developers would be the beneficiaries and that affordable housing would not be created; and noted the need for adequate notice and community involvement in the decision making process.

Mary Hasse was called to speak but did not respond.

Marla Koosed provided background on herself; noted her family's experience with exclusionary housing; asserted that removing R1 as a way to mitigate past wrongs would not solve the problem of affordable housing and housing for all; she discussed consideration of an overlay zone with incentives to build Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) with large scale developments in transit areas; creating pathways for diverse community members to own homes, create general wealth and increase housing stock of all varieties; and she supported leaving R1 zones alone.

Bubba Fish provided background on himself; discussed large increases to housing prices over the past 10 years; housing supply; concerns expressed with preserving neighborhood

character; charming fourplex units; and concern with being locked out.

Floris Buckner was called to speak but did not respond.

Laura Minnix provided background on herself; discussed developers driving up home prices in single-family neighborhoods; asserted that upzoning would only make the City a bigger target for developers; she expressed support for affordable housing, but felt that elimination of single-family zoning would not achieve that goal; asked the Council to heed the petition in opposition to ending R1 zoning; and she encouraged the City Council to consider alternate housing solutions.

Traci Davis provided background on herself; urged the City Council not to eliminate R1 zoning; expressed concern that the issue had been rushed with almost no notification to residents; noted the need for community meetings; stated that the City Council was elected to work for the residents; and she asserted that there must be a better solution to affordable housing.

Ronald Ostrin provided background on himself; discussed quality of life; the rush to pass things that are not what residents want; the pandemic; the importance of outdoor areas to spend time in; losing control of the design of the City; and he expressed concern with infrastructure and the environment.

Meg Hasse echoed statements made by Jamie Wallace and Jeff Bossin; felt the staff report minimized the perspective of homeowners; expressed concern with the fast process; asserted that the staff report did not explain how affordable housing would be achieved; and she asked that R1 zoning not be eliminated.

Eileen Ahern Bruce provided background on herself; asserted that R1 neighborhoods did not reflect the diversity of the City; discussed zoning rules that create de facto racial and economic segregation; property values; providing affordable housing in a family neighborhood; and relegating people to commercial corridors and retired industrial areas.

Meghan Sahli-Wells discussed the opportunity to repair policies created to divide communities on racial lines; the unacceptable status quo; equity, economic justice, environmental and public health; she discussed market-driven housing in Culver City; and

she expressed support for the Culver City for More Homes proposal including a 100% affordable housing overlay.

Marc Bonvouloir provided background on himself; discussed exclusionary zoning; the power grab by developers and real estate agents; damage done by the proposed change; parking, traffic, density and the drought; climate change; and he asserted that those Council Members in favor of the change would be voted out.

Elias Platte-Bermeo provided background on himself; expressed support for ending exclusionary housing and changes to zoning including an affordable housing overlay and other incentives that rein in the free market; he stated that young people were underrepresented in meetings, but should not be overlooked; discussed climate benefits linked to changing zoning; and working toward a more equitable Culver City.

Margaret Guinee urged the City Council to retain R1 zoning and find other solutions to create affordable housing; discussed research on whether changing the zoning actually guarantees more affordable housing; and enacting a rent cap

Chris Tang was called to speak but did not respond.

Susie Joi Kiefer was called to speak but did not respond.

Paula Wilson provided background on herself; expressed disappointment in plans being pushed through to destroy the City; discussed low income earners and seniors being forced out; revenue needed to support directives; and concern with plans to upzone and eliminate single-family zoning.

Greg Jamrock discussed the status quo; beneficiaries of exclusionary zoning; taking the easy way out; the need to adopt a 100% affordable housing overlay; and he asserted that Culver City needed to build more affordable housing.

John DeFaria was called to speak but did not respond.

Charlie DeFaria was called to speak but did not respond.

John Wahlert observed that a Zoom meeting was being held to decide the future of the City; pointed out that the City Council took three years to discuss the Community Garden with nothing accomplished; and he asserted that the process should be slowed down.

Darcy Parsons was called to speak but did not respond.

Dorothy Rich was called to speak but was experiencing sound issues.

Jan Stewart provided background on herself; indicated that zoning did not create affordable housing; discussed benefits to developers; those who struggled to own the American Dream; she objected to the term exclusionary; and she indicated that she was against eliminating R1 zoning.

Kelli Estes asserted that the time limit to address the City Council was unacceptable; discussed past racist use of R1 zoning vs. current usage; communities of color in different areas of Los Angeles; the high cost of land and building in California; and she asserted that many people of all races choose single-family homes.

Brian McMahon provided background on himself; noted that everyone wants to preserve what they love about their neighborhoods; observed that nothing lasts forever; discussed the need for more housing; economic segregation; and he stated that eliminating R1 zoning would allow neighbors at all different socioeconomic levels to be welcomed in the City.

Tom Wilson was called to speak but did not respond.

Walter Dunn provided background on himself; asserted that eliminating R1 zoning would result in more expensive homes; discussed providing opportunities for families; the General Plan Update; and the future of the City.

Carol Inge asked that the elimination of R1 zoning not be approved due to inadequate public notice and she expressed doubt that putting three and fourplexes in her neighborhood would result in affordability.

Jack Kunhara provided background on himself; expressed opposition to upzoning; questioned how the change would create affordable housing or housing equity; and he noted the need for additional information.

Jessica Forgeng discussed the disconnect between upzoning and affordable housing; wanted to see creative ways to establish affordable housing; proposed that the City purchase lots of land

and build affordable housing; and she noted that upzoning did not guarantee affordable housing.

Travis Morgan was called to speak but did not respond.

Rebecca Holliday provided background on herself; expressed concerns with the rushed, opaque process; discussed the importance of communicating the process to all stakeholders in a transparent manner; concern with moving forward during a pandemic; those disadvantaged with the current meeting format; the intent to focus on increasing density for affordable housing, not just more housing to benefit developers; and she urged the City to consider alternative 1 and allow the time and space to move forward in a transparent process with factual analysis.

Lorri Horn provided background on her family; discussed being labeled racist by Culver City for More Homes and the City Council majority; manipulative and exclusionary practices; and she asserted that the Council was failing to be the role models needed.

Mark Herscovitz provided background on himself; asked that elimination of R1 housing not be adopted; asserted that something so important should be on the ballot, not decided online by the City Council; and he asserted that builders would just cash out and affordable housing would not be created.

Laura Terry was called to speak but did not respond.

Deanna Newell was called to speak but did not respond.

