

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

August 8, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Lee 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 5:02 p.m. in the Mike Balkman Chambers at City Hall.

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

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**Closed Session**

Mayor Lee invited public comment.

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA 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.

At 5:03 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 Representatives: City Manager John Nachbar;  
Assistant City Manager Onyx Jones  
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

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**CS-2 CC - Conference with Legal Counsel - Anticipated Litigation**

Re: Significant Exposure to Litigation - (3 Items)

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

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**Regular Session**

Mayor Lee reconvened the meeting of the City Council, Successor  
Agency to the Culver City Redevelopment Agency Board, and Culver  
City Housing Authority Board at 7:04 p.m. with five Council  
Members present.

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**Recognition Presentation**

Item R-1

**CC - Recognition of Police Chief Manuel Cid for Achieving his  
Executive Certificate from the California Commission on Peace  
Officer Standards and Training (POST)**

Maria Sandoval, California Commission on Police Officer  
Standards and Training, presented the recognition to Police  
Chief Manuel Cid.

Manuel Cid, Police Chief, thanked Ms. Sandoval and the City for  
the recognition noting the importance of the support he has  
received from staff and the City Council.

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**Pledge of Allegiance**

Mayor Lee led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Lee indicated nothing to report out of Closed Session.

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

Council Member McMorris noted that State Senator Sydney Kamlager had commemorated International Traffic Light Day; acknowledged the large accident just outside of Culver City where people were killed; discussed committing to ensure that streets are safer; and she sent condolences to the families of those who lost their lives.

Council Member Eriksson discussed topics to be covered at the upcoming ICA (Independent Cities Association) Summer Conference that he and Vice Mayor Vera would be attending.

Council Member Fisch reminded everyone of the upcoming Fiesta La Ballona from August 26-28.

Vice Mayor Vera asked that the meeting be adjourned in memory of his cousin, Teresa DiNuzzo, who had passed away earlier in the day.

Mayor Lee personally acknowledged that the meeting was taking place on unseated Tongva land; reported attending the Mayor's Innovation Conference in Tacoma, Washington over the past weekend; and he extended condolences to those killed in the recent accident on Slauson and Stocker.

Jeremy Bocchino, City Clerk, reported issues showing footage of Council Chambers on Webex noting that the video was available on YouTube, Granicus, or cable, and she indicated that a 3-5 minute recess could be taken to fix the problem.

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**Recess/Reconvene**

Mayor Lee called a brief recess from 7:16 p.m. to 7:24 p.m. to

address issues with video on Webex.

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**Community Announcements by Members/Information Items from Staff  
(Continued)**

Manuel Cid, Police Chief, introduced the item.

Jeremy Bocchino, City Clerk, reported that video issues were solved on Webex, but now there were audio issues.

Manuel Cid, Police Chief, discussed the Mid-Year Police Department Report for 2022 accessible to the public on the City website; discussed reductions to Use of Force incidents; the shift in philosophy and tactics; increased crime in the City; high profile crime; Automatic License Plate Readers; the return to pre-COVID levels in terms of traffic; reduced levels of injury traffic collisions; National Night Out; and the Citizen's Police Academy.

Discussion ensued between staff and Council Members regarding appreciation for the report; actual numbers vs. percentages; raising awareness about statistics in the City; providing context; adjacent agencies; firearms; shooting incidents; recruitment efforts; and employee retention.

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

Mayor Lee invited public comment noting that after 20 minutes, those who did not have a chance to speak would be heard at the end of the meeting.

The following members of the public addressed the City Council:

Chelsea Zhang was called to speak but did not respond.

Jenny Hontz, Livable Communities Initiative (LCI), provided background on the organization; discussed work with City staff to support building a few stories of affordable, car-light apartments above local businesses and on walkable tree-lined commercial Complete Streets; vibrant communities where people do not have to get in their cars; providing an equitable plan to help the climate and reduce traffic; democratizing building by allowing "Mom and Pop" commercial property owners to build

on individual small lots; and she asked the City to include the program in the Housing Element.

