

OFFICIAL MINUTES

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

April 12, 2021  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Fisch called the regular meeting of the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:20 p.m. in the Mike Balkman Chambers at City Hall via Virtual Webex.

Present: Alex Fisch, Mayor  
Daniel Lee, Vice Mayor  
Göran Eriksson, Council Member  
Yasmine-Imani McMorris, Council Member  
Albert Vera, Council Member

oOo

Mayor Fisch invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received for Closed Session.

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

**Closed Session**

At 5:22 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Labor Negotiators  
City Designated Negotiators: City Manager John Nachbar;  
Assistant to the 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

o0o

**CS-2** CC - Conference with Real Property Negotiators

Re: 10858 Culver Boulevard

City Negotiators: John Nachbar, City Manager, Sol Blumenfeld,  
Community Development Director, Todd Mooney, City Special  
Counsel

Other Parties Negotiators: Wende Museum

Under Negotiation: Price, terms of payment or both, including  
use restrictions, development obligations and other monetary  
related consideration

Code Section 54956.8

o0o

**CS-3** CC - Conference with Legal Counsel - Anticipated Litigation

Re: Initiation of Litigation - One Item

Pursuant to Government Code Section 54956.9(d) (4)

o0o

**CS-4** CC - Conference with Legal Counsel - Anticipated Litigation

Re: Significant Exposure to Litigation - Two Items

Pursuant to Government Code Section 54956.9(d) (2)

o0o

**Regular Session**

Mayor Fisch reconvened the regular meeting of the City Council,  
Culver City Housing Authority Board, and Successor Agency to  
the Culver City Redevelopment Agency Board to order at 7:01 p.m.

o0o

**Recognition Presentations**

Item R-2  
(Out of Sequence)

**CC - Presentation of a Proclamation to No Limits for Deaf Children in Recognition of its 25<sup>th</sup> Anniversary**

Jeremy Green, City Clerk, presented the commendation to No Limits for Deaf Children, congratulating the organization on its 25<sup>th</sup> anniversary.

Michelle Christie, Ed.D., Founder and Executive Director of No Limits for Deaf Children, accepted the commendation, provided additional information about the organization, and thanked City Council for the recognition.

Item R-1

**CC - Presentation of a Proclamation Designating April 30, 2021 as "Arbor Day"**

Jeremy Green, City Clerk, presented the proclamation designating April 30, 2021 a "Arbor Day."

Alicia Ide, Public Works Management Analyst, announced that Culver City had been recognized as a Tree City USA for the fourth year noting that more information about the recognition was available at [arborday.org](http://arborday.org); she discussed promoting the recognition with signage at key locations throughout the City; COVID restrictions necessitating the change from gathering to plant trees, to encouraging residents to plant trees on their own; public outreach; and she indicated that questions could be sent to [public.works@culvercity.org](mailto:public.works@culvercity.org).

o0o

**Pledge of Allegiance**

Mayor Fisch led the Pledge of Allegiance.

o0o

**Closed Session Report**

Mayor Fisch indicated nothing to report out of Closed Session.

o0o

**Community Announcements by City Council Members/Information Items from Staff**

Council Member Vera announced that the Police Officers' Association was hosting a free catalytic converter etching event on April 25 at the Westfield parking structure, and he congratulated the Culver City Police Department (CCPD) on their handling of recent armed robberies of 7-11s.

Council Member McMorris announced that April is Sexual Assault Awareness Month and discussed awareness and prevention; she acknowledged Ramadan; sent good energy out to the family of Daunte Wright; and she expressed regret that similar incidents were happening so frequently that they were becoming normalized.

Council Member Eriksson discussed the contract with Ting to use the City's fiber network; companies coming in with the ability to install fiber to individual homes for a reasonable fee; and he noted the one year anniversary of Feed Culver, encouraging everyone to donate to support the worthy program at [www.feedculver.org](http://www.feedculver.org).

Vice Mayor Lee discussed Duante Wright, expressing concern with the healing of his family and people in the community; the recent shooting of Isaias Cervantes when his family called the police for help with a mental health episode; he encouraged anyone who is feeling pain from recent events to take time for themselves; noted the beginning of Ramadan; and he reported giving the Keynote at the UCLA Luskin Summit on the housing day of the conference, adding that Culver City is seen as a leader in the region.

Mayor Fisch expressed hope for a rewarding and peaceful Ramadan; appreciated the reflection on the tragedy in Minnesota; observed the passage of the 53<sup>rd</sup> anniversary of the Fair Housing Act on April 11; work still to be done on Affirmative Housing goals; homelessness; and he read the plaintiff's statement for a preliminary injunction in the litigation in front of Judge Carter.

Jeremy Green, City Clerk, announced that the deadline for the annual recruitment process to fill vacancies for Committees, Boards and Commissions was May 17; she discussed open positions; the ability to put in applications to be kept on file for consideration at a later date for bodies with no current



vacancies; completion of applications online; and she noted that additional information was available at [www.culvercity.org/serve](http://www.culvercity.org/serve), by emailing [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org) or by calling (310) 253-5851.

o0o

#### **CC - COVID-19 Update**

Ken Powell, Fire Chief, provided a brief COVID-19 Update; discussed the expansion of permitted activities; the state's blueprint for safe reopening; the potential reopening on June 15; the need to continue common sense risk reduction measures; updated travel guidance; vaccine availability and registration information; and he indicated that information was available by calling (833) 540-0473, or by visiting [www.vaccinatelacounty.com](http://www.vaccinatelacounty.com) or [www.culvercity.org/coronavirus](http://www.culvercity.org/coronavirus).

Mayor Fisch thanked Chief Powell for his efforts to advance vaccination efforts, and he indicated that he was part of the Johnson and Johnson trial.

Council Members discussed their vaccination status and encouraged everyone to get theirs.

o0o

#### **Presentation**

Item P-1

#### **CC - Presentation to the City Council by Streets for All Regarding the "Venice Boulevard for All" Initiative**

Michael Schneider, Streets for All, provided background on himself and the organization, as well as a presentation on the "Venice Boulevard for All" Initiative.

Mayor Fisch received City Council consensus to join neighbors in signing a letter of support for the project to be brought back for approval at the April 26 City Council meeting.

Council Member Eriksson received clarification regarding the function of Streets for All; implementation; and traffic studies to estimate the impact on people driving cars.

Mayor Fisch invited public comment.

