

SPECIAL MEETING OF THE  
CULVER CITY  
ADVISORY COMMITTEE ON  
HOUSING AND HOMELESSNESS  
CULVER CITY, CALIFORNIA

August 16, 2021  
7:00 p.m.

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

Chair Silbiger called the special meeting of the Culver City Advisory Committee on Housing and Homelessness to order at 7:03 p.m. via Webex.

Present: Karlo Silbiger, Chair  
Mark Lipman, Vice Chair  
Daniel Behrendt, Committee Member  
Amy Cherness, Committee Member  
Darryl Cherness, Committee Member  
Emily Dibiny, Committee Member  
Rachel Feldstein, Committee Member  
Bubba Fish, Committee Member  
Khin Khin Gyi, Committee Member

Staff: Tevis Barnes, Housing Programs Administrator  
Nick Sundback, Housing Navigator  
Christina Stoffers, Homeless Outreach Coordinator  
Lauren Marsiglia, Associate Planner

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### **The Pledge of Allegiance**

The Advisory Committee on Housing and Homelessness recited the Pledge of Allegiance.

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

Chair Silbiger invited public comment.

Tevis Barnes, Housing Programs Administrator, indicated that no public comment had been received.

Member Darryl Cherness proposed agendizing a discussion of creating affordable housing to preempt homelessness.

Tevis Barnes, Housing Administrator, suggested that the topic of affordable housing be considered at the retreat to allow for more extensive conversation.

Responding to Member Bubba Fish, Chair Karlo Silbiger discussed the process to set up subcommittee meetings noting that they do not have a regular rotation cycle and are generally initiated by a subcommittee member and coordinated with staff.

Vice Chair Mark Lipman reported on meeting with Los Angeles Council Member Mike Bonin regarding Direct Housing and the Housing Now program that Council Member Bonin and Mark Ridley Thomas are putting forward; he indicated that Mike Bonin had written a letter in support of the Direct Housing program which spurred the Culver City Council to agendize a discussion regarding Direct Housing; and he asked for direction from staff on the process for preparing the presentation.

Tevis Barnes, Housing Programs Administrator, discussed preparation of information for the City Council; she proposed that the Housing Initiative Subcommittee review program parameters, followed by review by the full Committee for recommendation to the City Council; and she suggested that representatives from the offices of Mike Bonin and Mark Ridley Thomas be invited to a Committee meeting.

Discussion ensued between staff and Committee Members regarding support for the collaborative process; costs; the Mar Vista Field Representative; inclusion of ideas put forth by Vice Chair Mark Lipman as an individual in the Los Angeles proposal; and distribution of the draft of recommendations for a Direct Housing program for review by the full Committee.

Tevis Barnes, Housing Programs Administrator, discussed a recent meeting with Los Angeles Housing Services Authority (LAHSA); plans to move forward with a Homeless Count for 2022; the need for the Annual Homeless Count Subcommittee to meet; accommodations for the pandemic; use of volunteers; and she agreed to reach out to subcommittee members to coordinate.

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## **Presentations**

Item P-1

### **Culver City Housing Element Update**

#### **Receive a Presentation from Veronica Tam and Associates (VTA) on the Housing Element Update**

Lauren Marsiglia, Associate Planner, introduced the item noting the intent to gain input from the Committee; she indicated that there was still time to revise the draft; discussed City Council direction on the preferred land use map; community outreach and input received; the comprehensive General Plan Update process; the update to the City Council; community engagement and events; and the Housing Element Sites Inventory Analysis.

Veronica Tam, Housing Element Consultant, provided an overview of Housing Element and Regional Housing Needs (RHNA) basics; discussed the deadline; the timeline for the Housing Element vs. for the General Plan; resources and constraints; goals, programs and policies; the Adequate Sites Analysis; Assembly Bill 1397: the Adequate Lower Income Sites Analysis; Senate Bill 166: No Net Loss; the preferred land use map; potential sites; the sites inventory; by-right approvals; inclusion of 20% affordable income units; City Council guiding principles; site selection criteria for potential sites; incremental infill; feasibility; what is possible vs. the amount that would actually be built; opportunity sites; quantified objectives; goals; key objectives; facilitating additional housing; the mid-term review commitment; compliance and next steps; Accessory Dwelling Units (ADUs); programs suspended due to lack of funding; and funding for the initiation of or reinstatement of discontinued programs.

