

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

July 28, 2021  
7:00 p.m.

### **Call to Order & Roll Call**

Chair Sayles called the regular meeting of the Culver City Planning Commission to order at 7:08 p.m.

Present: Dana Sayles, Chair  
Nancy Barba, Vice Chair  
Jennifer Carter, Commissioner  
Ed Ogosta, Commissioner  
Andrew Reilman, Commissioner

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### **Pledge of Allegiance**

Chair Sayles led the Pledge of Allegiance.

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

Chair Sayles invited public comment.

Ruth Martin del Campo, Administrative Clerk, discussed procedures for making public comment.

The following members of the public addressed the Commission:

Ronald Ostrin was called to speak but did not respond.

Patrick Meighan indicated wanting to speak for Item A-2.

Bryan Sanders indicated wanting to speak for Item A-2.

Ronald Ostrin was called to speak again but did not respond.

Discussion ensued between staff and Commissioners regarding adding Mr. Ostrin to Public Comment for Items Not on the Agenda at the end of the meeting.

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**Consent Calendar**

Item C-1

**Adoption of a Resolution Adopting Comprehensive Standard Conditions of Approval for Discretionary Land Use Permits**

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT RESOLUTION NO. 2021-P007 ADOPTING REVISED STANDARD CONDITIONS OF APPROVAL FOR DISCRETIONARY LAND USE PERMITS.

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Item C-2

**Approval of Draft City Council/Planning Commission Joint Meeting Minutes of June 23, 2021**

MOVED BY COMMISSIONER OGOSTA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE JOINT CITY COUNCIL/PLANNING COMMISSION MEETING OF JUNE 23, 2021 AS SUBMITTED.

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Item C-3

**Approval of Draft City Council/Planning Commission Joint Meeting Minutes of June 28, 2021**

MOVED BY COMMISSIONER REILMAN AND SECONDED BY COMMISSIONER OGOSTA THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE JOINT CITY COUNCIL/PLANNING COMMISSION MEETING OF JUNE 28, 2021 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARBA, CARTER, OGOSTA, REILMAN  
NOES: NONE  
ABSTAIN: SAYLES

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### **Order of the Agenda**

No changes were made.

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### **Action Items**

#### Item A-1

#### **PC - Appointment of Members to the Board of Zoning Adjustment and Community Development Block Grant Advisory Committee**

Michael Allen, Current Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding meeting frequency for the committees and Commissioners willing to serve.

MOVED BY CHAIR SAYLES, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPOINT COMMISSIONER REILMAN AND VICE CHAIR BARBA TO SERVE ON THE BOARD OF ZONING ADJUSTMENT, AND APPOINT COMMISSIONER CARTER AS PRIMARY AND COMMISSIONER OGOSTA AS ALTERNATE FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE.

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#### Item A-2

#### **PC - Draft 2021-2029 Housing Element Update Review Before California Department of Housing and Community Development (HCD) 60-Day Review**

Ashley Hefner, Advance Planning Manager, provided a summary of the material of record; discussed community input; key elements of the Draft Housing Element; City Council Guiding Principles; compliance; next steps; input from the General Plan Advisory Committee (GPAC) meeting shared with Commissioners; the need for input from the Commission on the Draft Housing Element for revision before submission to the State Department of Housing and Community Development (HCD) for review and comment; many points of view; conflicting

goals; deliverables and engagement to date; creative solutions; concerns voiced at public meetings; policy; protections for tenants and existing affordable housing units; complying with the intent of the guidelines; ethical distribution; and exploration of how the largest employers could support affordable housing.

Veronica Tam, Veronica Tam and Associates, the subconsultant focusing on housing for the Housing Element Update in the General Plan Update (GPU), provided an overview of the Housing Element; discussed the relationship between the Housing Element and the Preferred Land Use Map; potential sites; Regional Housing Needs Allocation (RHNA); inclusion in the Housing Element Inventory; by-right approval; site selection; AB1397; lower-income RHNA; multiple strategies for reaching the RHNA; Incremental Infill; Accessory Dwelling Units (ADUs); past trends; intensifying existing multi-family neighborhoods; site inventory; criteria; recommended buffers; front-end vs. back-end probability analysis; quantified objectives; progress made; housing goals; equitable access for all housing groups; providing a variety of housing opportunities; sustainable growth; fair housing; housing objectives; housing programs; measures; by-right approvals; incentives; Council direction and priorities; housing replacement; and initiating or reinstating programs with additional funding.