The following member of the public addressed the City Council: David Coles, Bike Culver City, expressed full support for the plan and offered the assistance.

oOo

**Joint Public Comment - Items NOT on the Agenda**

Jeremy Green, City Clerk, discussed procedures for making public comment.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Tien Makinen was called to speak but did not answer.

Ronald Ostrin observed that the concepts of Black Lives Matter and Defend, Don't Defund were not mutually exclusive; felt a discussion of improving the Culver City Police Department (CCPD) was appropriate; discussed allocating resources for continuing education; proper resource allocation for crisis response; mental health; concern with blindly following a slogan to cut the CCPD budget by 50%; looking progressive vs. achieving social progress; necessary work to achieve goals; the importance of placing the highest value on human life; progress being made; the need to proceed with compassion and intelligence; and he stated that the best must be demanded from CCPD and from the City Council.

Mayor Fisch invited everyone to attend the April 26 meeting to consider the Public Safety Review Process.

Salvador George provided background on himself; discussed construction tax fraud; announced Tax Fraud Days of Action a series of events beginning on April 14; discussed tax evasion; defrauding communities out of much needed tax revenue; decreased revenue as a result of COVID-19; and he offered to meet with Council Members to provide additional information.

Mayor Fisch provided his email address and encouraged Mr. George to contact him.

Keith Jones provided background on himself; discussed the issue of defunding the police; other cities that reduced funding to the police and reversed their actions after facing issues; the

April 12, 2021

report commissioned by California Public Safety Management (CPSM); CCPD staffing levels; the report created by Paul Sarabia; he asserted that Mayor Fisch was the swing vote and asked him to work to keep staffing at current levels and add more staff as crime increases or people retire; noted continuing reforms; acknowledged work still to be done; he compared CCPD to schools; and he indicated that additional funding was required to make improvements.

Colin Diaz acknowledged the accomplishments of Feed Culver and encouraged people to donate to support them; announced that the Chamber of Commerce would be hosting a Medicare 101 webinar on April 13; discussed re-opening; discoverculver.com; the vaccine roll-out and sites in Culver City; and he applauded the City Council for their efforts, asking that they work to conclude the meeting before midnight.

David Metzler encouraged anyone interested in the issue of housing to attend the General Plan Advisory Committee meetings; announced the Land Use Mobility Community Workshop on April 29 with additional information available at pictureculvercity.com; discussed things happening at the state level that the City has no control over; and implementation in Culver City.

Bubba Fish provided background on himself; discussed the Move Culver City project; transformative change; action taken at the beginning of the pandemic; equity, climate and safety improvements associated with changes made; corporate interests asking the City to close the streets to people; influence; funding of mobility studies; and he expressed support for making the changes made permanent.

Janee Lennox asked the City Council to support demands of the community to defund the police; expressed concern with the constant denial of the experience of the Black community; she discussed current events; history of the City; reimagining Public Safety for the entire community; the loss of George Floyd; the need for justice by defunding the police; and building a new Culver City that accepts everyone.

Mayor Fisch reiterated his invitation to the April 26 City Council meeting to consider the Public Safety Review Process.

o0o

**Receipt and Filing of Correspondence**

Mayor Fisch reported receipt of 143 pages of email correspondence with a few stragglers after that.

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

o0o

### **Order of the Agenda**

Items C-8, C-4, and C-14 were considered separately at the beginning of the Consent Calendar, and Items A-3 and A-4 were deferred to the April 26, 2021 City Council meeting.

o0o

### **Consent Calendar**

Item C-8  
(Out of Sequence)

#### **CC - Consideration of a Support Position on AB 854 - Residential Real Property: Withdrawal of Accommodations**

Elaine Gerety Warner, Economic Development Project Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Disa Lindgren asked the City Council to vote in support of the item.

Kelli Estes noted that most of the rent controlled buildings in the City were older and would be legitimate candidates for redeveloping; discussed concern with punishing "Mom and Pop" owners; reducing the pool of potential buyers; developers that are needed to meet goals; the poorly thought out band-aid approach to the need to solve climate issues and create more housing and density; displacement; the need to examine what the state is trying to achieve; concern with putting in arbitrary restrictions; adding a five-year delay to new housing; conflicts with agreed-upon goals; and she encouraged the City Council not to send a letter of support.

Discussion ensued between staff and Council Members regarding reform of the Ellis Act; minor restrictions vs. comprehensive reform; origin of the item; aging housing stock; concern that the item could be detrimental to the redevelopment of housing stock; the goal to increase units; financial feasibility; concern with overreach; preserving naturally occurring affordable housing; and developers vs. "Mom and Pop" landlords.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR LEE THAT THE CITY COUNCIL: TAKE A "SUPPORT" POSITION ON AB 854.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN  
NOES: ERIKSSON, VERA

o0o

Item C-4  
(Out of Sequence)

**CC - (1) Sixth Review of the Need for Continuing the Local Emergency Declared on March 14, 2020 by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic, in Accordance with the Requirements of Government Code Section 8630; and (2) Direction to City Manager as Deemed Appropriate**

Responding to Council Member Eriksson, City Manager John Nachbar indicated that he was working with staff toward reopening more City operations and services; noted that an announcement would be coming soon; he discussed planning efforts; shifts taking place during the transition; in-person Council meetings; use of a hybrid model; work to establish procedures and framework; and transitioning to a more open environment.

THAT THE CITY COUNCIL:

1. PURSUANT TO GOVERNMENT CODE SECTION 8630, CONDUCT A SIXTH REVIEW OF THE NEED FOR CONTINUING THE LOCAL EMERGENCY DECLARED ON MARCH 14, 2020 BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC; AND
2. PROVIDE DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE.



o0o

Item C-14  
(Out of Sequence)

**CC - Consideration and, if Desired, Adoption of a Resolution Supporting the Goal of 100% Zero Emission Vehicle Sales in California by 2030**

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Doug Linney, Zero Emissions Vehicle 2030 (ZEV 2030), provided background on the organization; discussed the climate crisis; greenhouse gas emissions from the transportation sector; support for the Venice Boulevard project; electric vehicles; exports; support for achieving goals; the need to work together; zero emission vehicles; and charging infrastructure.

