

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL,
CULVER CITY HOUSING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

August 12, 2019
5:30 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Göran Eriksson, Vice Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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Closed Session

At 5:30 p.m. the City Council recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John Nachbar;
Assistant City Manager Serena Wright
Employee Organization: Culver City Employees Association;
Culver City Management Group; Culver City Police Officers
Association; Culver City Fire Fighters Association; Culver City
Police Management Group; Culver City Fire Management
Association; Executive Management Employees
Pursuant to Government Code Section 54957.6

CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: Michael Nagy Deceased (Widow Susan Preletz) vs. City of
Culver City
Case No. WCAB VNO ADJ1161748
Pursuant to Government Code Section 54956.9(d) (1)

CS-3 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation - (1 Item)
Pursuant to Government Code Section 54956.9(d) (1)

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Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council at
6:30 p.m. with all Members present.

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Recognition Presentations

Item R-3
(Out of Sequence)

**CC - Presentation of a Proclamation in Honor of Fiesta La Ballona
2019**

Mayor Sahli-Wells presented the Proclamation in honor of Fiesta
La Ballona 2019.

Bob Wayne thanked the City for the proclamation; introduced
members of the Fiesta La Ballona Committee; he recognized the
winner of the contest to design the Fiesta La Ballona volunteer
t-shirts; and he thanked the Art Director of AVPA for her
assistance.

Ronnie Jayne outlined the entertainment schedule for Fiesta LA
Ballona.

Marcus Tiggs thanked the Fiesta La Ballona sponsors.

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Item R-1

CC - Presentation of a Commendation to Dr. Jeff Penso in Recognition of his Contributions to Culver City's "Walk with a Doc" Program

Council Member Small presented the Commendation to Dr. Jeff Penso in recognition of his contributions to Culver City's "Walk with a Doc".

Dr. Jeff Penso thanked the City for the Commendation; Mayor Sahli-Wells and Council Member Small for their participation; and he presented a slide show of past events.

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Item R-2

CC - Presentation of a Commendation Honoring All That and More Boutique as the 2019 California Assembly District 54 "Small Business of the Year"

Council Member Lee presented a Commendation honoring All That and More Boutique as the 2019 California Assembly District 54 "Small Business of the Year."

Candance Simmons thanked the City for the support and recognition.

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Regular Session

Mayor Sahli-Wells convened the meeting of the Culver City Housing Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. with all Members present.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Sonia Karroum.

Mayor Sahli-Wells indicated the availability of Spanish and ASL translation of the meeting.

Jeremy Green, City Clerk, indicated that overflow seating was available in the Patacchia Room where the meeting could be watched on television.

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Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Fisch recommended that everyone go see "Toy Story Tempest" in Media Park presented by The Actors' Gang; noted that the General Plan Update process would be beginning with a meeting on September 3; he announced an Open House at the Wende Museum on September 4; and he received City Council consensus that a discussion of online campaign disclosures be placed on a future agenda.

Council Member Lee reported attending the Fox Hills Potluck and Picnic; the Blair Hills Block Party; and the Local Progress Conference of Local Elected Officials in Detroit.

Council Member Small reported that he would be representing Culver City in the National Empowerment Conference as part of the National Federation of Filipino American Associations.

Council Member Eriksson reported attending the Independent Cities Association Summer Conference noting that he would be providing a report to staff; he discussed a Federal Aviation Administration (FAA) overflight resolution in the works by the Aviation Subcommittee of the National League of Cities; and he discussed an upcoming meeting with the Mayor of Ludvika, Sweden to discuss the way differences are handled.

Mayor Sahli-Wells discussed recent mass shootings, violence, terrorism, white supremacy and access to weapons of war, and she received City Council consensus to direct the City Manager to fly flags at half mast until Congress takes action on gun violence; she commended the Police and Fire Departments as well as volunteers for another successful National Night Out; she congratulated the Fire Department on receiving their Fire

Accreditation; she received consensus to agendaize consideration of setting a policy to achieve a 100% zero emission truck and bus fleet by 2035; and she asked that the meeting be adjourned in memory of the victims in Gilroy, El Paso, Dayton, and also those who were stabbed in Orange County.

Ron Iizuka, Assistant Police Chief, thanked everyone for their support of National Night Out on August 5; introduced the newest Police Officer to join the Culver City Police Department; and he presented Certificates of Recognition from Sydney Kamlager-Dove to Officers Banda and Simon who were involved in an incident on July 22 where they were able to save the life of a five year old child who was choking.

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Presentations to City Council

Item P-1

CC - Presentation to City Council of the Arts2Work Program

Tania Fleischer, Cultural Affairs Commissioner, introduced Wendy Levy, the Executive Director of The Alliance for Media Arts and Culture, that runs the Arts2Work Program, the first nationally registered apprentice program in creative digital media technologies.

Wendy Levy, Alliance for Media Arts and Culture, provided background on herself and the program; discussed having Culver City be one of the first Arts2Work cities in the country; and she noted that they planned to help the creative economy in Culver City.

Mayor Sahli-Wells thanked Tania Fleischer for bringing the program to the City and Wendy Levy for her work.

Responding to Council Member Lee, Ms. Levy discussed eligibility requirements; the pre-apprenticeship program; and she provided contact information.

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Item P-2

CC - Presentation to the City Council Regarding the Southern California Gas Company's Balanced Energy Solution

Mike Harriel, Southern California Gas Company, provided a presentation on having a balanced energy portfolio in Culver City; he asserted that the discussion was not gas vs. electric but rather about affordably meeting the needs of businesses and residents in the City; he discussed single-source energy; the importance of diverse sources; Renewable Natural Gas (RNG); consumer choice; meeting climate goals; costs; and cities who have passed balanced energy resolutions rather than having energy mandated by state legislators.

Mayor Sahli-Wells suggested agendizing a discussion on the matter; indicated that she would not sign a resolution supporting natural gas as she felt it more prudent to electrify; and she cited Aliso Canyon.