Connor Finney pointed out that those opposed to changes appear to be older and have had their housing appreciate greatly; felt the voices were unrepresentative; discussed the Los Angeles housing process; and he asked that the loudest voices not be heeded and that science be trusted.

R. Joey Handley provided background on himself; discussed the awkward process; diversity in the City; and he questioned who would profit from the proposed changes.

Gayle Haberman indicated that she supported ending single-family zoning only if it passed at the same time as strong affordable housing policies including a 100% housing overlay; discussed R2 zoning in her neighborhood; high rents and lack of affordable housing; she asserted that R2 zoning would not ensure that new

housing is affordable; and she wanted to see design standards that fit in with the existing streetscape.

Jen Carter was called to speak but did not respond.

Amy Palmer objected to the proposed changes to R1 zoning; asserted that elimination of R1 zoning would create more unaffordable housing; discussed the petition; the lack of affordability in the City; and she disagreed that more neighbors would be more fun and that fourplexes are cute.

Jared Morgan expressed support for ending exclusionary zoning with an affordable overlay and a study of ways to maximize affordable housing; discussed findings regarding the effects of exclusionary zoning on minorities; anti-racist policies; and working to make Culver City an equitable city.

Deanna Newell was called to speak but did not respond.

Linda T read a quote from former President Trump and Housing and Urban Development Secretary Ben Carson regarding making a forcible transition of neighborhoods in America; discussed democratic principles when it is on their own terms; and she thanked the Council Members who brought the time sensitive issue to the meeting.

Deanna Newell expressed opposition to the proposed elimination of R1 zoning; discussed those spinning the issue by labeling anyone that wants to preserve their home as racist; diversity in the single-family zoning of the City; and she discussed the previous uproar over mansionization.

Prisca Gloor expressed agreement with making changes to R1 zoning, but expressed concern with successfully providing more affordable housing; quoted Pearl Buck noting that the test of a civilization is how it cares for its helpless members; discussed making the City diverse and livable for all; squandered opportunity by the former City Council to build affordable housing with money from the Redevelopment Agency; the white supremacist history of the City; racist housing covenants; and she expressed support for prioritizing taking care of the City's most helpless neighbors.

Bonnie Wacker discussed red flags; pointed out that cities could not require developers to upgrade infrastructure no matter how many units are built; discussed minimal parking requirements; lack of design review or public notice or public hearing;

exemption from California Environmental Quality Act (CEQA) requirements; she emphasized that no affordable units are required; she proposed converting underused commercial developments for affordable housing; and she noted that retirees that have no access to these meetings are being excluded.

Allison Kendall provided background on herself; discussed her frustration with the process of developing homes on her lot for her children; current parking and design standards; and she asked the City to review their standards.

David Stout was called to speak but did not respond.

Simon Johnson indicated that more housing was needed in Culver City; discussed the current trajectory of housing costs; exclusionary zoning; people being forced out through housing policies; and he asked that zoning be opened up so that the younger generation would be able to find housing.

Kevin Lachoff indicated that he would prefer to speak under Item A-2.

Ron Bassilian asserted that an affordable overlay would result in lax zoning laws; discussed benefits to developers; use of loaded language; three Council Members who will vote for upzoning; the process for rent control; the current proposed action that will affect the entire City; suggested a midnight ending, noting the number of people who already had to leave the meeting; and he pointed out that Mayor Fisch and Vice Mayor Lee would be up for re-election next year.

Joann Dodd was called to speak but had left the meeting.

Bill Gallagher expressed opposition to the proposed elimination of R1 zoning; indicated that he did not see the connection with providing affordable housing; and he felt there were better ways to meet state requirements for affordable units.

Tim Bayley provided background on himself; asked that the pejorative term of exclusionary be removed from the conversation; and he discussed diminishing property values by the proposed solution.

Darcy Parsons provided background on herself; discussed diversity; expressed opposition to removing R1 zoning; felt there were other ways to address the affordable housing issue; and offered to help create affordable solutions.

Max Gabl was called to speak but was not present in the meeting.

Brett Barker was called to speak but was not present in the meeting.

Jordan was called to speak but was not present in the meeting

Chris Tang discussed efforts to contact Council Members and thanked Council Member Eriksson for his response; expressed concern with the use of the term exclusionary zoning; asked that the government not intentionally mislead people in order to further their goals; and he expressed opposition to the elimination of R1 zoning.

Richard Glaser expressed concern with not being heard; discussed the forgone conclusion of the issue; lack of proper notice; lies being spread about the result of actions taken; and he expressed hope that residents would be able to make their voices heard at the next election.

Anut Tarn expressed opposition to upzoning.

Harlan Dorin was called to speak but did not respond.

Suddhasttwa Bose was called to speak but did not respond.

Bogdan Tomalevski was called to speak but did not respond.

Karen Kuo was called to speak but did not respond.

Michael Clemente was called to speak but did not respond.

Diane Bulgatz expressed sadness at listening to the proceedings; provided background on herself; discussed diversity increased traffic with additional housing; the upcoming Jefferson project; affordable housing; and she expressed opposition to changing R1 zoning.

Suddhasttwa Bose discussed impacts of the decision; the divisive issue; the need for better notification for consequential issues; transparency; asked to delay the decision and potentially have the issue decided with an election; expressed concern with handing the City over to developers who do not honor the best interests of the City; and expressed concern that the City would turn into the next Playa Vista or Palms as that is where the money is.



Jorge Sandoval was called to speak but did not respond.

Martin Zisner was called to speak but did not respond.

Zennon Ulyate-Crow provided background on himself; discussed changes in home prices in the City; salaries vs. home prices; the lack of fairness in the process; those who have theirs and don't care about others; the climate emergency; the need to change zoning in order to survive; and he indicated that he had no sympathy for the old arguments.

Kimberly Ferguson asked that the City engage with the entire community and provide input before finalizing a plan; she recommended no action to change R1 zoning; discussed better incentives for "Mom and Pop" landlords to keep renting affordable; re-working commercial corridors to allow residential above retail use; repurposing commercial for mixed use; requiring an affordable overlay; providing equitable and low income housing; statewide changes to zoning; and the ability to meet RHNA numbers.

Donald Mann was called to speak but did not respond.

Karen Hilsberg was called to speak but did not respond.

Kate Ainslie, Culver City for More Homes, provided background on herself, clarified that no one was talking about tearing down single-family homes; discussed making building smaller homes more affordable; burdensome City requirements that make building fourplexes infeasible; meeting the reality of the future; and she asserted that the process had not been rushed.