Ashley Hefner, Advance Planning Manager, discussed City Council Guiding Principles; public comment expressing concern that the Housing Element does not address certain principles; ensuring that the document complies with Guiding Principles; revisions to address public comment; methodology; constraints; further amendments to ensure consistency with the overall General Plan; the Westside Cities Council of Governments Regional Early Action Planning Project; best practices; model code and ordinances that can benefit the Housing Element; outreach; and next steps.

Discussion ensued between staff and Commissioners regarding the process for consideration; objective design standards for SB330; design review; the text amendment to change the threshold for site plan review for projects that contain a certain amount of affordability; streamlining the review process; design standards in conformance with state law; Gateway Design Guidelines; effort required to complete design standards; neighborhood standards; finalizing standards for the remaining areas of the City; estimated project costs;

height regulations; proposed development standards; building floor area; volumetrics; the relationship between density and height; the absolute height limit in the City established by referendum; the need for a vote of the people to make a change; the need for zoning to conform with the General Plan; amendments to the zoning ordinance; the sites inventory; the preferred land use map; meeting the RHNA requirements without zoning changes; up zoning along the corridors; equitable dispersion of units throughout the City; incremental infill; existing density; eligible sites under existing conditions; recycling; ensuring an increase that makes sense; potential feasibility; changing conditions; by-right projects with affordable housing without City subsidies provided; updating the draft before it reaches HCD; AB1397 compliance; combining parcels; creating a program to incentivize lot consolidation; site plan review; standardized design requirements; by-right for triplexes and fourplexes; design criteria; retaining the feel of a low density area; consideration of Floor Area Ratio (FAR), setbacks and parking in the joint session with the City Council; direction for further study to identify incentives for affordable housing; teardowns and re-builds; creating ministerial project review options; addressing special needs and senior housing; targeted populations; concern regarding the inclusion of Blair Hills and Culver Crest in the opportunity sites; roadway and emergency service capacity; equity issues; the exclusion of commercial corridors from the sites inventory; the focus of the maps on incremental infill; the state requirement to list the properties parcel by parcel; concern with application of the FAR to mixed-use and commercial development; consistency with density and size of building; setbacks, height and transitional height; intensity scales; in lieu fees to build up funds to put toward conservation of existing units; off-site provision requirements; and state law.

MOVED BY VICE CHAIR BARBA, SECONDED BY COMMISSIONER REILMAN AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Sayles invited public comment and discussed procedures for making public comment.

The following members of the public addressed the Commission:

Amy Penchansky was called to speak but did not respond.

Bubba Fish was called to speak but did not respond.

Stephen Jones discussed Guiding Principal 4 regarding equitable distribution of housing throughout the City; Clarkdale as an area vulnerable to displacement; land use designations; allowing density for affordable multi-family construction in R1 neighborhoods; redlining; concern with perpetuating harms; the need to meet the meaningful impact requirement in the statute; and information necessary to determine what is necessary to make building affordable housing in R1 feasible.

Bryan Sanders expressed appreciation for the work done by staff; discussed opportunity sites; asked about the status of proposals to change the use of the Community Garden, the Scout House, and the Paddle Tennis Courts; discussed allowable number of dwelling units per acre and the implications of changing from 8.7 to 35 dwelling units per acre; the need for more outreach and discussion; and the ability to meet RHNA numbers without making the proposed changes.

Cindy Bailey expressed appreciation for the work done by staff; discussed references to City character in the GPU; previous attempts to make changes to her home; the purchase of single-family homes by developers to build multiple units; the inability of people to purchase single-family homes; the light rail station; and support for increasing density on transit corridors.

Michelle Weiner was called to speak but did not respond.

Carol Inge discussed support for adoption of the Housing Element without incremental infill; public outreach; the GPU; protection of single-family neighborhoods; residential participation in workshops; outreach from a private group; residents who spoke in opposition to the proposed changes; the need for informational meetings; other opportunities to meet RHNA without incremental infill; elimination of Blair Hills and Culver Crest from the site map; the potential for a gain of 400 units through infill development; and she felt that not allowing for resident input at additional meetings would be disrespectful.