Council Member Lee reported a similar presentation made at the Sustainability Subcommittee meeting and questioned why a larger percentage of recycled gas is not proposed; he asked for a definition of "clean"; discussed the amount of CO₂ and methane released; and he received clarification that nearby cities had been highlighted on the chart.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Colin Diaz, Chamber of Commerce, encouraged the City Council to agendize a discussion of the issue; discussed the use of gas in homes in southern California; the need for a green solution; and he noted that the issue was not cut and dried.

Diane Forte, Southern California Edison (SCE), noted that SCE was working to make clean energy choices more affordable and could provide their own presentation; asserted that the resolution proposed by Southern California Gas was about limiting choice; she questioned whether the City was comfortable supporting a pro-gas, anti-electricity coalition; questioned what control the City had once the resolution is passed; and she encouraged the City to continue their environmental leadership and to remain neutral.

Khin Khin Gyi, West Los Angeles Sierra Club, asserted that resolutions calling for a balanced approach were a thinly

disguised ploy by the Gas Industry to preserve the use of gas; discussed health and safety risks with natural gas; the San Bruno gas explosion; costs; new construction; the ongoing housing crisis; and SB100.

Carlo de la Cruz, Sierra Club, discussed the letter he submitted to the City Council; meeting climate goals; electric refuse trucks; incentive funding to allow consumer choice; he expressed concern with the way Southern California Gas was framing the issue; and he urged the City Council to be skeptical.

Brian Frange, Sierra Club, noted that use of the word "clean" was subjective; he discussed renewable gas; and the promotion of misconceptions regarding solar and wind power.

Discussion ensued between Council Members regarding the need for additional conversation on the issue; the current use of RNG for buses and trash trucks; classification by the California Air Resources Board; whether climate policy should be decided on a city by city basis; appreciation for the presentation by Mr. Harriel; the need for cities to address climate change; and the lack of consensus to bring the resolution forward for additional discussion.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Judith Martin-Straw, Culver City Crossroads, provided background on the newspaper; reported that the first paper edition would premiere at Fiesta La Ballona; asked that the City put out a Request for Proposals (RFP) for an official City newspaper; discussed the process for adjudication; she noted that the paper currently running legal notices is not correctly adjudicated; she stated that the Culver City News is not a locally owned newspaper, nor is the Argonaut; and she discussed the partnership with the Downtown Business Association (DBA).

Seth Horowitz reported that he would be moving on from his position at the Culver Hotel and he thanked the City for their support.

Sonia Karroum, Culver City Sister Cities Committee, discussed the request from Uruapan, Mexico for a used Sanitation Truck; questions about the ability of Uruapan to maintain the truck in Mexico; she indicated that representatives were willing to come to Culver City, sign a release of liability and drive the truck off the lot; she noted that Uruapan had an alternate request if the original request could not be granted; and she pointed out that Uruapan had been in the news recently and needed support from Culver City.

Joel Weinberg discussed the need for assistance with a permit for his Accessory Dwelling Unit (ADU); changes to rules enacted after he was already in process; the owner occupancy requirement restriction; affects to resale value; he felt he should be grandfathered in; and he asked the City Council for assistance as he felt that the Planning Department had not been responsive.

Council Member Fisch received consensus that the City Council agendize a discussion of revisiting ADU requirements.

Colin Diaz, Chamber of Commerce, announced a Health, Wellness and Sustainability Symposium on September 7, and the Fourth Annual Women in Business Leadership Luncheon on October 24 at the Doubletree.

Dr. Janet Hoult discussed different types of control and provided information to Council Members about Vector Control noting that it was also available at the back of Council Chambers.

Frank Clark discussed traffic issues in his neighborhood and he asked that a portion of the sidewalk be turned into a fire lane for safety reasons.

Mayor Sahli-Wells indicated that staff were available to speak with him regarding his request.

Diane Forte, Southern California Edison (SCE), reported rebates available for EV cars; discussed EV charging ports; the charge ready transport program; and she indicated that SCE is a resource to help the City transition to EV.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that one email had been received for items not on the agenda items and 69 emails were received for Item PH-2.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

Mayor Sahli-Wells moved Item A-1 ahead of the Public Hearing Items as she felt it would go quickly.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-4, C-6, C-7, C-8, C-9, C-10, C-12 AND C-13.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for June 29, 2019 to August 2, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 29, 2019 TO AUGUST 2, 2019.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on July 8, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON JULY 8, 2019.

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Item C-4
(Out of Sequence)

CC - Adoption of a Resolution Authorizing the Submission of a Grant Funding Application in the Amount of \$125,000 under the Senate Bill 2 Planning Grant Program Year 1

THAT THE CULVER CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT FUNDING APPLICATION IN THE AMOUNT OF \$125,000 UNDER THE SENATE BILL 2 PLANNING GRANT PROGRAM YEAR 1 TO PARTIALLY SUPPORT THE GENERAL PLAN UPDATE/HOUSING ELEMENT; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6
(Out of Sequence)

HA - Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP)

THAT THE HOUSING AUTHORITY:

1. APPROVE THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND,
2. AUTHORIZE THE CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE SEMAP CERTIFICATION.

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Item C-7

CC - (1) Approval of an Agreement with DFS Flooring in an Amount Not-to-Exceed \$61,914.13 for the Re-Carpeting of the Public Works Building; and (2) Authorize \$6,191.00 in Change Order Authority for the Public Works Director/City Engineer

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH DFS FLOORING IN AN AMOUNT NOT-TO-EXCEED \$61,914.13 FOR THE RE-CARPETING OF THE PUBLIC WORKS BUILDING; AND
2. AUTHORIZE \$6,191.00 IN CHANGE ORDER AUTHORITY FOR THE PUBLIC WORKS DIRECTOR/CITY ENGINEER; AND
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

CC - (1) Adoption of a Resolution (a) Providing Additional Service Credit Pursuant to Government Code Section 20903 for Local Miscellaneous Members of the California Public Employees Retirement System (CalPERS); (b) Designating the Window Period as September 1, 2019 to December 1, 2019; and (c) Specifying the Eligible Group of Members; and (2) Authorize the Mayor to Execute the Certification of Compliance with Government Code Section 20903

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION (A) PROVIDING ADDITIONAL SERVICE CREDIT PURSUANT TO GOVERNMENT CODE SECTION 20903 FOR LOCAL MISCELLANEOUS MEMBERS OF THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS); (B) DESIGNATING THE WINDOW PERIOD AS SEPTEMBER 1, 2019 TO DECEMBER 1, 2019; AND (C) SPECIFYING THE ELIGIBLE GROUP OF MEMBERS; AND,
2. AUTHORIZE THE MAYOR TO EXECUTE THE CERTIFICATION OF COMPLIANCE WITH GOVERNMENT CODE SECTION 20903.