Victoria Condell was called to speak but did not respond.

Melissa Sanders expressed disappointment in comments made by Council Member Fisch about relocating homeless individuals, and she provided suggestions for uses for money generated by transfer taxes.

Gerhard Mayer provided background on himself; expressed support for the LCI; discussed benefits of the LCI; and he asked the City to include LCI in the Housing Element.

Travis Morgan was called to speak but did not respond.

Michael Monagan expressed support for the MOVE program and hoped that it would continue.

Mary Daval, Bike Culver City, requested referrals from employers or employees to allow for additional distribution of high visibility equipment to qualifying low-income Culver City workers as part of Project Visibility; she expressed concern with the lack of a plan for the Vision Zero policy; discussed successful cities; the need to become a Slow City; and immediate identification of sites where traffic speed should be reduced.

Martha Doran discussed her efforts to increase biking rather than driving; lack of driver awareness; danger for cyclists in unprotected lanes; and she noted the need for a network of protected lanes in order to increase the number of cyclists in the City.

Ron Ostrin was called to speak but could not be heard.

Michelle Weiner discussed the recent loss of a community member in a pedestrian and car crash; increased speeding in the City; she noted the need for action as a community; and asserted that progress should not be blocked.

Bryan Sanders requested that the City make an effort to require an apology from Council Member Fisch for his comments regarding marching people off to concentration camps in Palmdale; he reported condemnation of those comments by the City Council of Palmdale; discussed the response from the Simon Wiesenthal Center; and the need to address the ongoing humanitarian crisis.

Jeannine Wisnosky Stehlin discussed public engagement; homelessness; addiction; safety; concern with comments made classifying those that disagree as opponents; discouragement of public engagement; silencing the people; the need to recognize our common humanity; and she asserted that the people want the community to thrive.

Elsie Pon spoke on behalf of several of her tenants; discussed increased numbers of tents across the street from her building; disruptive activities; and she asked the City to house those without homes somewhere safe.

Ron Bassilian was called to speak but did not respond.

Phil Olson was called to speak but did not respond.

Linda Riedmann provided background on herself; expressed support for the LCI; wanted to see areas like Washington Boulevard populated with affordable units over businesses; discussed increasing local infrastructure available for residents; reducing the need for cars; decreasing traffic; increasing safety; and residents who want to spend money in their own neighborhoods without using cars.

The 20 minute time limit for public speaking expired.

David Coles discussed the recent pedestrian fatality in the City; speed as a factor in the accident; preventable traffic violence; and he asked the City Council to agendize a discussion of a City-wide 20 mile per hour speed limit.

Mayor Lee indicated that those who were not called to speak due to the time limit would be heard at the end of the meeting.

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#### **Receipt of Correspondence**

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

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#### **Order of the Agenda**

Items C-3, C-8, C-9 and C-13 were considered separately at the

end of the Consent Calendar; Item C-3 was heard before and after Item C-8; Item A-4 was heard after Item A-2, Item A-6 was heard after Item A-4; Item A-3 was heard after Item A-6, and Item A-7 was heard after Item A-3.

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**Consent Calendar**

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 AND C-2, C-4 THROUGH C-7, AND C-10 THROUGH C-12.

Council Member Eriksson noted issues with voting on Receipt and Filing of Correspondence and a voice vote was taken with the item passing unanimously.

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Item C-1

**CC:HA:SA - Approval of Cash Disbursements for July 2, 2022 to July 29, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JULY 2, 2022 TO JULY 29, 2022.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on July 11, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON JULY 11, 2022.