Discussion ensued between staff and Council Members regarding the need to reach 100% zero emissions; concern with costs; a suggestion to allow more time for technology development; the importance of addressing climate change; encouraging California's move to accelerate the response to the climate crisis; the actions of other cities; support for following the lead of the governor; research done; aggressive goals; and economic feasibility.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL TAKE NO ACTION ON THE RESOLUTION SUPPORTING THE GOAL OF 100% ZERO EMISSION VEHICLE SALES IN CALIFORNIA BY 2030.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, VERA  
NOES: FISCH, LEE, MCMORRIN

MOVED BY VICE MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT A RESOLUTION SUPPORTING THE GOAL OF 100% ZERO EMISSION VEHICLE SALES IN CALIFORNIA BY 2030.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN  
NOES: ERIKSSON, VERA

o0o

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-7, ITEMS C-9 THROUGH C-13 AND ITEM C-15.

Item C-1

**CC:HA:SA - (1) Approval of Cash Disbursements for March 13, 2021 to April 2, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 13, 2021 TO APRIL 2, 2021.

o0o

Item C-2

**CC:HA:SA - Approval of Minutes for the Special City Council Meeting on March 15, 2021 and the Regular Consolidated City Council Meeting on March 22, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING ON MARCH 15, 2021 AND THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON MARCH 22, 2021.

o0o

Item C-3

**CC - (1) Adoption of a Resolution Confirming the March 25, 2021 Thirty-Fifth Supplement to Public Order ((1) Continued Alignment with the Los Angeles County Public Health Order: Reopening Safer at Work and in the Community - Blueprint for a Safer Economy; (2) Further Extension of Waiver of Outdoor Dining License Fees and Valet Parking License Fees to June 30, 2021; and (3) Extension of the Limit on Third Party Food Delivery Service Fees to the End of the Local Emergency) Issued by the City Manager, as Director of Emergency Services, under City of Culver City**

**Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE MARCH 25, 2021 THIRTY-FIFTH SUPPLEMENT TO PUBLIC ORDER [(1) CITY OF CULVER CITY CONTINUED ALIGNMENT WITH THE LOS ANGELES COUNTY PUBLIC HEALTH ORDER: REOPENING SAFER AT WORK AND IN THE COMMUNITY - BLUEPRINT FOR A SAFER ECONOMY; (2) FURTHER EXTENSION OF WAIVER OF OUTDOOR DINING LICENSE FEES AND VALET PARKING LICENSE FEES TO JUNE 30, 2021; AND (3) EXTENSION OF THE LIMIT ON THIRD PARTY FOOD DELIVERY SERVICE FEES TO THE END OF THE LOCAL EMERGENCY] ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID - 19) PANDEMIC.

o0o

Item C-5  
(Out of Sequence)

**CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2021/2022**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2021/2022.

o0o

Item C-6

**CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2021/2022**

THAT THE CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2021/2022.

o0o

Item C-7

**CC - Adoption of an Ordinance Repealing and Replacing Chapter 15.03, Construction in Flood Prone Areas, of the Culver City Municipal Code, Incorporating Changes Required by the Federal Emergency Management Agency for Continued Participation in the National Flood Insurance Program**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE REPEALING AND REPLACING CCMC CHAPTER 15.03, CONSTRUCTION IN FLOOD PRONE AREAS, INCORPORATING CHANGES REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR CONTINUED PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

o0o

Item C-9  
(Out of Sequence)

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 1 and Order the Preparation of the Engineer's Report Thereon for Fiscal Year 2021/2022**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 1 AND ORDER THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2021/2022.

o0o

Item C-10

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 2 and to Order the Preparation of an Engineer's Report Thereon for Fiscal Year 2021/2022**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 2 AND ORDER THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2021/2022.

o0o

Item C-11

**CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 3 and to Order the Preparation of an Engineer's Report Thereon for Fiscal Year 2021/2022**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 3 AND ORDER THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2021/2022.

o0o

Item C-12

**CC - Approval of an Amendment to Existing Professional Services Agreement with Melanie Doran Traxler, DBA Planning PLUS/P+ for Continued Planning and Project Management Services for Inglewood Oil Field-Related Matters in an Amount Not-to-Exceed \$36,400**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MELANIE DORAN TRAXLER, DBA PLANNING PLUS/P+, FOR CONTINUED PLANNING AND PROJECT MANAGEMENT SERVICES FOR INGLEWOOD OIL FIELD-RELATED MATTERS IN AN AMOUNT NOT-TO-EXCEED \$36,400; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

Item C-13

**CC - 1) Adoption of a Resolution Accepting \$9,571.00 in State Homeland Security Program Grant Funds for the Purchase of Duodotes, and Providing Proof of Authority of the Governing Body as Required by the California Office of Emergency Services; and**



**2) Approve a Budget Amendment Appropriating the Funds (Requires A Four-Fifths Vote)**

THAT THE CITY COUNCIL:

- 1) ADOPT A RESOLUTION ACCEPTING \$9,571.00 IN 2018 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS AWARDED TO THE CITY OF CULVER CITY FOR THE PURCHASE OF DUODOTES, AND PROVIDING PROOF OF AUTHORITY OF THE GOVERNING BODY AS REQUIRED BY THE CALIFORNIA OFFICE OF EMERGENCY SERVICES; AND,
- 2) APPROVE A BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS. (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE); 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.

o0o

Item C-15  
(Out of Sequence)

**CC - Approval of an Amendment to the Existing Software Contract with Accela, Inc. for Additional Services to Enhance the Accela Citizens Access (ACA) Implementation, for an Amount Not-to-Exceed \$58,050.00**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING ANNUAL SOFTWARE CONTRACT WITH ACCELA, INC. FOR ADDITIONAL SERVICES TO ENHANCE THE ACCELA CITIZENS ACCESS (ACA) IMPLEMENTATION IN AN AMOUNT NOT-TO-EXCEED \$58,050.00.
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

**Public Hearings Items**

**CC - PUBLIC HEARING CONTINUED FROM MARCH 22, 2021: Adoption of a Resolution Approving an Exception to the City's Subdivision Design Standard to Allow the Development of Three Detached Townhome Style Residential Units Located at 4044 Madison Avenue**

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC HEARING NOTICES.

Michael Allen, Current Planning Manager, introduced the item.

William Kavadas, Assistant Planner, provided a summary of the material of record.

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

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Ken La Faso discussed his work with the Public Works Director on the item; he thanked the City for their consideration; and he felt that similar actions with neighboring alleys would benefit the City.

Mayor Fisch noted that those comments applied to Item A-2 and asked that everyone keep them in mind when considering that item.