Scott Lara provided background on himself; acknowledged frustration with affordability; asserted that those who think upzoning would make homes more affordable were mistaken; discussed R1 homes torn down and replaced with luxury townhouses; traffic and parking issues; the lack of affordable housing; concern with making permanent changes; he pointed out that state law makes it easy to upzone, but hard to downzone; and he suggested that the City put the matter to a vote of residents.

Jody Reichel discussed the previous extensive conversation regarding McMansions; the current rushed process to eliminate R1 zoning; concern with necessary infrastructure to support changes; traffic; parking; schools; destroying the character of

the City; and cited Playa del Rey as an example of increased housing with no affordability created.

Doug Smith was called to speak but did not respond.

Linda Chism was called to speak but did not respond.

Dylan Gottlieb provided background on himself; expressed support for ending exclusionary zoning and allowing others to live in Culver City; proposed starting research to identify funding sources; and wanted to see an affordable housing overlay adopted with a study of incentives to maximize production of affordable housing in Culver City.

Andrea Schainen provided background on herself; indicated that she was not afraid of change; asked about state requirements; RHNA numbers; and questioned why the area around Carlson Park was being targeted for the largest infill development.

Roberta Malmgren was called to speak but did not respond.

Angela Campbell was called to speak but did not respond.

Holly Conners was called to speak but did not respond.

Joel Falter was called to speak but did not respond.

Robert Gray provided background on himself; discussed the pandemic; community involvement; meetings; drastic affects to the neighborhoods; noted more notice for other, less consequential issues; he asked that a decision be delayed until additional community involvement is possible; and he asserted that adding more housing would not create affordable housing.

Galya Rees was called to speak but did not respond.

David Wheatley was called to speak but did not respond.

Randy Shaw was called to speak but did not respond.

Thomas Meloth provided background on himself; discussed property values; his efforts to own a house; work to keep the City great and build the schools; and he resented being called a NIMBY (Not In My Back Yard) and a racist.

Khin Khin Gyi provided background on herself; discussed the inability of issues of homelessness and housing inequities

created over decades to be eliminated by removing single-family zoning; the need for multi-factorial solutions; repurposing vacant commercial lots; AB 2345; density bonuses for low-income housing; and she encouraged creating solutions.

Tammy Wan thanked the City for their efforts and implored the City to support democracy and put issues pertaining to zoning changes to a public vote.

Leah Pressman was called to speak but did not respond.

Patrick Meighan expressed support for ending exclusionary zoning with a 100% City-wide affordable overlay; discussed organization by people of privilege to exclude others; and he cited the benefits of using privilege to welcome new neighbors.

Amy Thiel provided background on herself; asked that exclusionary zoning be ended with creation of a 100% affordable housing overlay citywide; discussed people who need housing; townhouses in walkable neighborhoods; retreating in fear of other people; and she asked that the City say yes to building housing in neighborhoods rather than on busy thoroughfares.

Paulette Benson provided background on herself; discussed maintaining R1 zoning; concern that changes would only benefit developers; changes to neighborhoods; and making housing more unaffordable.

Disa Lindgren, Culver City for More Homes, provided background on herself; discussed positive changes in the City; new residents; providing opportunities for others; and she welcomed more neighbors.

Brian Tjomsland was called to speak but did not respond.

Suzanne Debeneditis provided background on herself; asked that the City slow down and get things right; discussed the lack of significant data or peer review; inconclusive studies; RHNA numbers; and the need to address homelessness and affordability.

Benjamin Burud expressed opposition to the City Council actively hurting homeowners and residents that have invested in the community in order to cater to affluent white-collar renters who do not live in the City yet; discussed the target number of housing units to be added vs. for those of average California cities; he asked how increases to traffic, parking and school

enrollment would be addressed; and expressed concern with City Council advocacy for new residents over existing residents.

Angela Arnold provided background on herself; expressed support for upzoning with an affordable housing overlay and design standards that match the feel of neighborhoods; she said Yes In My Back Yard (YIMBY); felt the community would benefit from a debate; noted that one-sided arguments over-simplify the complexity of the issue; discussed silence from those unsure of the issue; and the need to educate the community on what the future of Culver City could look like.

Michael Martin provided background on himself; noted that inclusivity and density are not the same issue; discussed market forces; affordability as a regulatory issue; rent control to create affordability; the complicated issue; the need for further study; his personal involvement in densifying the community; and asserted that changing the R1 zone would not address affordability.

Douglas Campbell provided background on himself; suggested removing permit parking as a way to understand the effects of density; discussed shoddy information provided by the City Council; reducing homeowners to racists, exclusionary and ancient; changes to R1 zoning; eminent domain; and handing housing over to developers.

Denise Pierre was called to speak but did not respond.

Michelle Weiner stated that she had learned a lot from the staff report; noted that President Biden was in favor of ending exclusionary zoning; wanted to see a 100% affordable housing overlay; discussed repurposing existing buildings; design guidelines; and LEED (Leadership in Energy and Environmental Design) building requirements.

Andrew Yamamoto discussed the need to address affordable housing units by using vacant land or unused commercial property; CEQA compliance; and questioned whether taking away R1 would violate rights under the state and federal Constitution to due process.

Jeff Nadel was called to speak but did not respond.

Raaj Shankla provided background on himself; indicated that he stood to make a lot of money from upzoning, but opposed it as it will not provide affordable or equitable housing; discussed a recent single-family home torn down to build two on a lot;

lot prices; replacement housing; and, responding to inquiry from Mayor Fisch discussed the price of the single-family home vs. the two homes built, the difficulty of building fourplexes in the City due to lot size, and work with fourplex developers.

Jocelyn Francis was called to speak but did not respond.

Jeff Jeffries was called to speak but did not respond.

Rich Waters was called to speak but did not respond.

Gary Guthman provided background on himself; expressed support for the end of single-family zoning; acknowledged concerns; discussed the housing crisis; and expressed support for the housing overlay.

Nathan Birnbaum was called to speak but did not respond.

Scot Kelly was called to speak but did not respond.

Ann Ward provided background on herself; discussed the GPAC guide; effects of the pandemic; the trend of online shopping, working at home and ordering from restaurants; empty space on the corridors; better utilization of retail spaces; infill development; environmental issues; expressed agreement with statements made by Raaj Shakla; she felt that elimination of R1 would not create affordable housing; and expressed resentment with the label being put on those who want to retain R1 zoning.

John Derevlany provided background on himself; expressed opposition to the proposed elimination of R1 zoning; discussed popularity of the City; take over by the developers; more people and housing, but less neighbors; and increased prices.