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Item C-4  
(Out of Sequence)

**CC - Approval of a Purchase Order with Motorola for Replacement Portable Radios in an Amount Not-to-Exceed \$141,895.04**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MOTOROLA FOR THE PURCHASE OF REPLACEMENT PORTABLE RADIOS IN AN AMOUNT NOT-TO-EXCEED \$141,895.04; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-5

**CC - (1) Adoption of a Resolution Authorizing Staff to Submit Applications for Various Grant Funding Opportunities Identified through June 30, 2023 for Transportation Projects and Programs; and (2) Adoption of a Resolution Authorizing Staff to Submit Applications through June 30, 2023 for Grant Funding Associated with the Purchase of Alternative Fuel Vehicles and Other Emission Control Technologies**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING STAFF TO SUBMIT APPLICATIONS FOR VARIOUS GRANT FUNDING OPPORTUNITIES AS IDENTIFIED THROUGH JUNE 30, 2023 FOR TRANSPORTATION PROJECTS AND PROGRAMS; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF GRANT APPLICATIONS AND ACCEPTANCE OF SUCH APPROVED FUNDING MADE AVAILABLE BY THE AQMD AND THE MSRC TO JUNE 30, 2023 FOR THE PURCHASE OF ALTERNATIVE FUEL VEHICLES AND OTHER EMISSION CONTROL TECHNOLOGIES.

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Item C-6

**CC - (1) Adoption of a Resolution Authorizing the City Manager or Designee to Execute Any Actions Necessary for the Purpose of Obtaining Financial Assistance Provided by the State of California Department of Transportation State of Good Repair Program; and (2) Adoption of a Resolution Authorizing the City Manager or Designee to Submit a Claim to the Los Angeles County**



**Metropolitan Transportation Authority (Metro) for  
Transportation Development Act (TDA) Funds for FY2022/2023**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY ACTIONS NECESSARY FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE PROVIDED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM; AND,
2. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT A CLAIM TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FY 2022/2023.

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Item C-7

**CC - (1) Approval of a Purchase Order with Allstar Fire Equipment for Replacement Self-Contained Breathing Apparatus in an Amount Not-to-Exceed \$524,106.89; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Allocate the Available Funds**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH ALLSTAR FIRE EQUIPMENT FOR THE PURCHASE OF REPLACEMENT SELF-CONTAINED BREATHING APPARATUS IN AN AMOUNT NOT-TO-EXCEED \$524,106.89; AND,
2. APPROVE A BUDGET AMENDMENT TO ALLOCATE THE AVAILABLE FUNDS (FOUR FIFTHS VOTE REQUIRED); AND,
3. AUTHORIZE THE PURCHASING OFFICER TO ISSUE THE PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-10  
(Out of Sequence)

**CC - Approval of Amending and Combining the Existing Three Agreements with Commline, Inc. for Support and Maintenance Services for the Mobile Data Computers, Body Worn Cameras, and the Panasonic Arbitrator 360 HD In-Car Mobile/Audio Video Systems into one Agreement Amendment with an Additional Amount Not-to-Exceed \$222,989.00 and Extending the Term through August 31, 2024**

THAT THE CITY COUNCIL:

1. APPROVE AMENDING AND COMBINING THE EXISTING THREE AGREEMENTS WITH COMMLINE INC. FOR SUPPORT AND MAINTENANCE SERVICES FOR THE MOBILE DATA COMPUTERS, BODY WORN CAMERAS, AND THE PANASONIC ARBITRATOR 360 HD IN-CAR MOBILE/AUDIO VIDEO SYSTEMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$222,989.00 AND EXTENDING THE TERM THROUGH AUGUST 31, 2024; 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-11

**CC - Amendment to Existing Professional Services Agreement with Sikand Engineering Associates for Subdivision Map Act and Plan Review Services in an Amount Not-to-Exceed \$25,000 and Expiring on September 30, 2022**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SIKAND ENGINEERING ASSOCIATES FOR SUBDIVISION MAP ACT AND PLAN REVIEW SERVICES IN AN AMOUNT NOT-TO-EXCEED \$25,000, AND EXPIRING ON SEPTEMBER 30. 2022; 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-12

**CC - Approval of the Firefighter/Paramedic Lateral Incentive and Referral Program, to Assist in the Recruitment and Retention Efforts for the Fire Department**

THAT THE CITY COUNCIL:

1. APPROVE THE FIREFIGHTER/PARAMEDIC LATERAL INCENTIVE AND REFERRAL BONUS PROGRAM; AND,
2. DIRECT THE CITY MANAGER TO EXECUTE A SIDE LETTER AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY FIREFIGHTERS' ASSOCIATION, CONSISTENT WITH THE APPROVAL OF THE INCENTIVE AND REFERRAL PROGRAM.