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AN EXCEPTION TO A SUBDIVISION DESIGN STANDARD (CCMC SECTION 15.10.700.C) IN ORDER TO ALLOW CONSTRUCTION OF THREE DETACHED TOWNHOME STYLE RESIDENTIAL UNITS AT 4044 MADISON AVENUE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE.

o0o

Item PH-2

**CC - PUBLIC HEARING - Adoption of a Resolution Ordering the Vacation of the Alley Located East of Elenda Street, and between Lindblade Street and Barman Avenue Pursuant to Division 9, Part 3, Chapter 3 of the Streets and Highway Code**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF PUBLIC HEARING NOTICES.

Sammy Romo, Senior Civil Engineer, provided a summary of the material of record.

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

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

David Metzler discussed solving issues around the school drop-off area; he felt that alley was one segment of a larger problem; he questioned whether a one-way street would solve the same issue; discussed impacts to residents; traffic flow; other residents with similar issues; concern with taking public right of way out of circulation without considering the larger impacts; whether the change was permanent; concern with setting a precedent; cut-through traffic; pandemic driving conditions; other mobility projects coming online; the importance of Elenda as a connector; he proposed sending the item to the Bicycle and Pedestrian Advisory Committee (BPAC) for review; and he felt that the segment should be part of a larger discussion.

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

Vice Mayor Lee noted a public speaker wishing to speak.

Mayor Fisch acknowledged emailed comment received.

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

The following member of the public addressed the City Council:

Bryan Sanders expressed support for his neighbors in the move to have the City vacate; he did not think the issue needed to go to the BPAC; and he felt that residents were clear on their experience.

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

Discussion ensued between staff and Council Members regarding length of the process; delays; changes in ownership of properties; putting agreements in place; signing of the reciprocal easement agreement; providing alternative access for people trying to get around the community; safe access; connecting bicycle infrastructure; the utility easement; parking; and sanitation services.

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO VACATE THE ALLEY LOCATED EAST OF ELENDA STREET AND BETWEEN LINDBLADE STREET AND BARMAN AVENUE PURSUANT TO DIVISION 9, PART 3, CHAPTER 3 OF THE STREETS AND HIGHWAYS CODE.

o0o

#### **Action Items**

#### Item A-1

**CC - (1) Discussion of a Potential Hero Pay Ordinance to Provide Additional Compensation to Grocery Workers, Retail Workers and Front-Line Workers at Southern California Hospital; and (2) Direction to the City Manager as Deemed Appropriate**

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record and she clarified that there was not an Attachment 3 as part of the agenda item.

Mayor Fisch discussed outreach to management at Southern California Hospital; he indicated that he would provide

information on the current government affairs contact to staff; and he hoped to delay the question on healthcare workers in an effort to create a compromise.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Rachel Torres, United Food and Commercial Food Workers Local 770, expressed strong support of Hero Pay for grocery workers; discussed other cities with similar ordinances; harsh conditions due to COVID-19; the percentage of residents who are vaccinated; continued instances of infections; and clarification that the policy only affects large companies for a temporary period of time.

Kelli Estes indicated that she had meant to speak on a different item.

Darrel Menthe expressed support for Hero Pay; discussed the "white collar" quarantine; the disproportionate effect on people of color; burden placed on people without compensation; devastation to working class communities; support for doing something; and the importance of looking for ways to do better.

Ryan Allain, California Retailers Association, provided background on himself; urged the City to vote no on the ordinance noting other cities that had rejected similar measures; discussed the declining case rate; availability of vaccinations; voluntary increases to pay and benefits given in 2020; razor-thin profit margins; decreased profit margins in 2020; consequences of premium pay; closures of grocery stores; lost jobs; increased household costs as a result of premium pay mandates; employer/labor bargaining processes; decisions to legislate pay; and the jurisdiction and focus of local governments.

Disa Lindgren expressed strong support for the ordinance.

Jaime Garcia discussed wage comparisons in the staff report; the importance of creating a safe work environment; mitigations put in place for employees; incentives; efforts made to protect workers on the front lines; and he asked the City Council to oppose the proposed ordinance.

Darryl Cherness spoke in support of Local 1442 of the United Food and Commercial Workers Union and their advocacy of Hero



Pay; he clarified that the ordinance only affected giant corporations that have the wherewithal to incur the proposed temporary expenses; and he encouraged the City Council to do the right thing.

Michelle Francis spoke on behalf of the employees of Costco Store 1479; discussed the number of employees infected with COVID-19; extra money to help employees take care of their families; she asked the City to be there for the employees as they were there for the public; and she observed large increases to Costco profits during the pandemic.

Freddy Puza expressed support for Hero Pay for grocery and frontline workers; discussed risks taken by workers; courage by employees to show up to work every day; the need for people to be able to provide for their families; sharing the increased profits of corporations; and he asked the City Council to support Hero Pay.

Yolanda Yearby was called to speak, but did not respond.

Michael Klepin, Southern California Hospital for Culver City, discussed the nature of the caregiver's role; implicit risk that accompanies the job; he did not support additional compensation for healthcare providers; he asked that Culver City Hospital and all healthcare providers be excluded from the ordinance; discussed union representation and collective bargaining agreements; and additional financial incentives already offered to employees during the pandemic.

Kelli Estes indicated that she had no comment.

Maky Peters was called to speak, but was not present in the meeting.

Jamie Wallace was called to speak, but was not present in the meeting.

Eden Miller provided background on herself and expressed support for the Hero Pay ordinance.

Ana Alvarenga was called to speak, but was not present in the meeting.

Ana Vega provided background on herself; reported becoming infected with COVID-19; and she thanked the City Council for consideration of the issue.

Art Salazar was called to speak, but did not respond.

Dalia Mekhail was called to speak, but did not respond.

Debbie Mackey spoke on behalf of the Environmental Services Department of Southern California Hospital; discussed employees and their families that have been infected; trying to keep things safe for patients; and she asked the City Council to pass the ordinance.

Joshua McCline was called to speak, but was not present in the meeting.

Jett Monteclaro was called to speak, but was not present in the meeting.

Donetta Thomas Lancie discussed her experiences as a health care worker seeing people pass away from COVID, and she asked that the Hero Pay ordinance be passed.

Larhonda Smith was called to speak, but could not be heard.

Harriet Omorgieva was called to speak, but was not present in the meeting.

Arthur Giobalyan was called to speak, but was not present in the meeting.