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Item C-9

CC - Adoption of a Resolution Granting an Alcohol Use Permit to the Exchange Club to Conduct a Beer and Wine Garden in Veterans Memorial Park during the 2019 Fiesta La Ballona

THAT THE CITY COUNCIL: ADOPT A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY EXCHANGE CLUB TO CONDUCT A BEER AND WINE GARDEN IN VETERANS MEMORIAL PARK DURING THE 2019 FIESTA LA BALLONA.

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Item C-10

CC - Adoption of a Resolution Approving a Three (3) Year Memorandum of Understanding with the Culver City Police Officers' Association for the Period of July 1, 2019 through June 30, 2022

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY POLICE OFFICERS' ASSOCIATION FOR THE PERIOD OF JULY 1, 2019 THROUGH JUNE 30, 2022.

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Item C-12
(Out of Sequence)

CC - Approval of an Increase to the Southern California Hospital FY2018-2019 Purchase Order by \$10,000 for a Total Not-to-Exceed amount of \$60,000.000 for Inmate Pre-Booking Medical Clearances

THAT THE CITY COUNCIL:

1. APPROVE AN INCREASE TO SOUTHERN CALIFORNIA HOSPITAL FY2018/2019 PURCHASE ORDER BY \$10,000.00 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$60,000.00 FOR INMATE PRE-BOOKING MEDICAL CLEARANCES; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE A CHANGE ORDER TO THE PURCHASE ORDER.

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Item C-13

CC:SA - Adoption of Respective Resolutions Authorizing Designated Representatives to Deposit and Withdraw as Well as Make Account Changes with the State Local Agency Investment Fund on Behalf of Culver City and the Successor Agency to the Culver City Redevelopment Agency

THAT THE CITY COUNCIL AND SUCCESSOR AGENCY BOARD: ADOPT RESPECTIVE RESOLUTIONS AUTHORIZING DESIGNATED REPRESENTATIVES TO DEPOSIT AND WITHDRAW FUNDS, AS WELL AS MAKE ACCOUNT CHANGES, WITH THE STATE LOCAL AGENCY INVESTMENT FUND.

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Item C-3
(Out of Sequence)

HA - Approval of an Amendment to the Existing Professional Services Agreement with Upward Bound House for Homeless Outreach and Case Management for Homeless Children and their Families, Extending the Agreement for an Additional Three-Year Term in an Amount Not-to-Exceed \$136,500 for Fiscal Year 19-20; \$140,595 for Fiscal Year 20-21; and \$144,813 for Fiscal Year 21-22

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Tara Brown, Upward Bound House, thanked the City Council and the School District for their support of efforts to assist the homeless, and she provided statistics on the number of people helped by St. Josephs.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH UPWARD BOUND HOUSE TO PERFORM HOMELESS OUTREACH, CASE MANAGEMENT AND PERMANENT HOUSING PLACEMENT TO CULVER CITY HOMELESS FAMILIES, EXTENDING THE AGREEMENT FOR AN ADDITIONAL THREE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$136,500 FOR FISCAL YEAR JULY 1, 2019 THROUGH JUNE 30, 2020, \$140,595 FOR FISCAL YEAR JULY 1, 2020 THROUGH JUNE 30, 2021 AND \$144,813 FOR FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022; AND,

2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CULVER CITY HOUSING AUTHORITY.

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Item C-5
(Out of Sequence)

CC - (1) Consideration of a Request from the County of Los Angeles and the Blair Hills Neighborhood Association to Amend the Existing Memorandum of Understanding (MOU) between the City of Culver City and the County of Los Angeles Department of Parks and Recreation for the Stoneview Nature Center Operation to Expand the Hours of Operation; and (2) If Desired, Approval of an MOU Amendment

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Kerri Payne thanked the City Council for revisiting the MOU between the county and the Stoneview Nature Center, and she discussed staffing.

Jeremy Green, City Clerk, read comments submitted by:

Antoinette Lowe
Crystal Alexander
Steve Durkee
Bobbi Gold

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. CONSIDER A REQUEST FROM THE COUNTY OF LOS ANGELES AND THE BLAIR HILLS NEIGHBORHOOD ASSOCIATION TO AMEND THE EXISTING MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF CULVER CITY AND THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION FOR THE STONEVIEW NATURE CENTER OPERATION TO EXPAND THE HOURS OF OPERATION; AND

2. IF DESIRED, APPROVE AN AMENDMENT TO THE MOU; AND

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11
(Out of Sequence)

CC - Approval of Revisions to the Articles of Incorporation for the Culver City Cultural Affairs Foundation

Council Member Fisch expressed concern with making changes to voting requirements for their Board.

Discussion ensued between staff and Council Members regarding efforts of the Foundation Board to update their bylaws; requirements from the Secretary of State; and internal governance.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE REVISIONS TO THE ARTICLES OF INCORPORATION FOR THE CULVER CITY CULTURAL AFFAIRS FOUNDATION; AND

2. AUTHORIZE THE MAYOR TO EXECUTE THE ACKNOWLEDGEMENT OF THE RESTATED ARTICLES OF INCORPORATION.

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The following item was considered out of sequence.