Patrick Meighan, Culver City for More Homes, expressed concern that the draft element failed to comply with City Council Guiding Principles; discussed projected locations; inequity; and he wanted to see realistic development capacity based on the likelihood of development.

Corey Crokerham, Southwest Regional Council of Carpenters, wanted to see development required to utilize the local skilled and trained workforce; discussed reductions to construction costs and environmental impacts; positive returns on climate mitigation efforts; South Coast Air Quality Management District (SCAQMD) findings; special need housing issues; adoption of Skilled and Trained Workforce requirements in the General Plan; failure of the City's Draft Housing Element to incorporate public input from all socio-economic segments of the community; governmental and non-governmental constraints; identification of ways to ease constraints; the need to affirmatively further fair housing; RHNA; and ensuring adequate housing for all economic categories.

Mark Lipman was pleased to hear concern over affordable housing; questioned whether changing R1 zones and up zoning would result in a positive or negative result in affordable housing; discussed by-right zoning; concerns with negative impacts to a 100% affordable overlay zone; transparency; the need to find out what can be accomplished with a 100% affordable overlay zone before by-right approvals are granted; the 25 year housing plan; gross under-representation of homelessness; the need for a clear, concise plan for how to end homelessness in the City; and he suggested bringing the item to the Advisory Committee on Housing and Homelessness for input.

Ronald Ostrin indicated that blanket up zoning in areas where there is no nexus to a transportation corridor is free market trickle-down economics to deregulate the real estate market; he asserted that four-unit buildings would not be affordable; pointed out that the new construction would not be under rent control and "Mom and Pop" owners would be incentivized to sell their buildings; discussed hyper-gentrification and displacement of the middle class; the YIMBY (Yes in My Back Yard) agenda; racial and social progress in the City; racism; creation of generational wealth; redlining; and he asked that measured measures be taken.

Philip Lelyveld discussed constraints of infill development by current volume and setback limits for R1 and he questioned whether height limits were up for review.

Discussion ensued between staff and Commissioners regarding the plan to see how development might be accommodated;

conformance to the land use maps; and consistency with existing regulations.

Jeannine Wisnosky Stehlin discussed remarks made by President Biden indicating that trickle-down economics does not work and never has; she discussed trickle-down housing; asserted that there was no proof that up zoning would create affordable housing; she asked for clarification regarding the term "missing middle"; she requested that everyone in the City be noticed; discussed the ability to meet RHNA numbers; and she expressed concern with potential lot consolidation in R1 and R2 zones.

Byron Wilson expressed appreciation for the presentation; concern with drastic changes proposed; discussed building 6 unit developments next to single-family homes; the current situation seen as similar to changes proposed to greatly expand the school system years ago; concern with maintaining the uniqueness of the City; the need to put the R1 issue on hold; and the need to work to reach housing goals before changing Culver City zoning forever.

Bubba Fish was called to speak but did not respond.

Michelle Weiner was called to speak but did not respond.

Amy Penchansky was called to speak but did not respond.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER CARTER AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Ashley Hefner, Advance Planning Manager, discussed the joint session; alternatives considered to reach RHNA numbers; the existing General Plan; proposed density increases; the sites analysis; up zoning of areas along the corridors in order to reach RHNA numbers; and equity issues.

Discussion ensued between staff and Commissioners regarding support for moving forward and allowing next steps to happen; the opportunity for the City to become a transformative leader; choices being made with the potential to provide land use access to allow more people to live in the City; segregation; power and policy; policy that created the current situation; density for low income residents; opportunity for input; the small group of people making comments; increasing engagement; support for higher density



than is being proposed; creation of a scarcity of supply by policies enacted; allegations that changes are pro-developer; appreciation to staff for their efforts; the potential for displacement in Clarkdale; ADU incentives; dependence on housing programs that people do not participate in to achieve RHNA goals; demographics of participants and beneficiaries of housing programs; access; single family development in R2 zones; creating design guidelines as an effort to control the scale of new buildings going in; holding on to the current scale of the City; height requirements; eliminating entrenched commercial lots from the process; concern that renters are not being reached; taking a representative survey; providing opportunities for the housing industry to create housing; concern that incremental infill development creates housing, not affordability; the feasibility of affordable housing in larger market-rate developments; tasteful incremental density; creative ways to increase density; preserving scale and character of neighborhoods; time spent developing certain standards; current zoning standards; parking and access; excluding hillside areas from the site inventory due to infrastructure concerns; concern with recommending a map with infeasible areas included in the inventory; concern with the application of FAR standards to mixed-use zones; proposed land use designations; and allowing multi-family and 100% residential development in commercial zones.

