**HILLSIDE PROPERTIES NOT ON THE SITE INVENTORY
INSTRUCTIONS:**
COPY AND PASTE THIS LETTER INTO YOUR EMAIL.
BEFORE YOU HIT SEND Make sure that you:

1. Enter your Name, Address and Email at the bottom.
2. Send email to Shawn.Danino@hcd.gov and HousingElements@hcd.ca.gov
3. AND BCC: CulverCityNeighborsUnited@gmail.com

**---------------------------------------------------------------------------------------------------
Subject: Culver City Housing Element Update - Public Comment**

I am a resident of the City of Culver City with serious concerns about the Housing Element being submitted by Culver City to the HCD for validation.

I am the owner of the property listed below. As the owner of the property, I **do not have any plans nor expectations of redeveloping my property to convert it to multi-family housing units during this next housing plan period.** I also have **no plans to sell** the property during this next housing plan period.

As far as I know my property was not listed in the Housing Element site inventory, but I do not know what changes have been made since it was created in July.

Additionally, my property is located in a hillside area with narrow streets, impeded emergency vehicle access, and increased fire danger from surrounding brush. It is covered by a **Hillside Overlay Safety ordinance** and **must be removed for any site consideration by the HCD and the Housing Element.**

Furthermore, our City Council utterly failed to follow. Government Code 65583(c)(7) which requires that the “local government shall make a diligent effort to achieve public participation of all economic segments of the community…” There was no diligent effort to explain and involve public participation of our residents. I only found out about the housing element changes to my property entitlements from my neighbors.

Some or all of the following applies to me:

* I never received adequate notice about this zoning change proposal from the city.
* I never received a clear explanation about the reasons for this zoning change or the impact it would have on me, my property, my neighborhood, or my city.
* I may have received postcards from the city with information about the General Plan but  there was no information about the impact of the proposal to change my lot from single-family to multiple family zoning as is detailed in the Housing Element Update being submitted to the HCD.
* I only heard about this issue either from my neighbors, on social media, or via a neighbor-produced flier telling me about the elimination of R1 zoning and that this would allow up to 4 full-sized units to be built on my property.
* This upzoning issue has created strong emotions on both sides, and I have heard or participated in communications with the City Council telling them about my disagreement with this change.
* I am worried about the drastic changes that might occur in my neighborhood from the addition of more people living here.

Because of these defects I urge you **to deny certification of the city’s draft housing element** update until the city can provide an analysis of development capacity and a site inventory using the existing zoning and general plan land use designations.

The City of Culver City should not avoid meeting its RHNA obligations based on a speculative vision of a land use alternative that directly affects over half of the residents and was neither presented to nor seriously discussed with the public.

Thank you for the consideration of my concerns.

NAME
PROPERTY ADDRESS
EMAIL ADDRESS