Arthur Lipman provided background on himself; agreed with the importance of issues to be addressed, but disagreed with proposed solutions that he felt would not achieve the stated goals; expressed concern with divisiveness in language used; the need for open discussion and leadership from the City Council; and he expressed support for Culver City Neighbors United.

LuAnne Chang expressed opposition to the proposed elimination of R1 zoning and defunding the police; indicated that she was making contributions to organizations that support her point of view; she encouraged everyone to become more aware politically;

and expressed concern with the format of the way changes are occurring that exclude her neighbors who are not tech savvy.

Lisa Miller was called to speak but did not respond.

Stacey Horn-Bostel provided background on herself; expressed opposition to the elimination of single-family zoning; concern with making permanent changes and the inability of neighborhoods to handle the necessary infrastructure; discussed being surrounded by 6-8 units on either side of her home; parking; trash; access; and she asked the City Council to consider the matter seriously.

David Haake provided background on himself; spoke in support for updating zoning laws to allow for a more inclusive and affordable community; indicated that neighborhoods would not be forced to change, but changes would allow the community to grow by allowing dense, urban housing; discussed global warming; transportation; lengthy commutes; and urban sprawl.

Greg Maron provided background on himself; discussed diverse housing in his neighborhood; resistance to change; he encouraged the City to end exclusionary zoning and adopt an affordable housing overlay; and he indicated that he and his neighbors supported the City Council.

Robin Turner provided background on herself noting that she had served on the Planning Commission; expressed opposition to the proposed changes; indicated that she would love to live in Beverly Hills, but cannot afford it; felt that people needed to work hard to get a home; and asserted that staff had not done a good job with the staff report.

Ruth Ann Arbuckle was called to speak but did not respond.

Megan Oddsen Goodwin provided background on herself; expressed support for ending exclusionary housing; discussed the importance of looking past privilege toward the needs of others and the needs of the City to create a more inclusive and equitable place to live; she asked the City Council to adopt a land use alternative to end exclusionary housing as well as a 100% affordable overlay with research into incentives and funding options; she questioned what people were trying to protect; discussed comfort; sacrifice; and what others face.

Steve Seigel provided background on himself; asserted that a City-wide vote on R1 zoning and a 100% affordable overlay was

needed; asked each City Council Member to acknowledge that speakers were 80-90% opposed to elimination of single-family homes; noted that several Council Members had won their seats by a few hundred votes, meaning that there was no mandate; he stated that residents clearly wanted a vote; asserted that there was no exclusionary housing, the country runs on merit and is fair; stated that affordable housing is subsidized housing; and he questioned why it was necessary to pay for people to live in the City.

Sean Baryzel provided background on himself; expressed concern with the attitude of Vice Mayor Lee; discussed diversity; and commercial real estate.

Adam Abrams asserted that affordable housing was too important to be left to the whims of developers and the vagaries of the market; discussed the trickle-down policy of upzoning; ineffectiveness of the proposed affordable housing overlay that would produce nominally below-market housing; environmental impacts; infrastructure; lax restrictions; mega-developments; failure to follow-through with promises; and lack of enforcement.

Renee and Dora Rivas were called to speak but did not respond.

Dr. Kelly Kent discussed racist comments; intent vs. impact; historically marginalized members of the community; exclusionary zoning policies; and she encouraged the City Council and Planning Commission to move forward to eliminate R1 zoning City-wide and present current and future work on affordable housing.

Anthony Rizzo provided background on himself; asserted that he was never restricted from purchasing his home; discussed people of color living in single-family residential; he took issue with the phrase exclusionary housing as a smear and a dishonest means to upzone and take property rights; he asserted that the proposed action would disenfranchise the same people they are claiming to help; and acknowledged the good intentions, but felt they had been blinded from the truth.

Larry Brownstein was called to speak but did not respond.

Deepa Makhija was called to speak but did not respond.

Mary Daval provided background on herself; asked that the City adopt the land use policy with inclusionary zoning and an

affordable housing overlay; and order a study of incentives to maximize housing production and City funding sources for affordable housing development including a community land trust.

Vincent Hartung provided background on himself; discussed racism; discrimination; the Fair Housing Act; zoning as a land management tool; consequences of removing R1 zoning; and he indicated that he did not want to see Culver City overbuilt with empty and expensive high density housing.

Howard Cogan was called to speak but did not respond.

Dean LaTona was called to speak but did not respond.

Jay Nager was called to speak but did not respond.

M Banks provided background on herself; expressed opposition to the elimination of R1 housing; felt that other options should be explored; and she expressed concern with getting pushed out of her house with eminent domain.

Mara Bushansky was called to speak but did not respond.

Cindy Bailey was called to speak but did not respond.

Jerard Wright was called to speak but did not respond.

Eric Ferkel was called to speak but did not respond.

Jason Groves discussed the current ADU boom; relaxed zoning ordinances; use of ADUs as guest quarters or offices; the fact that housing has not been generated by relaxing standards; felt that homeowners were owed a bit more disclosure; and he hoped there would be a chance to vote on the issue.

Gary Hall was called to speak but did not respond.

Kristen Torres Pawling provided background on herself noting that she is a member of the GPAC; expressed support for the elimination of exclusionary zoning with an affordable housing overlay; she indicated that she supported alternative 3 in Item A-2; discussed attending the recent California Community Foundation Workshop; racial equity; the legacy of policy choices; the history of segregation; and the need for a slate of policies to end exclusionary zoning.



Mark Lipman asserted that results must match the rhetoric; noted luxury housing is not affordable, nor provides racial justice; discussed the lack of reparations for discriminatory housing policies; benefits for the higher tax brackets; options to meet the RHNA mandate without upzoning; predetermined conclusions from Wall Street hucksters without examining real solutions; he noted that if the plan cannot hold up to public scrutiny, it is not a good plan; noted the incompatibility of upzoning with community land trusts and 100% affordable overlay zones; he quoted Randy Shaw on opposition to affordable overlay zones; discussed holding major corporations financially accountable; and he indicated that he and Mayor Fisch had agreed to a one on one debate about the issue with a neutral third party to host it.

Ruth Martin del Campo, Administrative Clerk, indicated that Mr. Lipman had a minute ceded to him from Tom Camarella.

Rachelle Zelaznik discussed intellectual dishonesty; false equivalencies; the history of redlining in the country deemed illegal by the Supreme Court; diversity in Culver City; necessary work to right past wrongs; she noted that the ordinance change would not have any material impact in achieving stated goals; discussed flooding the market with market rate housing rather than providing affordable housing; ways to address issues; and she proposed holding Town Hall meetings in all neighborhoods to let the community decide how to move forward equitably.