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Item C-3  
(Out of Sequence)

**CC - Approval[BS1][BC2] of an Amendment to the Existing Professional Services Agreement with Raimi + Associates, Modifying the Scope of Services for the General Plan Update (GPU) for an Additional Amount Not-to-Exceed \$129,570**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES, MODIFYING THE SCOPE OF SERVICES FOR THE GPU FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$129,570; 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-8  
(Out of Sequence)

**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 2022 Fiesta La Ballona**

Council Member McMorris questioned whether there was a process to allow other entities to host the Beer and Wine Garden.

Discussion ensued between staff and Council Members regarding creation of a process to allow opportunities to other organizations to host the event; dedicated organizations that receive the money collected per night; and creation of a more open process in the future.

Mayor Lee invited public input.

The following member of the public addressed the City Council:

Denise Neal received clarification that the permit must be granted each year; she discussed priority given to local artists; efforts to be considered for the event; advice given to the Exchange Club not to utilize a specific performer; the ability of the Mayor to set aside funding for entertainment; music provided as ambiance for the Beer and Wine Garden; and she asserted that the artist had followed all required protocols and was being marginalized.

Discussion ensued between staff and Council Members regarding email sent to Ms. Neal about the process; the decision of the Fiesta La Ballona Committee and the Parks, Recreation and Community Services Department; the selection process; purview of the Exchange Club to provide music; evaluation of sound levels and concern with competition between sounds on the Main Stage and the Beer and Wine Garden; improving transparency and openness; having people provide music during the breaks; and sound contamination.

Denise Neal indicated that the recent meeting of the Parks, Recreation and Community Services Commission had been cancelled; she expressed concern with communication; and was encouraged by the Mayor to connect with Parks and Recreation staff.

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 2022 FIESTA LA BALLONA.

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Alicia Ide, Management Analyst, indicated that a speaker from Item C-3 had not been heard and the Mayor agreed to return to the Item.

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Item C-3  
(Continued)

**CC - Approval[BS1] [BC2] of an Amendment to the Existing Professional Services Agreement with Raimi + Associates, Modifying the Scope of Services for the General Plan Update (GPU) for an Additional Amount Not-to-Exceed \$129,570**

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Bryan Sanders discussed concern with additional monies added to the contract; inclusion of incorrect sites in the site inventory; and concern with paying additional monies for creation of a fake Housing Element.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH RAIMI + ASSOCIATES, MODIFYING THE SCOPE OF SERVICES FOR THE GPU FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$129,570; 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-9  
(Out of Sequence)

**CC - Approval of a Professional Services Agreement with Guadagno & Sons Amusements to Supply the Amusement Rides and Related Concessions for a Five-Year Period, from 2022 through 2026, for the Fiesta La Ballona**

Mayor Lee invited public comment.

The following member of the public addressed the City Council.

Denise Neal indicated wanting to speak on Item C-13.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GUADAGNO & SONS AMUSEMENTS TO SUPPLY AMUSEMENT RIDES AND RELATED CONCESSIONS FOR A FIVE-YEAR PERIOD, FROM 2022 THROUGH 2026, FOR THE FIESTA LA BALLONA; 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-13  
(Out of Sequence)

**CC - Adoption of a Resolution Confirming the July 26, 2022 Forty-Third Supplement to Public Order: (1) Further Extension of Temporary Use Permits Issued During the COVID-19 Pandemic to Expand Outdoor Dining and Other Uses on City Sidewalks and on Certain City Roadways to December 31, 2022; (2) Further Extension of Existing Temporary Use Permits Issued During the COVID-19 Pandemic to Expand Outdoor Dining on Private Property to December 31, 2022; (3) Resumption of Outdoor Dining License fees, including for TUPs, as of September 1, 2022, with the exception of Main Street; and (4) Resumption of Valet Parking License Fees as of September 1, 2022**