Action Items

Item A-1

HA - (1) Amend the Existing Professional Service Agreement with Saint Joseph Center to Expand Homeless Outreach to Include Evenings and Saturdays in an Amount Not-to-Exceed \$690,844; or (2) Authorize the Release of a Request for Proposal for Homeless Outreach to Expand the Scope of Services

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

Tevis Barnes, Housing Administrator, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that the money is not from the General Fund; support for the program; the cost increase; direction to the Committee on Homeless to reach out to the SELAH Neighborhood Homeless Coalition; willingness of residents to volunteer; finding a sustainable model; Service Planning Areas (SPAs); Redevelopment funds; long term sustainability of the financial model; increased staffing in the Police Department; Los Angeles Homeless Services Authority (LAHSA) funding; lack of coverage on Sundays; alternative hours; staffing costs; increased numbers of homeless individuals in the City; creating opportunities; creating a local model; and agreement to revisit the contract in one year.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SAINT JOSEPH CENTER TO EXPAND HOMELESS OUTREACH TO INCLUDE EVENINGS AND SATURDAYS IN AN AMOUNT NOT-TO-EXCEED \$690,844; AND
2. AUTHORIZE HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY; AND
4. DIRECT THE COMMITTEE ON HOMELESSNESS TO WORK WITH SELAH NEIGHBORHOOD HOMELESS COALITION TO CREATE A LOCAL MODEL.

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Public Hearings

Item PH-2
(Out of Sequence)

CC - PUBLIC HEARING: Adoption of an Urgency Ordinance Establishing Interim Rent Control Measures for a Period of 12-Months (Including, but not Limited to a Four Percent (4%) Rent Increase Cap on Monthly Rents in Effect on June 11, 2019, a Petition Process, For Cause and No Fault Eviction Provisions, Relocation Assistance, and Rental Registry Requirements).

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Lisa Varon, BAE Urban Economics, provided a brief overview of their study that included a Rental Market Analysis, Rent Cap Urgency Ordinance Research, Relocation Assistance Programs Research, and Financial Modeling; she discussed annual growth; rental increases over the last nine years; increases in smaller buildings vs. larger buildings; pre-1995 properties; the number of buildings sold in Culver City; urgency ordinances in other cities; and relocation assistance programs.

Tevis Barnes, Housing Administrator, introduced student interns; provided an overview of the proposed ordinance; discussed the proposed 4% rent cap; exemptions; state law; Costa Hawkins; the reference date; For Cause and No Fault eviction provisions; relocation fees; protections for long-term, senior, ill and disabled tenants; landlord non-compliance; and administrative fees for owners in violation of the interim ordinance.

Heather Baker, Assistant City Attorney, discussed a non-substantive, clarifying change that had been made to the No Fault Eviction Grounds in Section 5.D.2.e.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF PUBLIC NOTICE AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING.

Mayor Sahli-Wells discussed procedures for public speaking and invited public input.

The following members of the audience addressed the City Council:

Nancy Smeets asked that Section 8 Housing be expanded; building regulations be lifted for affordable housing; first time buyer incentives be created; tax credits for renters be provided; she discussed the reality of rent control in Los Angeles; the experience of her husband's family; rising property taxes; changing mortgage rates; repairs; maintenance; the Constitution of the United States; due process; divisions in the City; and she asserted that greed could not be legislated against.

Meg Sullivan expressed concern with the proposed ordinance; discussed her triplex; consultant findings; she asserted that duplexes, triplexes and quads were providing the bulk of the affordable housing in the City; she asked that smaller buildings be exempted from the freeze, or be provided with a higher cap as other cities have done; she discussed the need for financial flexibility; smaller profit margins; the advent of eviction controls; and she indicated that the smaller buildings would be forced to sell and the affordable housing in the City would be reduced.

Steve Roe felt that rent control was counter-productive; provided background on himself; discussed additional administrative costs imposed on owners in the smaller building segment with increased regulations; questioned how the City would pay for the Rent Registry; and he expressed concern with the potential loss of affordable housing if rent control is enacted.

Michael Millman asserted that there was no evidence of a real crisis or need for rent control as there were no examples of rent gouging produced; he questioned how the 4% rent cap had been decided upon; and he asserted that there had been no outreach.

Marilyn Tucker provided background on herself; questioned why she should be penalized for protecting renters; she asserted that she rents below market; and she discussed average rents in the City.

Mary Lou Medina provided background on herself; noted that rent control would make her feel obligated to increase rent every year; and she thanked the Mayor for her response to her comments.

Kyle Williams took issue with some of the findings in the consultant report; discussed older buildings in Culver City; maintenance; loss of affordable housing; he questioned what would be done for smaller owners; expressed concern that they

would be forced to sell; and he noted that Santa Cruz had voted no on rent control.

Samantha Williams expressed opposition to the rent freeze and future rent control; discussed buildings with under 6 units; consultant findings of smaller rent increases with smaller buildings; she hoped that the City Council would take smaller buildings into consideration; she questioned how much money it would take to implement the policy; she suggested a voucher program and hoped the City Council would do their homework; and she noted that her tenant was present to speak out against rent control and had thanked her for not raising his rent which is far below market value.

Erik Alexander spoke representing large owners; provided background on himself; discussed low turnover and low rent increases; responsible behavior; renovations; and risk.

Richard Glaser stated that he felt the decision had already been made by the City Council; expressed concern that voices were not being heard; he asserted those with older buildings provided affordable housing but would be unable to perform needed maintenance; he asked for real dialog and discussion; and wanted to see the issue put before the voters.

Gary Duboff reported charging below market rents for long-term residents; felt that owners should be a part of the equation in setting the rent cap; asserted that owners were the most at risk and impacted at a low cap; discussed how neighboring cities responded to challenges; felt that a 4% cap was too restrictive; he asked that a pathway to middle ground be chosen; and he suggested a 6% cap for the temporary freeze.

Diana Weber provided background on herself; expressed concern that she might have to sell; asserted that rent control would not hurt the people who frequently increase rents or newer buildings; she noted that older buildings need more maintenance; and she asserted that this form of rent control would not work.

Martine Goldsmith asserted that the vote would be the legacy of the City Council; noted that the Mom and Pop landlords had invested heavily in the City and supported the growth of the City; felt that the larger new developments should share in the burden of providing low cost housing; she noted that much discussion was needed; she hoped the community would be heard; and she noted the need for strong leadership.