Additional discussion ensued between staff and Commissioners regarding methods to add equitable affordable housing; opportunities; creating accessible housing prices; impacts of excluding certain sites; moderate and above moderate income developments in infill areas; site selection criteria; infrastructure capacity studies; emergency services; City Council consideration and direction; physical constraints with the hillside areas; the decision-making process; design standards for the hillside area; the hillside grading ordinance; road width; staff agreement to provide summary reports regarding the Hillside Ordinance; differences in financials for single-family residential vs. multiplexes; instituting a moratorium on conversions of duplexes to single-family; maximizing developer profit; creation of a triplex of three equally sized units rather than ADU and JADU development; the importance of creating homes for families; making decisions to provide more opportunities for more people; affordability vs. low income affordability; Commissioner purview; SB330; the "no net loss" provision; the requirement to replace protected units; the item under

consideration; the ability of the Commission to agendize a discussion of conversions; the task of addressing important issues that require a second look in the Housing Element and providing a recommendation to the City Council; removal of the FAR limits embedded in the table; the feeling that development standards do not belong in the Housing Element; proposed land use categories; the need to vet standards; story limitations vs. height limits; additional community conversation around land use in general; timing; the update to the City Council; the submission to HCD; striking references to FAR in incremental infill development; the reference related to existing FAR regulations in R1 zoning; encouraging affordability and determining at what FAR that makes sense; form based zoning; establishing development standards through a different process; exclusion of the hillside areas; Commission support for a cleanup of the selected sites inventory taking feasibility into consideration; residential permissions in commercial zones as part of a text amendment; land use designations that surface with the GPU; concern with waiting another year to facilitate multi-family development; and making changes in line with the General Plan.

MOVED BY COMMISSIONER REILMAN, SECONDED BY COMMISSIONER OGOSTA AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION MOVE THE DRAFT FORWARD TO THE CITY COUNCIL WITH RECOMMENDED CHANGES, INCLUDING ANY NECESSARY REVISIONS TO THE SITES INVENTORY THAT ENSURE IT ONLY INCLUDES SITES THAT ARE FEASIBLE FOR DEVELOPMENT, ALLOWING 100% RESIDENTIAL DEVELOPMENT (NOT JUST MIXED USE DEVELOPMENT) IN COMMERCIAL ZONES, AND ELIMINATING CHANGES TO DEVELOPMENT STANDARDS LIKE FAR AND THE NUMBER OF STORIES ALLOWED FROM THE HOUSING ELEMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: OGOSTA, REILMAN, SAYLES  
NOES: BARBA  
ABSTAIN: CARTER

Vice Chair Barba discussed likelihood of development and compliance with state legislation affecting Housing Elements.

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**Public Comment - Items NOT on the Agenda (Continued)**

Chair Sayles invited public comment.

Ronald Ostrin was called to speak but did not respond.

Jamie Wallace reported surprise among Members at the GPAC meeting when they found out that hillsides were being included.

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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.

Discussion ensued between staff and Commissioners regarding returning to in-person meetings; agendizing a discussion on conversions of existing R2 zoned lots to single-family homes; City Council discussion on requiring a minimum number of units; staff agreement to prepare a report for discussion purposes; housing-related initiatives coming forward; zoning updates; amending the code to allow residential by-right development in commercial zones; and facilitating a lack of vacant retail and affordable housing opportunities.

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**Adjournment**

There being no further business, at 11:04 p.m., the Culver City Planning Commission adjourned to a meeting to be held on August 11, 2021.

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RUTH MARTIN DEL CAMPO  
ADMINISTRATIVE CLERK of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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DANA SAYLES  
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