Katrice Frierson expressed support for Hero Pay; discussed the toll that COVID-19 has taken on health care workers; unforeseen events due to the pandemic; and she asked that City Council to support the Hero Pay ordinance.

Melissa Gandara provided background on herself; discussed statements made by management regarding support given to employees; difficulties finding childcare; missing work to take care of her son who became infected with COVID-19; compensation; costs for childcare in order to go to work; she indicated that she had not received the promised childcare stipend; and she asked the City Council to support the Hero Pay ordinance.

Julia Ehlert, SEIU UHW, provided background on herself; discussed issues faced by hospital workers; and she asked the City to support the Hero Pay ordinance.

Nohemi Gutierrez was called to speak, but was not present in the meeting.

Michael Kartt discussed his experiences as a respiratory therapist addressing COVID-19 noting that when they were called upon, they answered.

Gregory Montecarlo was called to speak, but did not respond.

Lileth Mansour was called to speak, but did not respond.

Nissa Gamez was called to speak, but was not present in the meeting.

Melanya Khatchtryan was called to speak, but was not present in the meeting.

Art Espinoza was called to speak, but was not present in the meeting.

Kathleen Pittman was called to speak, but was not present in the meeting.

Arthur Giobalyan was called to speak, but was not present in the meeting.

Evelyn Thomas was called to speak, but was not present in the meeting.

Ifeoma Ibenegbu was called to speak, but was not present in the meeting.

Michaela Islao was called to speak, but was not present in the meeting.

Maky Peters discussed the toll taken on healthcare workers; the opportunity for Culver City to do something important; and acknowledgement of sacrifices made by health care workers.

Jamie Wallace discussed logistics and jurisdiction of Southern California Hospital since part of it is located outside of the City.

Colin Diaz expressed opposition to the ordinance; acknowledged the work of the frontline workers; discussed considering the full impact on jobs; vaccinations; reductions to daily case rates; concern with jeopardizing the economy and putting people

out of work; closures and loss of jobs; the potential to hurt the community; vacant storefronts; increased homeless issues; he suggested a pilot program with City staff since Police, Fire and Transportation workers have been on the front lines; and he indicated that every City that has enacted a similar ordinance has faced lawsuits due to overreach into the private sector.

Discussion ensued between staff and Council Members regarding workers who put themselves at risk by going to work every day; resurgences; the importance of support for and by professionals in the health care industry and in the food service industry; legal challenges; scare tactics; stores closed in lower-income areas where people have less political power; political consequences for taking away food access to low income people; record profits being made by corporations; extra measures taken by Southern California Hospital to communicate safety; the unprecedented times; those with the privilege to be able to stay home and not be exposed; workers who contract COVID on the job; people putting their lives in danger; other areas that have taken action to enact Hero Pay; the temporary nature of the proposed increase; continued infections and deaths in the coming months; the number of stores affected; the false narrative of stalling economic recovery; companies that have made the most money in the last 12 months; asking that companies share profits with some of their workers for a limited amount of time; efforts to bring the item forward sooner; concern that only a few specific industries and companies have been singled out; concern with interfering in the private sector; concern with creating a socialized labor market controlled by the government; the number of cities that have taken no action; closure of under-performing stores; people who were unafraid in the pandemic; concern with the City stepping in on issues between the employees and owners in the pandemic; the ease of spending other people's money; having a more honest discussion by considering spending City money; appreciation for those working on the frontlines and for the bravery of people who spoke up about the issue; people sharing their trauma so that others will listen; acknowledging those closest to the pain; the fact that the pandemic is still in process; acknowledgement of those who sacrificed during the process; the role of government in the community; extra steps taken by businesses to keep the public and employees safe; increased costs for businesses; the feeling that the City should not interfere with private businesses; providing additional pay to City employees who also work on the front lines; unsung heroes; concern with singling out certain sectors, and leaving out other essential workers; recognition of entities that have gone above and beyond; minimum wage; matching what Los Angeles

is doing; boosting low wage workers; discussion of a broader solution to include a bonus; actions by the state; concern with waiting any longer to consider the item; conditions at Southern California Hospital; concern with bifurcating the action; and allowing for additional consideration of changes at the second reading.

Vice Mayor Lee moved to support a Hero Pay ordinance. Council Member McMorris seconded the motion and the discussion continued.

Additional discussion ensued between staff and Council Members regarding length of time for the effectiveness of the ordinance; the time frame for consideration; concern with changing the nature of an ordinance at a second reading; votes necessary for an urgency ordinance; level of workers to be included; duplication of specificity in the Los Angeles ordinance; cross-jurisdiction issues with Southern California Hospital; time, resources and money being expended for a temporary ordinance; other sectors excluded from the ordinance; staff time; concern with a potential store closure and negative impacts to residents; potential negative effects with every decision made and staff time associated with every item considered; creation of two separate ordinances; the current motion; returning with a first reading of two ordinances; covered hospitals; the definition of hospitals in the Health and Safety Code; clarification regarding the definition of essential hospital workers; and inclusion of custodial staff.

Vice Mayor Lee and Council Member McMorris agreed to amendments to the proposed motion to create two ordinances.

MOVED BY VICE MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIS THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO RETURN WITH A FIRST READING OF TWO ORDINANCES FOR HERO PAY: ONE FOR GROCERY WORKERS, AND ONE FOR ESSENTIAL HOSPITAL WORKERS NOT INCLUDING THOSE EXCLUSIVELY PERFORMING MANAGERIAL OR SUPERVISORY FUNCTIONS, PHYSICIANS, OR SURGEONS AT COVERED HOSPITALS OPERATING WITHIN THE BORDERS OF CULVER CITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIS  
NOES: ERIKSSON, VERA

o0o



Item A-2

**CC - Adoption of a Resolution Establishing Guiding Principles for Culver City's 2021-2029 Housing Element Update**

Mayor Fisch discussed length of time allowed for the public to be heard; the process; additional opportunities to be heard; and clarification that nothing would be done at the meeting to eradicate zones or intensify usage.

Ashley Hefner Hoang, Advance Planning Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Kelly Kent indicated being a member of the School Board, but speaking on behalf of herself; discussed teachers and support staff that had moved during the pandemic; obstacles to re-opening; the impact of housing on everything; and she felt that enabling increased density would be beneficial to the children.

Keren Sookne expressed support for increasing the capacity for affordable housing; discussed climate action; allowing people to live where they work; reduced commutes and sprawl; preserving a barrier between humans and nature; making every effort to allow housing opportunities for essential workers and all others; the importance of diversity of voices; equity; innovation; and she expressed appreciation for those attending the meeting in spite of their pain related to current events.