Discussion ensued between the consultant, staff and Committee Members regarding clarification on the location of identified incremental infill.

Lauren Marsiglia, Associate Planner, discussed City Council Guiding Principles; next steps in the process; available resources; and she asked that the Committee provide feedback related to homelessness and how the Housing Element can meet goals as well as review the Housing Element and communicate with staff regarding anything missing or confusing.

Chair Silbiger expressed appreciation for the presentation and he encouraged everyone to think about items described that the Committee could provide feedback on directly to the City Council within their advisory capacity.

Discussion ensued between the consultant, staff and Committee Members regarding the land use map; constraints of current zoning laws; the preferred land use plan; the commitment of the Housing Element that the City increase capacity through the land use plan to meet RHNA requirements; clarification that the current General Plan does not provide enough capacity; opportunity sites; sites zoned for higher intensity uses; other opportunity sites selected based on existing uses; Floor Area Ratio (FAR); condos and townhomes considered as infeasible for redevelopment; zoning vs. what currently exists on the sites; what is proposed from a land use perspective vs. what is likely to be redeveloped as potential site for housing; criteria required for identified sites; the Hayden Tract; state requirements; reasoning for believing that a site is likely to be developed; properties identified because they have large parking lots; the actions of other communities; Costco; and excluding sites that do not meet all the criteria.

Additional discussion ensued between the consultant, staff and Committee Members regarding appreciation for the presentation and work done; innovative solutions and approaches to increasing housing; the conservative method employed to avoid overstating capacity; equalizing opportunities; by-right approval for projects with 20% reserved for affordable housing; other cities that differentiate opportunity for sites listed on their sites inventory; clarification that sites not included on the sites inventory but support the RHNA within the planning cycle, can enjoy the benefits that sites in the inventory are sometimes exclusively offered such as by-right approval; hotel/motel conversions for affordable housing; exploration of live/work development, converting commercial uses into residential; creative integration of mixed use; the effects of COVID; office and live/work opportunities; seizing opportunities to make changes and expand what can be done; the Affordable Housing Overlay discussion; creative and innovative solutions to increase and create usable land; and City incentives for affordable housing.

Further discussion ensued between the consultant, staff and Committee Members regarding extending by-right approval; state law; sites that do not currently accommodate lower-income housing; review and approval through ministerial processes rather than through discretionary review; California Environmental Quality Act (CEQA) review; extending advantages to any project with 20% low income affordable housing to provide a faster and easier approval process; the lengthy process to formulate the RHNA numbers and adoption by Southern California Association of Governments (SCAG); the process codified in state law; the inability to adjust the timeline; clarification that RHNA mandates creation of capacity to build more housing but that building cannot be mandated; incremental infill south of Overland and Jefferson; sites identified for incremental infill; sites not likely to develop; the 15% estimated to take advantage of incremental infill; sites not identified for incremental infill that could potentially take advantage of it; and potential affordable housing at West LA Community College.

Vice Chair Lipman asked that the meeting be extended to allow every Committee Member to comment.

Discussion ensued between the consultant, staff and Committee Members regarding SB166, no net loss and the responsibility of the City to ensure enough capacity for RHNA; clarification that AB1397 requires a 1:1 replacement for existing affordable housing demolished for new housing; achieving affordable housing in the zoning code; the estimated average for infill in R1 zones of 3 additional units; the 4th affordable unit; the tear down scenario vs. the ADU scenario; preserved low income units as not counted towards meeting RHNA goals; the need to preserve currently affordable units; the RHNA goal; guides vs. requirements; the inability to mandate that developers build affordable housing without an inclusionary ordinance; incentivizes for mixed use development; the need for additional study; linkage fees to fund housing programs; the preferred land use map that was approved contingent on studying a 100% affordable housing zone; the feeling that the 20% by-right undermines efforts of 100% affordable housing; the 100% affordable housing overlay already in the Housing Element; a suggestion to hold off on 20% by-right until the affordable housing study is complete; state law; concern that the Housing Element does not have a 25 year vision for homelessness; Community Land Trusts; the 8 year vision of the Housing Element and the ability to update every 8 years vs. the General Plan Update every 25 years;