Mahdi Manji, Inner City Law Center, provided background on the organization; discussed homelessness; protecting low-income residents; effects to surrounding areas; and the need to build housing, create a rent stabilization ordinance and a local inclusionary zoning ordinance, provide all-affordable housing developments, create an incentive program and a density bonus program, and increase the amount of land zoned for multi-family housing.

Nina Harvey expressed support for adding neighbors and for allowing friends and peers the opportunity to own a home in Culver City.

Ano Odisho provided background on himself and his family; asserted that not enough housing had been built; noted that the American Dream was not a home, but a better life for their family; discussed single-family zoning as physically excluding the number of people who can live closer to good jobs and

schools; policies that make lives harder; he asserted that public input was the election; and he asked that the City Council eliminate single-family zoning.

Kyla Patterson, Southwest Regional Council of Carpenters, provided background on himself; asserted that the City should require use of a locally trained workforce; discussed the General Plan Update; reducing construction related impacts while benefitting the local economy; and noted the importance of jobs, wages and benefits to the community.

Stephanie Gilgar provided background on herself; stated that the process did not feel progressive and was excluding many constituents; discussed the need for more debate on the item; the feeling that more affordable housing would not be created; and she indicated that high rents would not create increased equity.

Julie Hammons expressed support for adopting land use alternatives to end exclusionary zoning; acknowledged the complicated and divisive issue; expressed pride in the Council for taking steps to right wrongs of the City's past and move toward racial and social justice; and tactics to keep low income families out of neighborhoods.

Louis Mirante expressed support for upzoning R1 areas and the affordable housing overlay; discussed Culver City as a leader in the region; he asserted that 70-80% of people in California and in Los Angeles want more homes.

Cameron Spencer provided background on herself; indicated that it was hard for senior citizens to attend meetings on Zoom; discussed her experience with the process; a single-family home torn down to make way for a four-unit multiplex that did not result in affordable housing; and she discussed diversity in the City.

Nathan Birnbaum was called to speak but did not respond.

Eric Rudin provided background on himself and encouraged the City to incorporate language referring to those with disabilities; proposed that the City Council read the zoning code; and he noted that years of racism would not be undone by eliminating single-family homes.

Jeremy Green, City Clerk, indicated that those who had written in the chat would be called.

Tom Wilson was called to speak but did not respond.

Ruth Martin del Campo, Administrative Clerk, translated for Maria Lopez who spoke in Spanish and provided background on herself noting that she is an immigrant and has lived in the City for many years; was able to buy a house in the City; and she did not agree with being called a racist.

Cara Giallanza expressed opposition to ending R1 zoning; indicated that she lives on a densely populated, diverse street; she asked what happened to Section 8 housing; discussed parking issues; felt the issue had not been thought through; asserted that the change would result in developer land grabs; and she stated that whatever is built would be more expensive than what already exists.

Jared Yeager provided background on himself; discussed the well-meaning City Council, eager to move forward without planning accordingly; the need for full community engagement and research into the best solution; setting the standard for other cities to follow; taking the time to do things right; and he proposed putting the item up for a City vote.

Mara Bushansky provided background on herself; felt that the City was becoming less diverse when it comes to housing; she questioned how things would become more equitable by taking away R1 zoning; discussed developers with deep pockets outbidding people who want a home; and she asked the City to seek more community input and research other solutions.

Tom Wilson provided background on himself; expressed opposition to the revision to R1 zoning, as rather than creating low-income housing, it would allow developers to create small, equally expensive housing; discussed overtaxing City infrastructure; degrading the City culture; and he encouraged those who feel the City is racist to take a walk downtown on a Friday night.

Daniel Mayeda discussed different building regulations for the Crest Hillside area and he implored the City Council not to change regulations in the Crest as eliminating regulations would put everyone in danger.

Amy Penchansky expressed opposition to eliminating R1 zoning; discussed the lack of information made available; pitching in-person events while continuing to hold Council meetings online; concern with leaving people out who have built the City;

restoring transparency; the Pledge of Allegiance; government solutions; and a merit based society.

Bitania Beniaim, POC for Change, spoke in support of demands from Culver City for More Homes, discussed those who have spoken indicating that exclusionary zoning is not a real thing; housing segregation; old white homeowners who want to keep their community the same; she asserted that having diverse schools due to permits is not the same as having a diverse City; noted the need to build affordable housing to create an equitable and diverse community; support for young people and the BIPOC working class; and she wanted to see the City adopt land use alternatives to end exclusionary zoning and adopt an affordable housing overlay.

Cindy Bailey was called to speak but did not respond.

David Metzler provided background on himself; discussed creation of affordable housing in Culver City; the need for creative funding strategies; parking maximums rather than minimums; the need for transit mobility improvements and more modern ideas for policy development; he asserted that changing zoning alone would accelerate the increase in housing costs; and noted the need for more policy levels to reach RHNA numbers and affordability goals.

Cary Anderson discussed conversions of multi-units into single-family homes and his experiences renting and owning property.

Anne Schwartz was called to speak but did not respond.

James MacGaffey expressed support for changing zoning laws with an affordable housing overlay; thanked Council Members for their leadership; noted the difficult, complicated problem; provided background on himself; and he wanted the City to be made affordable.

Iain Gulin was baffled as to how eliminating R1 zoning would be an efficient and effective method to create more inclusive affordable housing stock; he discussed fundamental urban economics; the mandate to maintain and improve the quality of life; high-priced speculative developments; he asserted that upzoning would create expensive condos and apartments while only minimally increasing housing stock for marginalized demographics; and he asked that the City Council not move forward with rezoning single-family lots.

Ruthann Arbuckle provided background on herself; expressed concern with being pushed out of the City; discussed high housing costs; and she asked that a land use alternative be adopted that ends exclusionary housing.

Jennifer Arrow expressed support for upzoning; discussed surrendering car culture; gridlock; waiting for others to fix the system; climate change; mass transit; densely-built walkable and bikeable neighborhoods; the need for a complete restructuring of society; and moving toward a future that will save lives and improve the quality of life.

Matthew Stevens expressed support for efforts to realize more housing opportunities in the City; noted that single-family homes would not be banned; discussed recognizing that not many people can afford single-family homes anymore; providing more options; those who bought homes a long time ago; median home value; and he thanked the City for their leadership on housing.