Clinton Goldsmith asserted that rent control did not work; discussed rent control in Los Angeles; property maintenance; quality of rentals; concern with affecting the ability to provide affordable housing; and asked the City Council to protect the interests of renters and homeowners.

Fred Salisbury discussed his experience renting units below market rates for many years and he expressed concern with being locked into monthly losses.

Rich Kissel provided background on himself; discussed challenges of being a housing provider; he asked that the vote be deferred; expressed concern with the amount of time the proposed ordinance was available for consideration; asked that if the vote was not put off, that a more reasonable cap of 7-10% be considered; wanted to see moderate rent control to soften the affects to everyone and provide flexibility; discussed Just Cause evictions; differences between data, assumptions, and real world experience; including taxes in calculations; and the BAE models.

Danielle Leidner-Peretz, Apartment Association of Greater Los Angeles (AAGLA), expressed opposition to the rent freeze and rent control; asserted that consultant findings did not show rent gouging; questioned the urgency and need for a rent freeze, rent registry or why a comprehensive ordinance was needed; discussed the consultant study and findings; smaller profit margins and higher maintenance required; she requested that smaller buildings be exempted; and she felt that changes should be implemented that benefit the entire community.

Fred Sutton, California Apartment Association, discussed Regional Housing Needs Assessment (RHNA) numbers; new jobs coming into the City; responsible housing providers; negative effects of the proposed ordinance; concern with a provision allowing a renter to bring people into the unit without consent of the owner; he discussed safety issues; the lack of input from housing providers; the need for constructive and good faith dialog; enacting a broad and flexible moratorium; exemptions for people with understood agreements that were known about in advance of the freeze; targeting solutions to highlighted issues; the need for a financial impact housing analysis; and the need to work together.

Ron Ostrin provided background on himself; expressed concern that the proposed action would take away what is special about Culver City; discussed property taxes that allow for excellent City services; rent increases caused by the conversations;

unsolicited offers to buy his property; and he asserted that if things become too much trouble he would just sell his property.

Ron Bassilian discussed the 99 Cent Store that burned down; expressed concern that the item was being rushed through without resident input; he asserted that the effort would force out small renters and favor large developers; discussed soft story mandates; unethical tactics; other cities that have passed resolutions; and he provided information for Protect Culver City.

Eric Sayer provided background on himself; asserted that the rent freeze and rent control would hurt his family; discussed the already difficult nature of evicting tenants; and he asked the City Council to consider the small property owners.

Debi Lee provided background on herself; expressed opposition to a rent freeze or rent control; did not feel that the issue had been well-thought out; discussed Mom and Pop owners who are under-rented; rising costs; rent restrictions that protect existing tenants; eviction restrictions that help problem tenants; she asserted that restricting rents would not help the homeless; and she felt the matter required further consideration.

Michael Winn provided background on himself; expressed concern with infringing on private property rights; discussed the drawbacks of rent control; encouraging landlords to take their property off the market; relocation expenses; and he questioned what guarantee there was that the freeze would be over in 12 months.

Jennifer Hubenthal provided background on herself; discussed issues she was facing with the property that her father owns; negative affects to her family; and the need to sell the property if things are too difficult.

Paula Amezola expressed support for a rent freeze; discussed her experience as a landlord in Los Angeles; noted family members who want to rent in Culver City; discussed average rents in Culver City; and she expressed support for a 3% cap.

Yesenia Miranda Meza expressed support for a rent freeze; discussed the rise in homelessness; resources for homeless individuals rather than for homeless families; and she felt the rent freeze and rent control would help the City.

Joe Delgado, Alliance for Californians for Community Empowerment, expressed support for a 3% cap; reported that the governor of California and the mayor of Los Angeles were calling the current situation with homelessness a state of emergency; he expressed support for the work of the City Council to support tenants; and he questioned how a working person could handle anything more than a 3% increase.

Kevin Lachoff expressed sympathy to the issue of housing insecurity but felt that rent control was a blunt instrument to address homelessness; he discussed rent subsidies; removal of housing from the market; the lack of rent protections for new construction; he asserted that rent control did not create new supply; discussed the soft story structure survey and expensive retrofitting; and he suggested following forthcoming state guidelines for long term policy direction.

Glenn Pineda discussed his experience as an owner of a four-plex; the difficulty of making plans with the uncertain situation; he expressed concern that his tenants would be displaced if he has to sell his property; and he asserted that homelessness was caused by drug use and mental issues.

Joan Moon provided background on herself; expressed concern with a lack of notification for the June meeting; and she discussed those who are selling and moving to other cities that do not have rent control.

Jeff Schwartz felt it imperative to correct misperceptions disseminated; he asserted that the rent freeze was agendized with plenty of notice for the June meeting; he stated that the purpose of a rent freeze is to protect renters from retaliatory and intimidation activities during a discussion of lasting renter protections noting that renters who spoke out in favor of rent control in 2015 had been subject to retaliation; he discussed members of Protect Culver City Renters; and the percentage of income spent on rent by Culver City renters.

Miranda Morgan discussed the experience of her parents in being evicted from their apartment even after a 13% increase and she asked for help to keep her parents in their apartment.

Gerald Weiner did not want to see Culver City become a city of the wealthy and he read a statement expressing support for rent control and a 5% cap, from a renter who was too afraid to come to the meeting.

Greg Goodyear provided background on himself; expressed concern with changes in the City; did not want to see it become like Santa Monica; he felt that proper notice had not been given; and he discussed his experience as a renter and a landlord.

Behram Pareskh expressed general support for the ordinance and rent freeze; asserted that Section 2B was not written in a way that would not work correctly; and he discussed issues with the Rental Registry and ADU provision.

Leah Pressman, Protect Culver City Renters, discussed decisions made at the June City Council meeting; the LA county model; suggestions from BAE; and she indicated that a list of loopholes in the draft ordinance and ways to fix them had been supplied to staff and the City Council.