Amy Elsey discussed the responsibility of Council Members to represent the interests of constituents; residents that are not aware of substantial changes to the City being proposed; resident input into the development of the downtown area; the goal of increasing residency in the City by 50%; the number of rentals currently available; she asserted that there was not a housing crisis in Culver City; and she asked that a City-wide vote be held before making changes to the City.

John Wacker was called to speak, but was not in the meeting.

Bonnie Wacker was called to speak, but was not in the meeting.

Max Gabl spoke expressing concern that a three-person majority could make major changes without sufficient notification to residents; he discussed the impacts of the proposed changes to residents; efforts to reduce the police and increase taxes; feeling that one cannot speak up without being called racist; those who work their entire lives to invest in their homes; money and power; and he asserted that many people speaking up to end zoning laws are paid speakers who do not live in the City.

Andrea Bardin expressed opposition to the proposed abolishment of single-family zoning in Culver City; discussed concern with the number of new units proposed over the next 8 years; overcrowding of streets and schools; current development already in progress; large companies coming into the City; people who choose to take a job in the City that know they will be commuting; she questioned whether north Santa Monica, Bel Air and Beverly Hills were also going to be required to have condominiums next to houses; and why Culver City should be responsible for housing those employees.

Mark Herscovitz did not believe that any resolution considering getting rid of R-1 single-family zoning should even be considered; discussed those who moved to Culver City to get away from density; mixed-use buildings sitting empty in the City because they are not affordable; areas already designated as multi-family housing; and he asked the City Council to not consider adopting the resolution.

Nancy Barba, Culver City for More Homes, provided background on herself; expressed support for adoption of the Housing Element as proposed; she asserted that the City needed to take steps to make housing affordable and equitable; discussed adding neighbors in the City; decreased dependence on cars and carbon emissions; and increased access to good jobs, schools, racially integrated neighborhoods, equity, a growing tax base and a stronger economy.

Julie Hammons felt it was necessary to fix the housing crisis with the affordable housing resolution; discussed the ten year plan; the new face of low income; fear that low income renters would bring down property values; providing an opportunity for people to live in a better area with good schools and transit; people who have to commute long distances due to the high cost of living in Culver City; the history of clauses in Culver City

property titles that owners could not sell to non-whites; and targeting well-documented fears of racism and integration.

Alex Kessel was called to speak, but did not respond.

Linda T was called to speak, but did not respond.

Ron Bassilian received clarification that Anthony Rizzo had ceded a minute of time; he acknowledged that the resolution was not as simple as abolishing single-family zoning; discussed activists; those who indicated that they had not heard about the meeting to discuss the issue of single-family zoning; meeting state-wide Regional Housing Needs Assessment (RHNA) goals for housing; providing a green-light to developers to do whatever they want; the lack of a guide for affordability; older multi-family units being torn down and replaced by four-story condos; preservation of affordable buildings in the City; the importance of communication; support for responsible growth with an eye to the character of the City; and the mission of Protect Culver City.

Steve Siegel was called to speak, but did not respond.

Jared Morgan provided background on himself; discussed the shrinking Black population in the City; addressing the lack of affordable housing as a core element to anti-racist policies; the need to value lives, family and equity over protecting property values for the white majority; concern with those that equate equitable values with socialism; and he thanked the Council for their review and support of more housing.

Michelle Weiner was called to speak, but could not be heard.

James MacGaffey expressed support for the resolution to add more housing; discussed housing prices; the limited group of people who can afford such homes; requirements to provide affordable housing; distribution of affordable housing equitably across the City; segregation of higher and lower income residents; he urged the City Council to provide more well-designed housing and low-income housing throughout the community; and he encouraged the City to make great efforts to distribute information regarding the proposed changes to combat the disinformation that stokes fears.

Connor Finney urged the City Council to adopt the resolution; asserted that every unit not built displaces people along the Expo and Crenshaw Line; discussed the regional housing market;

the need to take the reforms seriously; job growth in the City; and those who were lucky to buy into the market years ago vs. younger people coming in for work who need a place to live.

Bryan Sanders discussed name calling about the issue; concern with getting into identity politics rather than talking about ideas; how to get historically disenfranchised people into single-family homes; creation of a local trust fund to allow families to have financial help; fighting institutional racism; correcting the wrongs of the past; concern with a blanket removal of single-family zoning; an observation that the person who is going to tear down a single-family home and build a large development is probably not from the City and not going to charge an affordable rent; he expressed concern with a Trojan Horse; and wanted to see examination of land parcels on an individual basis with a case by case analysis.

Jeanine Wisnosky Stehlin discussed notification to alleviate misinformation; ensuring that people feel heard and part of the solution; direction from the state; the state mandate; confusion; she asked that everyone look at each other as allies; she felt there was time to get things right; and she did not want to see people left out or hurt by the process or by words.

Elias Platte-Bermeo, Culver City for More Homes, expressed support for the resolution and for a Housing Element Update that brings more affordable housing to Culver City for all income levels; indicated that he did not see a way to stay in the City long-term or ever be able to afford property; discussed consideration of how to house people; using land in a way to provide affordability to all walks of life and income levels and fight climate change; and the need for a transformative Housing Element.

Allen Lulu expressed support for the resolution; requested clarity regarding the details; discussed compliance with the state mandate; concern with high rises being built next to his home; conflicting interests and goals; increasing the numbers of workers in the City, but not housing; and he asked that the City quickly address misinformation being spread.

Karen Hilsberg was called to speak, but did not respond.

Lisa Marie Desai was called to speak, but did not respond.

Hope Parrish expressed disappointment with the rapid approach to rezoning the City; discussed pressure from the state to

redesign the Housing Element and meet RHNA numbers; the need for outreach to the single-family homeowner population; meetings to discuss mansionization and Airbnbs, but none to discuss elimination of R-1 zoning; the importance of affordable housing; the need for transparency; creating a community for all walks of life; and concern with giving developers a pass.

Margot L indicated that she is a new homeowner in the City; discussed concerns voiced by certain Council Members that they did not see a copy of the resolution until three days before the March 22 meeting; adequate time for review; land use issues in Culver City; she felt that the Housing Element resolution had been made available to the public for review; noted the responsibility of Council Members to educate themselves and be prepared for meetings; and she expressed support for the proposed resolution.