Howard Cogan discussed problematic political messaging; the monetary problem; the job of the City Council to zone the City and make it livable; and he asked that R1 zoning be kept as changing that would not solve the problem.

Julie Schatz provided background on herself; discussed diversity; and she expressed fear of opportunistic developers and investors.

Ken Palmer provided background on himself; discussed teachers who are not able to live in Culver City; barriers that exist all over the country; zoning changes made in other cities that have grossly favored developers; the need for additional community involvement; and he asked that the City Council heed the 1,400 signatures on the petition asking that R1 zoning not be changed.

Paavo Monkkonen provided background on himself; expressed support for the plan to end exclusionary zoning and create opportunities for affordable housing in all Culver City neighborhoods; and addressing environmental concerns.

Philip Lelyveld discussed the Mayor's opposition to mailing notice of the meeting and his reference to prior opportunities for public education and comment on the General Plan; generous assistance by City staff in obtaining information on actual public input; impacts of the proposed plan on all residents; the amount of public comment received; number of votes for

Council elections; the amount of outreach for City Council elections; and he felt the matter should be up for a public vote.

Reverend Heidi Worthen Gamble provided background on herself; discussed making affordable housing right; the need to address exclusionary zoning; and instruction from the Southern California Association of Governments (SCAG) on the number of homes to produce.

Gianna Gray was called to speak but did not respond.

Taylor Austin discussed predatory speculators; decreasing the value of real estate by flooding the supply; land value; financial incentives to keep home values high; and denying people the opportunity to live in the City.

Bay Grabowski expressed support for upzoning R1 to R2; discussed the need to increase density; solving housing supply constraints; well-researched solutions to the problem; and he hoped to see a plan to meet everyone's needs.

Eden M provided background on herself; expressed support for increasing housing supply; concern with handing over too much power to the market and private developers; questioned who would benefit from the changes and who would be overseeing the process; asked about affordability; replacement of R1 with gentrified luxury developments; and she expressed support for seeing everyday people's lives being made better rather than what feeds the market.

Heather Ferrier provided background on herself; expressed opposition to making a quick decision about eliminating R1; concern with losing the character of the City; concern with developers taking over the City; and she felt the that the item should be put up for a City-wide vote.

Brian Sowell provided background on himself noting that his grandparents had to have a white person co-sign for their house; discussed exclusionary housing policies; felt that a change that benefits developers and results in expensive multiplexes was not the way to right that wrong; he wanted to see laws in place to force developers to provide affordable homeownership and housing; creating paths for diverse ownership and generational wealth; proposed requiring the developer to increase the small amount of affordable housing included in the 1111 Jefferson

project; discussed commercial vacancies; and he asked that those changes be made before upzoning.

Masako Lorrin discussed the drought; not promoting policies or programs that add to the demand on scarce water resources and contribute to extreme climate change; questioned whether upzoning would be in accordance with California Constitution Article 10, Section 2; and discussed compliance with the Endangered Species Act, the Federal Power Act, and the Bureau of Reclamation.

Cindy Bailey provided background on herself; expressed appreciation for the work done by the City Council and those who have shared their comments; discussed increased property values nationwide; and she felt that the issue should be voted on by the entire City not just five people.

Freddy Puza discussed the racist history of the zoning; the need to eliminate policies that perpetuate racial segregation and contribute to climate vulnerability; artificially inflating the cost of homes; limiting the supply of affordable housing; the need for a 100% affordable housing overlay; addressing climate issues; and he expressed support for option 3 in Item A-2.

Danny Young provided background on himself; acknowledged that new market rate housing would not be affordable; encouraged the adoption of a City-wide affordable housing overlay; discussed the need to take steps to solve the affordability crisis; ending exclusionary zoning; the need to curb the power of luxury developers and housing speculators; investing in public housing; and successful public housing in Vienna.

Anne Lefton provided background on herself; expressed concern that the proposal for upzoning is disingenuous and would not achieve the goal of affordable housing or additional housing, but instead would enrich developers and destroy neighborhoods; and she asked that single-family homes be preserved.

Gianna Gray ceded her minute to Robert Gray.

Robert Gray asserted that Culver City can't affect the whole region and would not be able to change the supply and demand dynamic; stated the need to focus on more affordable housing; discussed state allowed ADUs; effective R3 zoning; and he felt that the process required additional thought.

Michael Miller provided background on himself; echoed comments made by Crystal Alexander regarding building generational wealth for minorities; discussed the lack of a plan presented for affordable housing; unsubstantiated supporting data to remove R1 zoning; infrastructure development; following the money; removing affordable housing and diversity; and concern with creating a rich, gentrified McNeighborhood.

Byron Wilson expressed concern that removing R1 would not solve affordability issues; discussed creating \$4 million condos; the deliberate use of the word exclusionary to create bias; consideration of the issue on Zoom; and he felt that the proposed change should be on the ballot and a long way from being acted upon.

Mayor Fisch reminded everyone that the first item to be considered was affordability, and that R1 would be considered in the next item, and he addressed those who spoke in opposition to the term "exclusionary", quoting the White House in the definition of the term and providing examples.

Discussion ensued between staff, Commissioners and Council Members regarding the polarization of speakers and the common thread of affordable housing; the desire expressed for diversity; taking proactive actions regarding the past of the City; policy related to affordable housing; a suggestion to commission a study on policy issues and actions that will result in affordable housing; whether there is a conclusive link between upzoning and affordable housing; overlay zones; the Cambridge policy; the time necessary to make changes; the ADU law that essentially changes R1 to R3; ADU grant programs in Los Angeles county; funding to support ADU development; contributing to housing without polarizing the community by eliminating R1; concern with the tenor of the callers on both sides; organizations lobbying citizens while feeding them misinformation; the importance of facts and intentions; making incremental changes within the City; and clarification that no one would take anyone's house.

Additional discussion ensued between staff, Commissioners and Council Members regarding support for previous comments made; the difficult nature of the issue; acknowledgement of the merit on each side; concern with the way the discussion is being framed; the need to forge a dialogue; creation of blind spots and obstruction of discussion; missing possibilities to address the problem; concern with presenting a win/lose scenario; and the importance of framing the issue as how to grow R1



neighborhoods to achieve goals of increased housing while being considerate to the neighborhood.