Sebastien Hernandez, Culver City Action Network and Protect Culver City Renters, displayed a map of rent burdened households in Culver City; discussed the percentage of income that Culver City renters spend on rent; the nationwide housing crisis; and he encouraged the City to handle the problem.

Disa Lindgren discussed the effect of rent increases on rent burdened residents; the percentage of renters in Culver City; effects of displacement on economic and racial diversity in the City and in schools; and she expressed concern that more people would be forced out if action is not taken.

Katy Krantz discussed previous consideration of renter protections in 2015; renters targeted with rent hikes and evictions; the need for a rent freeze to enable a thoughtful and thorough process that engages all stakeholders; renters who are fearful of speaking publicly; she asserted that a freeze allowed for free speech; and she thanked the City Council and staff for their efforts.

Michelle Weiner discussed outreach; fear of speaking out; vulnerability; she expressed concern with language in the proposed ordinance regarding noise nuisance and gang activity that she felt was racist and could offer a loophole; and she wanted to see the freeze backdated to April 23 when the item was first discussed as people reported receiving notices immediately.

Terry Soft discussed his living situation; asked that rents not be raised; expressed support for his landlord who had never

raised his rent; and he asked the City Council to help the City, not hurt it.

Bonifacio Bravo discussed his experience as a landlord; rising taxes; and he asked that rent control not be enacted.

Johanna Gullick discussed her experience as a landlord and her policies; she expressed empathy and sympathy for landlords who care about their tenants; and she felt that the freeze was a good option and that long term protections should be enacted.

Rebecca Andade thanked the City Council for considering protections for renters in Culver City; she indicated having rental properties in Los Angeles; discussed guidelines available in Los Angeles; capital expenses; the need to protect everyone; the investment of renters in Culver City; and she felt rent control was needed.

Peter Capone-Newton provided background on himself; noted the need to speak on behalf of renters; discussed his work with homeless veterans; affordable housing as a cause of homelessness; beginning a discussion about the crisis the City is in; the 41% increase in rent over the past 10 years; he asserted that nothing in the ordinance would hurt generous landlords; and he hoped to continue the discussion.

Luke Freeborn asserted that rent control is a short sighted policy; expressed concern with taking control away from property owners; discussed suspending other things in the City; and he asked that the City Council not enact the ordinance.

Richard Valverde expressed concern that the City Council had already made up their minds; felt that landlord concerns were not being taken into consideration; discussed skyrocketing rents; new development in the City that would not be under rent control; he expressed concern with small landlords being negatively affected; and he asked that 1-6 unit buildings not be included in rent control.

Kyle Johnston expressed fear of retaliation for speaking out; provided background on his family and his experience as a renter; he wished the landlord had communicated with him before he received a 60-day notice to leave; discussed costs to move; expressed sympathy for Mom and Pop landlords; reported putting money into his old property; and he asked for protections.

Barry Goldstein discussed statistics; medians and outliers; doubling of property values in the City; long-term property owners; broad benefits of rent control; and health and psychological effects of long-term stress connected to being rent burdened.

Marilyn Akerling discussed her experience as a landlord and questioned whether the City was going to help residents or control them.

Darryl Cherness expressed support for a rent freeze; discussed the number of homeless people living in the county; the need to work together to find solutions; the lack of affordable housing; and he proposed an ordinance requiring all commercial rental developments to set aside a certain percentage of low to moderate income units.

James Litz, Greater Los Angeles Association of Realtors, discussed rent control; increasing the housing supply; concern that the proposal does not add any new housing; he suggested the City offer a rent subsidy program using the City Housing budget; discussed real housing solutions; and he asked the City Council to vote no on the proposal.

Marie Ramirez provided background on herself; reported receipt of a 60-day notice to vacate from developers; and she asked for immediate relocation assistance funding.

Vernon Taylor provided background on himself; noted that rent control was being put forth as the answer to issues; expressed concern with seizing the rights of housing providers; noted that a similar proposal had been voted down county-wide; discussed rejection of new housing projects; suggested that the City freeze hiring and raises, lower fees, and eliminate taxes; and he asked that the ordinance be declined.

Carlene Brown quoted Dr. Martin Luther King Jr. regarding profit motives and property rights becoming more important than people; expressed support for previous action of the City Council; ensuring that good landlords are not penalized; she discussed the importance of strong tenant protections; preserving the middle class; and profit motives.

Jorge Rivera, Tenants Together, provided background on the organization; expressed support for rent control; discussed landlords with the responsible home provider label; responsibility to the community; 3% rent caps; reasonable rate

of return; he asserted that rent control is not a punishment but a permission; discussed homeless prevention; providing a safety net; community stability; reductions to crime; support for the local economy; and he urged the City Council to pass the ordinance.

Rebecca Rona-Tuttle thanked the City Council for their courage in considering the rent freeze; discussed mischaracterization of the process; having a one-year period to discuss the issue; keeping people from becoming homeless; complexity of the issue; tools available; and she expressed concern with the amount of time for people to read and consider the ordinance.

Gary Silbiger observed that tenants had not had protection in the City for 102 years; he asserted that tenants had the right to be protected; he congratulated the City Council on being the first to treat tenants fairly; discussed the empathy of residents; hardship; and he indicated that the matter was urgent and that rent control would help the entire community.

Steven Drust provided background on himself; discussed the reduction to the number of rental units in Santa Monica; CalPERS; rate of return; and City salaries and bonuses.

Ben Cichowski wanted to see a 3% cap for rent increases; discussed average annual salary increases; he expressed appreciation for those landlords who do support their tenants; he described his experiences with a landlord trying to push him out in order to get higher rents; increased numbers of homeless in the City; and he felt it was clear that there is a serious problem in the City.

De. Isaac Jakubwicz provided background on himself; expressed concern with the rent situation in Culver City; changes in the City; public health impacts of the homeless population; excessive rent increases; aggressive landlords; and he discussed his recent Landlord Tenant Mediation Board hearing.

Rachel Brown expressed concern with speaking noting the power of landlords over tenants; expressed support for exemplary landlords; she noted that without laws there is no way to protect tenants; and she reported that tenants paid for their own repairs in her building because any time they request a repair, their rent is raised.

