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

February 13, 2020
7:00 P.M.

**Call To Order & Roll Call**

The special meeting of the Culver City General Plan Advisory Committee (GPAC) was called to order at 7:10 P.M. at the Senior Center.

| | |
|---|---|
| Members Present: | Cicely Bingener, Member<br>Peter Capone-Newton, Member<br>Diana Hernandez, Member<br>Scott Malsin, Member<br>Ken Mand, Member<br>Wally Marks, Member<br>Yasmine Imani McMorrin, Vice-Chair<br>Freddy Puza, Member<br>Denice Renteria, Member<br>Frances Rosenau, Chair<br>Claudia Vizcarra, Member<br>Jamie Wallace, Member<br>Andrew Weissman, Member<br>Noah Zatz, Member |
| Members Absent: | Manjit Asrani, Member<br>Patricia Bijvoet, Member<br>Jeanne Min, Member<br>Paavo Monkkonnen, Member<br>Kristen Torres Pawling, Member<br>Sierra Smith, Member<br>Laura Stuart, Member |
| Staff Present: | Sol Blumenfeld, Community Development Director<br>Ashley Hefner, Advance Planning Manager (Secretary)<br>Lauren Marsiglia, Associate Planner<br>Tracy Bromwich, Planning Technician II |
| Consultant Present: | Matt Raimi, Consultant Team |

o0o

**Public Comment for Items NOT On the Agenda**

Secretary Hefner invited public comment. One speaker card was submitted, but for Agenda Item A-1. Secretary Hefner stated that the comment would be taken during public comment for the item.

o0o

**Consent Calendar Items**

Item C-1

**Approval of Minutes of January 9, 2020 GPAC Meeting**

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER WALLACE AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF JANUARY 9, 2020 ARE APPROVED (ABSENT MEMBERS ASRANI, BIJVOET, MIN, MONKKONNEN, TORRES PAWLING, SMITH, AND STUART).

o0o

**Action Items**

Item A-1

**1. Review of Community Engagement to Date**

Matt Raimi invited the Members who attended the Community Visioning Festival on February 8, 2020, to share their feedback on the event and provided an overview of the event. Raimi discussed Culver City's demographics and staff's efforts to track demographic data on who participates in events related to the General Plan Update (GPU) to ensure it aligns with the city's demographics. Raimi shared information on the responses the community had to the activities at the Community Visioning Festival, including the unique and special qualities about Culver City they don't want to lose, issues and challenges facing Culver City, their vision for the city in 2045, ideas for increasing community collaboration for the general plan, and ideas on how to redesign the city through a mapping exercise. Raimi noted that there had been recurring responses from the community in the engagement efforts to date, so that staff may soon be able to write a summary report.

Discussion ensued between Members and staff about the demographic data staff are using from the American Community Survey (ACS) and how it compares to the U.S.

Census. Raimi explained that ACS conducts rolling surveys that are not as accurate as the decennial census because they use smaller samples to meet more frequent turnaround deadlines, but that the information is reputable and reliable.

Discussion ensued between Members and staff about the 602 new housing units that were constructed in the city since 2000. Raimi explained that this number reflects newly constructed units and that a housing unit is distinct from a household; i.e., a household includes all the persons who occupy a housing unit as their usual place of residence. Raimi also explained that units are counted individually; e.g., an apartment building with five units would count as five units and not one. Raimi noted that the next meeting will focus on economic development and housing, and more information will be provided.

Discussion ensued between Members and staff about collecting data on the participant's length of residency in Culver City. Raimi stated that this is a good idea and cautioned that not everyone signs in or offers their information at events, so we will be unable to provide a comprehensive overview of who participates.

**2. Drafting of Visioning Themes and Guiding Principles, Identification of General Plan Outcomes, and Participation in Idea Mapping Exercise**

Raimi applauded Sony Pictures Studios and City staff for organizing the Community Visioning Festival. Raimi explained that creating a vision and guiding principles is critical to ensure we have a plan for Culver City's future and explained the difference between outcomes and metrics. Raimi led a brainstorming exercise in which Members and the public could discuss visioning themes, guiding principles, outcomes, and performance metrics for the general plan. The following prompts were asked, and ideas documented.

*Where would you like to see improvements in the city, including new or improved transportation and transit systems, industrial spaces, offices, commercial spaces, housing, parks, and other services?* Members and the public discussed opportunities to add housing, including senior and affordable housing; create more mixed use zones; have a transit network that connects Fox Hills; ensure Fox Hills has amenities; create a connected city; discourage

motorized traffic; direct drivers to specific thoroughfares; build a trolley system; connect transit to the beach; create active transportation opportunities along Ballona Creek; create a riverwalk; add sidewalks in Fox Hills; make Fox Hills walkable; create bike paths; add shuttle connections; create a city-sponsored homeownership program; build another senior center; add senior living in Fox Hills; plant more trees; add more parks; and, add density to main corridors.

*What are example vision statement concepts that can guide the general plan? What are some guiding principles (values and strategies) for that vision?* Members and the public want Culver City to be a model city; have vibrant and diverse retail; ensure developers help Culver City accommodate the corresponding growth from their projects through an assessment fee; have a socioeconomically diverse population; embrace the future; be an environmental leader; be a walkable city; have a useful, safe, interconnected transit system; be a healthy community; have opportunities for people to live close to where they work or opportunities to connect them to work (e.g., with shuttles); develop without disrupting neighbors; and offer residents many resources.

*What are some key outcomes and performance metrics to measure progress towards this vision and those guiding principles?* One potential metric to measure progress is increased workforce housing.

*Were there commonalities among Members during this discussion?* Everyone generally agreed on items, though there were some disagreements. Members and the public commented that it is easy to get involved in the city and that they feel a sense of belonging.

Discussion ensued between Members and staff about what a makerspace is, as it is mentioned in the mapping exercise materials. Raimi explained that it is an entrepreneurial space in cities for people to create projects.

Discussion ensued between Members and staff about how to plan for density and the corresponding transportation and infrastructure needs. Raimi stated that we will need to make sure growth takes place in the places that can accommodate growth and that we consider how to fund everything.

Raimi restated that the next meeting will focus on economics and housing and that there will be a lot of materials to cover so everyone should arrive on time.

Secretary Hefner invited public comment on Agenda Item A-1.

Mohammed Aleem represents a nonprofit, Human Assistance & Development International, that is interested in converting a property in a commercial zone to mixed use to enable the organization to develop affordable housing for the population it serves.

o0o

**Public Comment for Items NOT On the Agenda**

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

o0o

**Receipt of Correspondence**

Secretary Hefner stated that none was received.

o0o

**Items from Members/Staff/Consultants**

Secretary Hefner informed the Members that we will need to re-schedule the April special meeting, and that staff will send out a poll to find out what date works best for most Members.

o0o

**Adjournment**

There being no further business, at 9:09 P.M., the General Plan Advisory Committee adjourned to a regular meeting on March 12, 2020, at 7:00 P.M.

o0o

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

APPROVED June 30, 2020

for Frances Rosenau
CHAIR of the Culver City General Plan Advisory Committee
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Green
CITY CLERK

9 JULY 2020
Date