Discussion ensued between staff, Commissioners and Council Members regarding whether ADUs and JADUs create R3 zoning; limitations put on ADUs; use of ADUs to further privilege; clarification that the City does not track ADU usage; agreement that ADUs are part of the solution; comments from Kristen Torres Pawling; the need for many policy changes to address issues; the fact that most people want affordable housing; length of the process; the complexity of land use; public comment received; decisions made by elected officials; concern with assertions that land owners are the more important constituents; concern with renters in the City being heard; the discussion of preferred land use alternatives at the GPAC meeting; animosity on the issue; specific decisions made in the past not to build affordable housing; rent subsidies; affordable housing built in Santa Monica; the aggravation in the housing/jobs imbalance by the previous City Council; diversity in the densest parts in the City; permitted students from surrounding areas; the ability to improve diversity; integration of SB 9; providing renter protections; and excluding rent controlled properties, recently rented properties and those that have had Ellis Act provisions in the past 15 years so that upzoning does not displace more renters.

Further discussion ensued between staff, Commissioners and Council Members regarding the problematic nature of conflating the issues of affordability and R1 zoning; the infeasibility of creating affordable housing with small scale development; lack of incentives; clear proposals about how to create opportunities in right sized lots that might be able to take additional density to increase supply; eventual price regulation; current supply demand issues; incremental density; solving the supply issue vs. solving the affordability issue; public funding available for larger projects, not smaller projects; opportunities for covenanted affordable housing at a significant scale that will happen on larger lots, not in neighborhoods; concerns raised that changing R1 would not solve the problem; the comment from the White House regarding exclusionary housing; embedded elements in the zoning code; eliminating barriers to development through process; lifting the threshold for site plan review; making it easier to build three units in the City; actions of past Councils; downzoning; appropriate area to facilitate more development; support for two real homes rather than one large home with an ADU added on; creation of less expensive housing; bringing in a price correction over the next ten years; the

mixed-use ordinance to incentivize density in mixed-use projects; available tools; density bonus programs; housing created in Los Angeles through incentive programs; current limited use in Culver City; offensive comments knocking the development community; ground-up houses in the neighborhood; the need to embrace opportunities; allowing opportunities for developers to provide housing; focusing on the users, not the process by which housing happens; streamlining the process to allow product on the market faster; expanding existing mixed use ordinance and density programs; opposition to an across the board affordable housing overlay; the success of incentive-based programs vs. mandatory inclusionary; and time and process to evaluate the effectiveness of a blanket overlay.

Discussion ensued between staff, Commissioners and Council Members regarding support for accomplishing increased housing and affordable housing in the City without directly attacking R1 zoning; cost drivers for projects; land costs; height limits; the entitlement process; reducing parking requirements; profit motivation; partnering with non-profit housing developers; and opposition to a blanket affordable overlay.

Additional discussion ensued between staff, Commissioners and Council Members regarding appreciation to everyone involved in the process; achieving the ultimate goal of affordability; repurposing commercial and retail buildings; creative ways to move forward; streamlining processes; revisiting the mixed-use conversation; state density bonus law; height limits; creating affordable housing without blanket upzoning; misinformation; the need to bring the community together; the aspirational nature of owning a single-family home; passing on generational wealth; concern with vilifying people who want to own a home; people proud of their hard work who are now afraid to lose it; messaging failure by the City; and ensuring that everyone is brought along for the journey.

Further discussion ensued between staff, Commissioners and Council Members regarding the need for clarification about RHNA requirements; mistrust of the process; the need for multiple solutions to address issues; support for eliminating exclusionary practices and statements made by President Biden; intention vs. impact; the majority of comments from older homeowners; housing insecurity; density in different areas of the City; permitted students providing diversity in CCUSD; eminent domain; and concern with assessing the worthiness and work ethic of people.

Additional discussion ensued between staff, Commissioners and Council Members regarding effects of the surrounding area to land value; different preferences on how people want to live and where they want to live; different housing needs; placing the focus on affordable housing; lack of effectiveness for mandatory inclusionary housing; making updates to the mixed use ordinance; and the need to focus and move forward.

Further discussion ensued between staff, Commissioners and Council Members regarding SB 2 planning grants; Local Early Action Planning (LEAP) grants; examination of housing in areas that are current existing commercial uses; site constraints; design concepts; proforma analysis; different levels of affordability; best practices; recommendations; Regional Early Action Planning (REAP) for the Westside Cities Council of Governments (COG); examining obstacles to permitting and streamlining; and draft policies and language.

Discussion ensued between staff, Commissioners and Council Members regarding eminent domain; misinformation; YIMBY groups; situational application; SB 50, SB 1120, SB 9 and SB 10; providing great opportunities for home ownership in Culver City; election of Council Members for their ability to judge; support for a 100% affordability overlay; broader issues; Article 34: the inability of the City to build public housing; state level guidance for social housing; levels of affordability set by the federal government and county of Los Angeles; the need to update poverty ratings; those paying property taxes that weight their opinions over others; Prop 13; paying your fair share to support the community; market ideology; the financial crisis; government bailouts; providing the opportunity for people to buy a home; those who think length of time living in the City provides greater legitimacy; construction; moving forward with affordable housing policies that could limit construction and result in affordable housing on a large scale; identification of inclusionary policies; partnering with an affordable housing developer to speed up the timeframe to build; the number of unhoused people in Los Angeles who die every day; the importance of taking responsibility for the actions of the City; support for the elimination of R1 zoning; opening up zoning to duplexes, fourplexes and eightplexes to provide a greater opportunity for ownership; effects to the rental market; the real estate lobby; and working with real estate incentives and non-profit developers on non-profit housing.

Mayor Fisch clarified that he had never accepted developer contributions.

Discussion ensued between staff, Commissioners and Council Members regarding the location of the City, surrounded by Los Angeles; providing a voice; the importance of leadership; the climate discussion; providing an example for others; affordability, market rate housing and homelessness; the effect of luxury units on affordable units; the importance of immediate affordability; a suggestion to direct staff to study an affordable housing overlay, density bonuses and other incentives, and research funding for affordable housing sources; SB 679; getting permission from the voters for a waiver of Article 34; examination of AB 357; municipal social housing programs; and the process.

Vice Chair Sayles proposed a motion to study an affordable overlay zone, study a transit oriented community program, and research funding sources for affordable housing development in Culver City. Commissioner Reilman seconded the motion.

Additional discussion ensued between staff, Commissioners and Council Members regarding evaluating the feasibility of programs, not enacting programs; examining feasibility as well as probability; finance-ability and costs; market-based strategy for affordable housing; under-weighting evidence; concern with adding to the staff workload; focusing on one thing and getting it done; and procedural issues.

Vice Chair Sayles amended her motion to remove studying the affordable housing overlay and to include evaluating an urgency measure for process streamlining. Commissioner Reilman accepted the amendment.