Luanne Chang was called to speak, but did not respond.

George Hewitt was called to speak, but did not respond.

James Meehan discussed comments made in the Arbor Day recognition stating that trees increase property values in the community noting that elimination of single-family zoning would have the opposite effect, and he felt the changes would provide opportunities for investors to scoop up property and develop it which would be good for them, but not for single-family homeowners.

Sara Fields was called to speak, but did not respond.

Leah Lee felt there were safeguards in place to assure a thoughtful and transparent process; hoped that Councilmembers Eriksson and Vera had been able to take more time to review the item and consider it; discussed fear mongering language used in the Protect Culver City fliers; concern with reducing the word equitable to a loophole; and she indicated that as a single-family homeowner and landlord, she wanted to see the City adopt the resolution.

David Voncannon indicated that he served on the Planning Commission but was not speaking for it; he expressed appreciation for staff efforts to make information more readable and accessible; acknowledged the ongoing discussion of affordable housing; discussed the matrix of guidelines; concern with impacts to the City as a whole; destroying the diversity

of housing in the City; and he felt there was a way to achieve RHNA goals without eliminating R-1 zoning.

Todd Shays was called to speak, but did not respond.

Janee Lennox was called to speak, but did not respond.

Eden Miller expressed support for the proposed resolution; asked the City to imagine something better; discussed the push to utilize public transportation to connect to other areas; providing a more equitable and diverse community; available information; communication; and people present to speak on the issue.

Ken Palmer was called to speak, but did not respond.

Matt Tweedie thanked the City Council for their work on the General Plan Element; felt that very few homeowners were aware of the proposed changes; and noted the importance of getting the larger community involved.

Jennifer Trapnell was called to speak, but did not respond.

Roger Bernardin was called to speak, but did not respond.

Melissa Sanders was called to speak, but did not respond.

Christopher Tang was called to speak, but did not respond.

Doug Felts was called to speak, but did not respond.

Jamie Wallace was called to speak, but did not respond.

Yolanda Arias-Arenas expressed opposition to the proposed resolution; asserted that the changes would result in a community that resembles Palms; she did not want to see a large apartment building next to her home; she did not feel that the changes would result in affordable housing; she discussed vacancies; providing affordable loans; and concern with increased traffic and unsafe streets with increased density.

Ken Mand reported serving on the General Plan Update Committee noting that he was speaking on behalf of himself; he discussed guiding principles; the false narrative being put forth; the legal requirement to meet the state RHNA; dispersment of homes throughout the City; specifics still to be determined; allowing the subsequent land use alternatives process to be a robust



conversation with the necessary time and budget; he felt that trying to adopt the General Plan Land Use Map in June might be too soon; and he proposed breaking out the Land Use Map separately from the General Plan or continuing it to after the February State Housing Element deadline and prior to the General Plan Environmental Analysis.

Khin Khin Gyi indicated that she was a member of the Committee on Homelessness which considers affordable housing; discussed the efficiency of converting existing commercial real estate into residential housing; consistency with actions in other areas of the country; conversion of the former Archer Hardware building; AB 2345; lower income unit requirements; and she asked the City Council to consider other concepts and think outside the box.

Steve Siegel felt that the decision should be made taking into account what residents want rather than what the City Council wants; he reported that homeowners that he had spoken to were against the elimination of single-family housing; discussed density; making an experiment of the City; the nearby example of Palms; financing for affordable housing; and cost per unit.

Patrick Meighan, Culver City for More Homes, encouraged the City to pass the proposed housing resolution; expressed compassion for friends and neighbors who want to retain the current situation; discussed legal requirements; and he indicated that new housing could not be solved while freezing all the wealthiest neighbors.

Ken Palmer provided background on himself; thanked the City Council for working to meet the coming state mandate; discussed his investment in the City; state housing needs; addressing housing needs in areas already zoned for larger developments; and he asked that the City Council listen to a larger group of homeowners.

Kelli Estes discussed trying to force in state housing rules that make no sense; the Ellis Act; the complex and convoluted process; potential lawsuits; places where more housing can be built; and she indicated that she was looking forward to election time.

Kevin Lachoff discussed his service on the Planning Commission; the difficulty of understanding the proposed guiding principles; potentially compulsory rezoning of parcels outside the typical land use study process; proposed automatic triggers; unintended



consequences; basing policy changes on mid-term reviews with decisions left to staff and consultant recommendations, the Planning Commission, and City Council review; he asserted that zoning should be able to be relied upon by property owners as well as commercial and residential tenants; and he expressed concern with creating uncertainty with mandated timeframes.

Disa Lindgren, Culer City for More Homes, provided background on herself; asked the City to support the proposed resolution discussed opportunities for the community to learn about housing; efforts of the City to provide information; state law; and the need to further fair housing, remove constraints, and address climate change.

Freddy Puza indicated serving as a member of the General Plan Advisory Committee, but speaking on behalf of himself; he urged the City Council to approve the resolution; discussed the need for more housing to support all economic levels; felt it was irresponsible to continue to support housing policy that segregates the community based on race and income level; discussed equitable distribution of housing in the City; contributing to gaps between communities and neighborhoods; new RHNA goals; and taking the opportunity to increase inclusivity and economic stability.

Zennon Ulyate-Crow provided background on himself; asserted that carbon emission targets would not be met unless density is built-in; discussed the need for transport infrastructure and resources; resource intensive uses; incremental density; allowing people to live closer to their jobs; clarification that people would not be required to make a change, but the change would allow for options; he felt that allowing a maximum of four units, would not result in a huge change to the way things look; and he asked the City Council to adopt the resolution for the sake of the climate and the future.

Michelle Weiner provided background on herself; expressed support for the resolution and appreciation for the work of staff and those serving on the General Plan Advisory Committee; discussed the importance of the resolution for making the City more equitable, inclusive and sustainable; by-right building of McMansions vs. building bungalows that would provide more housing; and she felt that there were extensive opportunities for people to voice their opinions.

Ryan Olson, Culver City for More Homes, expressed support for the proposed resolution; discussed lagging construction that

has not kept up with growth; providing enough housing so that children can stay in the area; addressing homelessness; guiding principles; and appreciation that Culver City wants to be part of the solution.

Mathew Stevens expressed appreciation to the City for taking the issue of housing seriously and support for the proposed resolution.

Mayor Fisch proposed pushing Items A-3 and A-4 to the April 26, 2021 meeting due to the late hour.