Andrea Schainen discussed her experience as a landlord; she felt that she would have to raise the rent every year if rent control

is imposed; she expressed opposition to being told what to do; and she expressed concern with having to pay relocation fees if she wants her children to move into the rental unit.

Keith M. Jones provided background on himself; felt that the City Council had made up their minds already; expressed concern with rising costs; having to raise rents regularly; and he suggested excluding elderly landlords who need the money.

Katie McKeon, Public Counsel, provided background on her organization; expressed support for a rent stabilization ordinance; discussed advocacy for stronger tenant protections; deviations from the county ordinance that work to the detriment of tenants; Section 8 voucher holders; nuisance and illegal purpose; Just Cause protections; evictions for renovations; and she recommended changes to strengthen the ordinance.

Kimberly Ferguson expressed support for all parties involved and for a discussion period; felt that new properties should be held to the same standards; and she supported exemptions for senior citizens who have properties that are under 4 units.

Mark Lipman read a poem: "I own, therefore I am right", an argument used by landlords to get what they want; he discussed code of ethics; community responsibility; wanting more from those who have less; living under the threat of being unjustly evicted and becoming homeless; using the Police Department as private security guards to police poverty; the plight of being an owner; profits and property; using properties as a business and the right of government to step in and make sure all parties are treated fairly; maintaining wealth and privilege; democracy; and the root of greed as the cause of the housing emergency and homelessness.

Sal Princiotta discussed rent increases; good tenants and bad landlords; secret property owners; lengthy, invasive renovations; adding on costs for trash pickup, water and sewer service; and he felt that 12 months were needed to explore the rent control issue with a 0% freeze.

Nilesh Hingarh provided background on himself; echoed sentiments expressed earlier in opposition to the ordinance; expressed concern that the City Council had already made their decision; he hoped the City Council would separate out the responsible landlords from those who are abusing the system; and he felt that arbitrary numbers and laws were not helpful, small owners would sell their properties, and rents would go up.

Robert Zirgulis discussed the new complex on Washington and Overland and he expressed concern with Mom and Pop landlords being driven out of the City.

Jim Pyeatt provided background on himself; felt that rent control was needed but it should not be modeled after Los Angeles; he asserted that the dynamic of the City would be changed; discussed growing pains; and he asked that the City not be turned into Los Angeles.

Noah Zatz pointed out that a temporary measure was being considered; discussed democracy in Culver City; addressing the fundamental fact of landlords over tenants; fear of speaking out in public; levelling the playing field; addressing difficult issues; eviction notices recently received; why the issue is urgent; mass evictions due to a remodel; and he urged the City Council to pass the measure and close the loopholes.

Lynn Patterson provided background on herself; expressed opposition to the rent freeze and eviction controls; discussed retired senior citizens who provide affordable housing in the City; felt the action would be discriminatory and jeopardize livelihoods; and she suggested reviewing the letter from Ron Ostrin to the City Attorney and extending the notice period to balance tenant and landlord interests during the discussion of rent control.

Dan Milder noted exaggeration from both sides; indicated that he is a landlord but not opposed to rent control; expressed concern with additional bureaucracy questioning who would pay the costs for additional time and effort spent; discussed tenant protections; and he felt that additional taxes for all property owners should be passed to cover costs.

Lyn Berrios provided background on her mother and their rental property; asserted that they had below market rents; discussed maintenance costs; and she indicated that she treated her tenants fairly and would continue to do so.

Ram Bajaj provided background on himself and his family; felt the City had not done as good a job as Los Angeles had to build affordable housing; he felt the rent freeze was a knee jerk reaction to the need for housing; that an affordable housing ordinance should be put in place; and he discussed problems in Santa Monica.

Cindy Hains thanked the City Council for creating an open environment for people to express themselves; she provided background on herself and her family; asked for encouragement and incentives for small businesses; discussed motivation; asked the City Council to examine the impacts of rent control; she noted that high income families would benefit from rent control just as much as lower income families; and she discussed negative impacts of rent control.

Deb Thierry provided background on herself; expressed appreciation for the efforts of the City Council; and she noted that sometimes control is needed.

Jeremy Green, City Clerk, read written comments submitted by:

Rebecca Tatum
Peggy & David Hall
Ron Gorman
Kim Roman
Jim Lindsay
Paul Gansky
Chris Forthmann
Lila Swenson
Barbara Hodson
William Crumbaker
Sally Haft
Rod Rummelsburg
Jerry and Leah Kaye
Judi Sherman
Marissa Pineda
Marta Valdez
John Riordan
Shifra Teitelbaum
Melissa Minkin
Lara Embry
Rich Waters
Bryan Bohlinger
Chao Chen Wang
Chao Yi Wang
Virgilio Guillen
Tasha Lowitz
James Belford
Bill Weatherby
Cheryl Bevington
Mary Herman
Prisca Gloor
Cicely Bingener

Annette Morasch
Michelle Ford
Abe Claproth
Laurie Pastel
Claudia Yi Leon
anonymous card
Karol Heinecken Mora

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding clarification that parameters of the freeze are being considered; government subsidies; putting a cap on rents; the job of local officials to make rules on land use policy; constitutionality of the actions; rent stabilization for community preservation, not to solve the housing crisis; inclusionary zoning ordinances; the timeline for consideration of the issue; adequate notice; adhering more strictly to the Los Angeles county ordinance; goals to keep rents and rent increases reasonable, to increase housing stock, and to maintain income and racial diversity; rent control studies; effects of a rent freeze; short term vs. long term gains; diminished number of units; average rents; data; the experience of other cities; finding a way forward; the temporary ordinance; transparency; providing additional time to work through issues; the temporary freeze as a cap; urgency; findings based on the lack of housing and increased rents; concern with Mom and Pops selling; the potential to make the problem worse; whether the findings support the proposed action; concern with voting on the item without information on financial implications for the City; money to administer the program vs. the Section 8 budget; lowering rents by increasing supply; increased density; dramatic increases to rents; previous statements made by Council Members; relocation compensation; the Long Beach program; percentage thresholds; consciousness among property owners; finding a cap that the Mom and Pops can live with; affordable housing stock in the City; determination of the implementation date; getting landlord buy-in; clarification that sufficient findings exist to enact the ordinance; the need to protect tenants and produce housing at all income levels; increasing density; creating demand for tenants; the article posted by AAGLA with an argument against housing production; the need to address a crisis; rent increases the day after the meeting; appreciation for input from many sides; housing security; financial stability; concern with creating a hostile environment; retaliation; responsible