MOVED BY VICE CHAIR SAYLES AND SECONDED BY COMMISSIONER REILMAN THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL IMPLEMENT A STUDY OF A PROGRAM SIMILAR TO TRANSIT ORIENTED DEVELOPMENT (TOD), A STUDY ON SOURCES FOR AFFORDABLE PARTNERSHIP FUNDING, AND A STUDY OF URGENCY MEASURES FOR PROCESS STREAMLINING WITHIN THE ENTITLEMENT PROCESS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: OGOSTA, REILMAN, SAYLES, VONCANNON  
ABSTAIN: BARBA

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO IMPLEMENT STUDIES OF A PROGRAM SIMILAR TO THE TOD, A STUDY ON

SOURCES FOR AFFORDABLE PARTNERSHIP FUNDING, A STUDY OF AN AFFORDABLE HOUSING OVERLAY, AND URGENCY MEASURES FOR PROCESS STREAMLINING WITHIN THE ENTITLEMENT PROCESS.

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Item A-2

**CC:PC - (1) Presentation on and Discussion of the Proposed General Plan Update Land Use Alternatives and Preferred Land Use Map; (2) Planning Commission Recommendation on the Preferred Land Use Map and 2045 Growth Projections; and (3) City Council Direction on the Preferred Land Use Map and 2045 Growth Projections**

Discussion ensued between staff and Council Members regarding whether to move forward due to the lateness of the hour; the potential effect of deferring consideration of the item to a later meeting; the timeline; concern with delaying the process; transparency; the responsibility of participants to be alert and articulate; holding a special meeting in order to meet the deadline; scheduling; people waiting to make public comment; the amount of public participation; and the deadline to get a compliant Housing Element on file.

Ashley Hefner, Advance Planning Manager, provided a summary of the material of record; presented the preferred land use map; discussed single-family land use maps; 2045 growth projections; the process; the need for direction to study growth projections, designations and options for lower density areas; project phases; updating the zoning code and map; implementation tools for the General Plan; community vision; core values; land use alternatives; participation in the workshops and survey; examples of related policies and actions to be studied further in the General Plan Update process; and upcoming engagement activities.

Martin Leitner, Perkins & Will, discussed the preferred land use map for all areas other than low density single-family areas; key engagement takeaways; creating relief and more affordable housing; creation of the land use map; identifying opportunities for residential development; allowing additional density; protecting existing tenants from displacement; incremental infill; ADUs and JADUs; incentivizing ownership opportunities; affordability incentives; single-family map options; exploration of a hybrid approach; and, responding to

inquiry, he clarified that four ADUS are allowed on a larger lot if one is designated affordable.

Eric Yurkovich, Raimi + Associates, provided a presentation on growth projections; discussed 2021-2029 RHNA; the General Plan time horizon; Culver City growth scenarios; the longer-term vision for the City; proposed projections to study; and the importance of continuing to enhance economic opportunities in the City.

Ashley Hefner, Advance Planning Manager, discussed points of direction needed in order to move forward with the next phase of the project.

Discussion ensued between staff, Commissioners and Council Members regarding agreement to continue the conversation on June 28 at 3:00 p.m., and everyone was asked to review the presentation before the next meeting.

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#### **Public Comment – Items Not on the Agenda**

Mayor Fisch invited public comment.

The following members of the public addressed the City Council and Planning Commission:

Ron Ostrin noted the need for a better process; the importance of the issue being discussed; and he proposed in-person or hybrid meetings.

Ryan Greene expressed appreciation for the City Clerk and staff efforts to run a smooth meeting.

Philip Lelyveld expressed appreciation to staff; discussed a manufactured firestorm by the City Council not communicating with the public; concern with indicating that a small sample of participants in the General Plan Update is a representative sample of the City; figuring out the definition of community input; mobilizing resistance; and he wanted to see actual communication with the public, not just posts on the City website.

Jamie Wallace pointed out that the shifting of agenda items had confused everyone; noted the need for a better process; clarified that their fliers did not mention taking away anyone's

home; asserted that democracy did not work this way; reported serving on the GPAC where an overlay was never discussed; and she thanked staff for their efforts.

Jeannine Wisnosky Stehlin expressed confusion as to what is happening on Monday; was disappointed that people on the panel had been discouraged from speaking; asked about notification of people who had to go to bed; noted that people are alarmed about what is happening due to lack of notification; discussed participation in the petition; and she asked that people be properly notified and engaged.

Steve Siegel repeated his previous request that the City Council acknowledge that 90% of speakers were opposed changing the R1 zoning; discussed leadership; concern with not allowing Council Member Vera to leave; the need to improve the process; construction; pollution; and noise.

Suzanne Debendittis asked that the process be slowed down; noted that the City would have to go back and do Phase 2; proposed using Vets Auditorium for a meeting; discussed outreach; the importance of doing the process correctly for a forever change; meeting RHNA numbers; and she expressed support for Option 1.

Mark Lipman suggested making ADUs affordable by doubling the amount of the grant program to match real construction prices; getting real homeowners involved; providing five times the amount of covenanted affordable housing than what is currently being paid to for-profit developers; putting money back into the existing community; and the need for a longer, in-depth conversation.

Andrea Schainen agreed with the suggestion given at the start of the meeting by Vice Chair Sayles that the presentation for A-2 should have been given first; noted the number of people who missed out; pointed out the need to improve the process; and she stated that just because meetings have gone on late before doesn't make it right.

Kelli Estes thanked staff for their work; expressed concern with inadequate outreach; residents who have had to spread the word; she asserted that Council Members were elected to govern for the people, not for their own personal agendas; and she asserted that the process was a good lesson in how to get resistance.

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**Items from Council Members/Commissioners**

Sol Blumenfeld, Community Development Director, clarified that the recognition for outgoing Planning Commission Chair would take place on July 14, 2021.

Discussion ensued between staff, Commissioners and Council Members regarding bringing the community together; working hard to be a united front; courtesy; the jocular tone used at Council meetings; and the process.

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**Council Member/Commissioner Requests to Agendize Future Items**

None.

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**Adjournment**

There being no further business, at 2:17 a.m. June 24, 2021, the City Council and Planning Commission adjourned to a special joint meeting to be held on June 28, 2021 at 3:00 p.m.

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Jeremy Green  
CITY CLERK of Culver City, California  
Culver City, California

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ALEX FISCH  
MAYOR of Culver City

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DAVID VONCANNON  
CHAIR of the CULVER CITY PLANNING COMMISSION  
Culver City, California