Discussion ensued between Council Members regarding the emotional nature of the important issue; RHNA numbers from the state; agreement on the necessity of the Housing Element; zoning; clarification that the City does not build anything, the City creates a system to allow the developers to build; Culver City as part of a region; the Ten Principles; conformance with state law; experimenting with academic ideas at the expense of the City; removing local barriers to new housing supply; creativity with the Housing Element; addressing criticism from neighbors resistant to change; opening doors with changes that are not understood; retrofitting single-family zoning to accommodate the least unobtrusive multi-family housing; the fact that the City Council is not permitted to bind future Councils with ordinary municipal ordinances; mandatory components of the General Plan; the legal effect of Housing Elements; modification of zoning and planning codes; concern with changing the face of the City; difficult to understand language being used in the process; statements that indicate it would be a shame if potential gains were squandered and local officials did not secure a margin of political insulation from local criticism; concern that what is being proposed is more than what is required; concern that a Trojan Horse is contained in the principals to open up R-1s and R-2s in the City without much discussion; and the purpose to promote an academic, theoretical model that has not been tried anywhere.

Additional discussion ensued between Council Members regarding length of the General Plan process; creating the constitution of the City for land use; transparency of the process; opportunity to be heard; potential changes to the way housing and zoning is done in the City; influencing the ultimate decision; framing every discussion about housing in the most stark context to stifle conversation; allowing all voices to be heard as part of the process; sincerity of the speakers; and

the notification process for the item as compared to other items.

Jeremy Green, City Clerk, indicated that the notification process for the item was consistent with previous processes.

Further discussion ensued between Council Members regarding public engagement; state mandates; history of the City; the previous focus on commercial development to the detriment of housing; hearing everyone's voice no matter how long they have lived here, are a renter or are an owner; the importance of talking to lots of people with different opinions; the General Plan process; fear mongering that seeks to divide the community; agreement on issues, but disagreement on the how to address them; different approaches to addressing issues facing the City; concern that people are not listening to each other; looking at housing and transportation as linked issues; focusing on building more housing at all levels in conjunction with building more transportation and infrastructure that does not require driving a car; the importance of listening to each other; RHNA numbers; housing advocates; ghettoizing areas by putting all affordable housing there; creating effective change; missed opportunities to build affordable housing; the collective responsibility; benefits of equitable housing for everyone; use of academics; the theoretical realm vs. those who work for policy change; scholarship in conjunction with the hard work of staff, community input and Council consideration to find a way forward collectively; concern with homeowners dictating policy for a City that is 45% renters; and support for the proposed resolution.

Further discussion ensued between Council Members regarding campaign platforms; intentionality of policies; those seeking to change the status quo; the two-year process that is continuing; issues of race and class; the founding of Culver City as a model white city; opportunities to participate in the process and make the community inclusive; working to combat misinformation; including, acknowledging and valuing all lived experiences in the process; and support for the updates.

Additional discussion ensued between Council Members regarding concern with people who could not speak due to the lateness of the hour; the process; clarity of the information; complexities; concern that developers are going to come in and buy up land; concern with reaching members of the community who are technologically challenged; people who used to address the City Council at in-person meetings; confusion as to how the changes

will create affordable housing; residents that do not have the money to create a fourplex; whether changes will actually help the City reach RHNA numbers; concern with jeopardizing the City for an experiment; creative use of existing structures; vacant buildings due to the pandemic; creation of mixed-use housing; and support for the creation of truly affordable housing for those most in need.

Further discussion ensued between Council Members regarding public engagement; recognition of issues facing the City; effective legalization of three homes on one lot for over a year; status quo bias; starting with first principles; key parts of the president's infrastructure bill; distrust in different areas of the City; compliance with state law; hitting RHNA goals; concerns about developers; catching up with existing demand; failure to meet previous affordable housing targets; the challenge to build affordable housing; addressing the middle class; creating zone capacity to address the lower income population; allowing people to age in place; multi-generational housing opportunities; and providing flexibility.

Additional discussion ensued between staff and Council Members regarding the fiscal analysis; items left to be done; ensuring money is available for other processes; agreement on basic principles; lack of awareness about the process by residents; outreach to educate and inform residents; focusing on the Land Use Map; pattern zoning; pre-approved plans; the General Plan process; outreach to particular neighborhoods; evaluation of outreach planned by the consultants; and concern the process is still too convoluted and there is still too little understanding of what the principles mean.

MOVED BY VICE MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL ADOPT A RESOLUTION ESTABLISHING GUIDING PRINCIPLES FOR CULVER CITY'S 2021-2029 HOUSING ELEMENT UPDATE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN  
NOES: ERIKSSON, VERA

Mayor Fisch expressed appreciation to those who engaged in the process and acknowledged the complexity of the issues.

o0o

Item A-3

**CC - (1) Discussion of a Potential Resolution to Support State Legislation to End Child Marriage; and (2) Direction to the City Manager as Deemed Appropriate**

This item was deferred to a future City Council meeting.

o0o

Item A-4

**CC - (1) Discussion of a Resolution Requesting a State Audit of Alleged Sexual Harassment, Discrimination, Bullying and Retaliation at the Metropolitan Water District of Southern California; and (2) Direction to the City Manager as Deemed Appropriate**

This item was deferred to a future City Council meeting.

o0o

**Public Comment - Items Not on the Agenda**

Mayor Fisch invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received.

o0o

**Items from Council Members**

None.

o0o

**Council Member Requests to Agendize Future Items**

Council Member Eriksson received consensus to agendize discussion of a request from a former Mayor to provide a statement in support of the democracy movement in Myanmar.

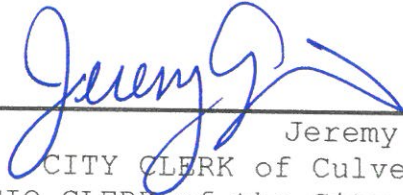
o0o

April 12, 2021

**Adjournment**

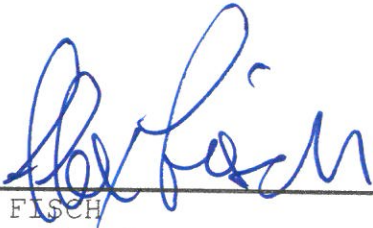
There being no further business, at 1:03 a.m., Tuesday, April 13, 2021 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting to be held on April 26, 2021.

oOo



---

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



---

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

Date: 26 April 2021