landlords; supporting those who deserve to have rights but do not; length of time the City has been without any rental protection; building wealth; the racist legacy of housing in the US that has subsidized white people and stolen from future generations of people of color; the need to think about equity in all areas; cultural legacies in land use policies; the free market; creation of an even playing field; working to achieve balance; the need for financial flexibility, stability and predictability; use of averages in the findings; rent increases; concern with email that equated renter protections with a rise in homelessness; Prop 13; addressing inequities; and helping those who got eviction notices because of the conversation.

Additional discussion ensued between staff and Council Members regarding the allowable percentage for rent increases; those fortunate enough to be property owners; making money with the increase in property value; finding an agreed upon percentage; reference date; length of the tenancy; guidance from the experts; timing; concern with weakening the ordinance by setting a date that could be challenged; agreement on June 11, 2019 as the effective date; real world examples of noticed rent increases; relocation assistance; unintended consequences; concern with making things too complicated; making the ordinance specific to Culver City; keeping things general for the freeze; the basis for determining the three month relocation assistance requirement; ensuring that restrictions do not take rental units off the market; how to determine carve-outs; technical provisions around evictions; nuisance language; racial undertones; public policy language; agreement to delete section 5.C.4.b regarding gang related crime; agreement to use the language in the Los Angeles county ordinance pertaining to nuisance and illegal purpose; exceptions for acts constituting domestic violence; language regarding ADUs; compliance as a condition of amnesty; inclusion on the Rent Registry; including ADUs on the rent freeze with additional consideration later; providing basic direction to staff; eviction language; modifications to language in 5.D.1.c to provide further protection; adding the word imminently to section 5.D.1 regarding renovations and For Cause evictions; interpretation of the word imminently; variables; test cases where language is defined; providing a guide; comments from landlords about the definition of material rental agreement term; reasons for exempting Section 8; encouragement for landlords to participate in Section 8; different rules for Section 8 that protect tenants; the number of Section 8 rentals in the City; contracts with Upward Bound and St. Joseph Center; families with vouchers forced to relocate due to the lack of participation by property

owners; federal government caps to fair market rent; definition of material rental agreement term; concerns expressed by landlords that it is implied that tenants can add additional occupants without the approval of the landlord without breaching the rental agreement; allowing the landlord the right to approve or disapprove an additional tenant; concern with creating excuses to kick people out of their homes; maximum number of occupants as allowed by state law; subjectivity; and further consideration of details.

Heather Baker, Assistant City Attorney, read agreed upon changes including changing the 4% cap to a 3% cap; agreement to change the relocation benefit from two times the rent plus \$1,000 to three times the rent plus \$1,000; reverting to county language regarding For Cause eviction related to nuisance; agreement to strike the renovation provision that was listed as one of the grounds for a no fault eviction and add the word imminently; and agreement to delete the exception for ADUs.

Additional discussion ensued between staff and Council Members regarding the action to protect people from displacement and being forced out of their homes by large rental increases; changes in the City; the temporary rent freeze; examination of issues; formulation of protections; creation of a specific program for Culver City; issues not being addressed; balancing costs to administrate against benefits; misinformation and prejudice; the USC study; the anti-supply statement in the Protect Culver City PAC Platform; concern with landlords fighting regulations and supply; procedures for moving forward; stakeholder meetings; Housing Subcommittee recommendations; the need for robust public input; work with staff to design a process; use of consultants; and direction to staff to outline a proposed outreach process.

MOVED BY COUNCIL MEMBER LEE AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: ADOPT AN URGENCY ORDINANCE ESTABLISHING INTERIM RENT CONTROL MEASURES FOR A PERIOD OF 12- MONTHS (INCLUDING, A THREE PERCENT (3%) RENT INCREASE CAP ON MONTHLY RENTS IN EFFECT ON JUNE 11, 2019, A PETITION PROCESS, FOR CAUSE AND NO FAULT EVICTION PROVISIONS, RELOCATION ASSISTANCE, AND RENTAL REGISTRY REQUIREMENTS AS AMENDED).

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: ERIKSSON

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Item PH-1

CC - CONTINUATION OF PUBLIC HEARING TO AUGUST 26, 2019: Declare the Results of the Assessment Ballot Tabulation for West Washington Benefit Assessment District No. 3 and, if there is no Majority Protest, Adopt a Resolution Ordering the Improvements, Services and Annual Levy

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF PUBLIC NOTICE AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Sahli-Wells invited public input.

No speakers came forward and no cards were received.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CONTINUE THE PUBLIC HEARING TO AUGUST 26, 2019.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman thanked the City Council for having empathy for all parts of the community; he noted a universal sentiment that money was needed for housing; discussed his proposal for a major corporations' tax; major corporations moving into the City in 2021 that are destabilizing housing; funding to address housing issues; accountability of major corporations; and he asked that consideration of a major corporations' tax be put on the ballot.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Council Member Fisch requested an agenda item for future discussion of financial transparency in terms of election information on the City website, and also an item on revisiting regulations regarding ADUs and owner occupancy.

Council Member Lee expressed support for consideration of Mark Lipman's proposal.

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Adjournment

There being no further business, at 1:35 a.m., Tuesday, August 13, 2019 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of the victims in Gilroy, El Paso, Dayton, and those who were stabbed in Orange County, to August 26, 2019.

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Jeremy Green
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency Board,
and Culver City Housing Authority Board
Culver City, California

MEGHAN SAHLI-WELLS

MAYOR of Culver City, California and CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board