**UPPER CREST AND BLAIR HILLS PROPERTIES 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 to the HCD for validation. I respectfully **request that my property be removed from the site inventory** where it is described as a non-vacant site eligible to produce new multi-family residential units. I also request that **my property not be included in the Culver City Regional Housing Need Allocation (RHNA) for its 6th cycle housing element**. I urge you to **deny certification of the Culver City draft housing element** since it depends on producing new multi-family units on non-vacant sites in the city’s currently R1 zoned properties.

My property (listed below) is listed in the Culver City Housing Element Update, Appendix B of the public review draft of the Housing Element Update dated July 22, 2021. As the property owner, **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.

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 municipal **Hillside Safety Overlay 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 was only able to find 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, nor did I receive 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 simple 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 in the future. The city has never sent a clear notice or explanation.
* 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. However, the majority of City Council has not listened to or adequately responded to the public opposition.

Thank you for the consideration of my concerns.

NAME
PROPERTY ADDRESS
EMAIL ADDRESS