inserting language regarding joining a public bank to fund housing programs; including an option for a Direct Housing program; master leasing vacant units for persons experiencing homelessness; submittal of information to staff and the consultants for consideration; additional work being done on the Housing Element; the built-in mid-term review to allow for adjustments; adding a permanent line item on the general budget to fund similar programs; the recent public records release between a City Council Member and Professor Elmendorf from University of California, Davis related to California YIMBY (Yes In My Back Yard), Abundant Housing Los Angeles, YIMBY Law and other lobbying groups; clarification that there has been no communication between lobbyist groups and the consultants; and clarification that the consultant does not speak directly with press, residents, any other groups, unless specifically directed to by the City.

Additional discussion ensued between the consultant, staff and Committee Members regarding clarification that extremely low income is not included in RHNA and so was not included in the Housing Element; state law; inclusion in the Housing Element process; updates to the Quantified Objectives Table to identify extremely low income units; the inability to increase 20% by-right as it goes against state law; the ability to reduce the percentage of affordable housing, but not to increase requirements; unduly constraining market rate housing; and the intent of state law.

Further discussion ensued between the consultant, staff and Committee Members regarding identifying recommendations on how to increase the amount of affordable units in the Housing Element; the City concept to require the 4<sup>th</sup> unit of incremental infill to be affordable; current state law allowing an ADU and a Junior ADU; the City allowance for a 4<sup>th</sup> unit if it is affordable; state law specifically prohibiting cities from requiring the ADU or JADU to be affordable; incentives for affordability in the other 2 units; incentivizing affordable units in residential, and commercial neighborhoods; the current inclusionary ordinance and ability to adjust it in the future; options for the developer to add affordable housing in exchange for increasing density; increased density provided in the General Plan; adjusting the Inclusionary Ordinance after the General Plan is adopted; adding affordability for new types of housing after adopting the Housing Element; the methodology for determining the need to create 360 lower income ADUs; the income distribution based on the SCAG survey of the Los

Angeles region; compensating for the inability to count incremental infill teardown since that does not meet the half acre requirement; and encouragement to Committee Members to communicate further comments to staff.

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#### **Consent Calendar**

Item C-1

#### **Meeting Minutes**

MOVED BY MEMBER KHIN KHIN GYI, SECONDED BY VICE CHAIR MARK LIPMAN AND UNANIMOUSLY CARRIED, THAT THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS APPROVE MINUTES FOR THE SPECIAL MEETING OF JULY 27, 2021 AS WRITTEN.

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

Item A-1 was deferred to a future meeting due to the lateness of the hour.

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#### **Action Items**

Item A-1

#### **Discussion Budget Subcommittee**

#### **Discussion on the Formation of a Budget Subcommittee - Make a Motion to Form a Budget Subcommittee**

The Committee agreed to table the item to the next meeting.

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

None.

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**Receive and File Correspondence**

None.

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**Items from Advisory Committee on Housing and Homelessness  
Members/Staff (Continued)**

Discussion ensued between staff and Committee Members regarding direction to staff to agendaize an item for discussion on the Housing Element with recommendations to the City Council to allow Committee Members additional time for review.

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**Adjournment**

There being no further business, at 9:25 p.m., the Culver City Advisory Committee on Housing and Homelessness adjourned to a meeting at 7:00 p.m. on Tuesday, September 21, 2021.

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TEVIS BARNES

SECRETARY of the Culver City Advisory Committee on Housing  
and Homelessness, Culver City, California

APPROVED

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KARLO SILBINGER

CHAIR of the Advisory Committee on Housing and  
Homelessness, 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