



HOUSING TECHNICAL ADVISORY COMMITTEE

Meeting #3 Summary

April 20, 2021



Background

The City of Culver City (City) held the third Housing Technical Advisory Committee (TAC) meeting on Tuesday, April 20, 2021, from 4-6 PM. The City is convening TACs to explore innovative General Plan topics in detail and serve as an advisory body to the General Plan Update (GPU) team. The Housing TAC was developed to help identify policies and programs to achieve the community's vision for housing through the GPU's 2045 horizon year. This TAC will meet four times and includes the following members of the public:

- Christine Anderson
- Nancy Barba
- Patricia Bijvoet
- Alex Fisch
- Johanna Gullick
- Mark Lipman
- Christine Mirasy-Glasco (not present)
- Paavo Monkkonen
- George Montgomery

Summary

Project staff from the City's Advance Planning Division staffed the meeting and Raimi + Associates (R+A), the lead consultant for the GPU, and Perkins & Will (P&W), the urban design subconsultant, presented background information and facilitated the meeting.

R+A provided a brief update on the General Plan, project timeline, and engagement completed to date. P&W summarized the City of Culver City's existing land use, discussed potential land use strategies and models for change, and reviewed the draft land use alternatives.

Comments on the Land Use Alternatives

The section below summarizes comments provided by TAC members on the land use alternatives. The summary does not attempt to reconcile the differences in opinions.

- Concentrated growth makes people angry (e.g., Cumulus project) and increases the cost of construction. Big developments can go wrong.
- Break up large parcels into smaller areas with streets and pathways.
 - Activate large parcels.
- Establish a goal for no surface parking by 2045.
- Upzoning R1 (residential single family) may replace existing affordable units.
- Need to look at both small and large sites to meet the RHNA (regional housing needs allocation).
- Zoning needs to encourage different housing types.
- Make a lot of room for people.
- Do not require retail for housing projects along the city's commercial corridors.
- Alternatives do not go far enough to provide housing.

General Comments

- Parcels need 40 to 50 units for affordable units to pencil, ADUs (accessory dwelling units) are not the solution for affordability.

- Need to protect the artist community. This is a fabric of the community and many are lower income. Need to develop housing solutions for these individuals.
- Concern about the housing needs for lower income (and no income) households; important to meet their housing needs. Need a bottom-up approach.
- Consider 100% affordable housing overlay, public housing, and land banking as strategies to increase housing for lower-income households.
- Consider strategies for preserving naturally-occurring affordable housing.
- Consider a moratorium on redevelopment/mansionization of R2 (residential two family) district.
- Consider exceeding State density bonus for affordable units.
- Break the myth that you cannot have community in areas with multifamily housing.
- More housing reduces vehicle miles traveled.
- Consider more opportunities of by-right housing, pre-approved plans.

Next Steps

The Housing TAC will meet again in summer 2021 to review the Draft Housing Element.

Homework

Before the final Housing TAC meeting, please [review the City's existing Housing Element goals, objectives, and policies](#) (also attached). Come to that meeting ready to discuss your ideas for revisions, deletions, and new goals and policies. TAC members can use the attached Housing Element worksheet to write their ideas or collaborate on the [worksheet linked in the Teams folder](#).