To:  
[public.comment@culvercity.org](mailto:public.comment@culvercity.org?subject=A-2:%20reject%20housing%20element), [Alex.Fisch@culvercity.org](mailto:Alex.Fisch@culvercity.org), <mailto:daniel.lee@culvercity.org>, <mailto:yasmine-imani.mcmorrin@culvercity.org>, [Albert.Vera@culvercity.org](mailto:Albert.Vera@culvercity.org), [Goran.Eriksson@culvercity.org](mailto:Goran.Eriksson@culvercity.org?subject=A-2:%20Reject%20Housing%20Element), [john.nachbar@culvercity.org](mailto:john.nachbar@culvercity.org)—------------------------------------------------------------------------------------------------------

Dear City Council and Staff,

Regarding the January 24th City Council Meeting, I call on you to **reject** the 3rd draft of Culver City’s Housing Element and Site Inventory Update and reject the Housing Element Negative Declaration.

Residential upzoning will **not provide affordable housing or improve economic or social equity.** The RHNA requirements can be met without incremental infill, especially since only 135 housing units are expected to be built over 8 years. Affordable housing is not possible on lots under half an acre. The consequences of missing the state deadline are discretionary and mitigated if the City Council works with HCD in good faith.  
  
Discarding an environmental impact review is reckless and unsupportable. There is no local data demonstrating that existing single-family homes create more greenhouse gasses and negative environmental impact than building new apartment buildings allowed by the Housing Element.

 Specifically:

1. I do not support adopting a Housing Element based on incremental infill.  As has been stated by planning commissioners, consultants and the city’s own staff, incremental infill will not provide low income and affordable housing as required by law.
2. I do not support adopting a Housing Element which will lead to a proliferation of market rate replacement housing in residential areas, especially when Culver City has been tasked with providing affordable housing
3. I do not support the replacement of single-family homes with by-right fourplexes. By right takes away discretionary review surrounding individual site issues or concerns.
4. I do not support Culver City going further than the state in creating density. The state already allows duplexes and Auxiliary Dwelling Units.
5. I support streamlining the ADU process.
6. I support an independent study of housing expectations under SB 9, SB 10, and the State’s ADU regulations as an essential first step before any single-family residential zone changes are proposed.
7. I support changing the zoning and regulations that will allow residential projects in commercial and transportation related areas.
8. I support allowing 100% residential buildings in current commercial and industrial zones.
9. I support changing the regulations to allow 100% residential where mixed-use is allowed.
10. I support allowing a wider variety of businesses to inhabit mixed-use projects.
11. I support community workshops, mailers, flyers, email notices as mandatory to explain the issues and potential solutions to the public.
12. I support working with property owners and developers to realistically plan and build projects with affordable housing.

The City Council has a duty not to adopt the 3rd draft HEU which has not been found compliant with State law and does not meet the actual needs of the city.

Thank you,

Name,  
Address  
Email Address