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Denise Neal questioned whether outdoor dining would only be in the downtown area, or whether it would be extended to other areas of the City, and she received clarification that the Item was to address extension of existing Temporary Use Permits, and a larger discussion would be held regarding outdoor dining and parklets in other areas of the City.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE 43RD SUPPLEMENT TO PUBLIC ORDER (1) FURTHER EXTENDING TEMPORARY USE PERMITS ISSUED DURING THE COVID-19 PANDEMIC TO EXPAND OUTDOOR DINING AND OTHER USES ON CITY SIDEWALKS AND ON CERTAIN CITY ROADWAYS TO DECEMBER 31, 2022; (2) FURTHER EXTENDING EXISTING TEMPORARY USE PERMITS ISSUED DURING THE COVID-19 PANDEMIC TO EXPAND OUTDOOR DINING ON PRIVATE PROPERTY TO DECEMBER 31, 2022; (3) RESUMING OUTDOOR DINING LICENSE FEES, INCLUDING FOR TUPS, AS OF SEPTEMBER 1, 2022, WITH THE EXCEPTION OF MAIN STREET; AND (4) RESUMING VALET PARKING LICENSE FEES AS OF SEPTEMBER 1, 2022.

Jeremy Bocchino, City Clerk indicated issues with Granicus and a voice vote was taken on the Item.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-3, C-8, C-9 AND C-13.

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### **Public Hearings**

Item PH-1

**Adoption of a Resolution Adopting the 2021-2029 Housing Element Addendum to the Negative Declaration and 2021-2029 Housing Element (General Plan Text Amendment, P2022-0222-GPTA); Approving the Submittal of the 2021-2029 Housing Element to the California Department of Housing and Community Development for Review for Substantial Compliance with State Law; and Authorizing the City Manager to Approve Minor Updates to the 2021-2029 Housing Element as Necessary to Obtain Certification**

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

Troy Evangelho, Advance Planning Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding SB (Senate Bill) 9; units allowed per property; fourplex as a building type; total number of units allowed under SB 9 with incremental infill; Incremental Infill A; overriding SB 9 with a local ordinance; implications; consistency with SB 9; options pursued by other cities; requiring affordability on the fourth unit; protections afforded by SB 9; protections provided by state law; and imposing protections available under SB 9 on rental housing for incremental infill.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jack Walter expressed support for the plan as amended to be sent back to the state.

Jerard Wright expressed concern with the handling of SB 9; discussed protecting property rights; increasing housing production; working together as a community; and he encouraged caution in implementation of SB 9 in a way that protects property rights.

Melissa Sanders expressed opposition to incremental infill; reminded Council Member Fisch of his previous stance on SB 9; discussed support for regulations and restrictions; expressed concern with Council Members that want to go beyond SB 9; asserted that going beyond SB 9 would be handing more residential property to developers and Wall Street; asserted that no median or low income units would be added; discussed time and money wasted on the issue; she referenced a letter that she had submitted to the City; she wanted incremental eliminated; and urged the City to concentrate on getting units in where transportation is.

Travis Morgan was called to speak but did not respond.

Michael Ainslie provided background on himself; discussed the difficulty of adding housing; increases to homelessness and housing costs; the need for diverse housing options; the importance of allowing housing to be built; the LCI; he expressed support for submitting the Housing Element as amended



and considering reasonable changes to the zoning code to allow programs like the LCI to move forward.

Jaie Peshawaria provided background on himself and expressed support for the LCI.

Ron Ostrin, with one minute ceded, discussed the former Advance Planning Manager; the agenda to destroy single-family housing and the urban tree canopy; increasing the inventory for real estate investors; the plan to eliminate affordable housing, gentrify, and displace the middle class; the YIMBY (Yes, In My Back Yard) coalition and Culver City Action Network (CCAN); the elimination of homeless advocate Mark Lipman; he asserted that no single-family homes would be bought by families, and no ADUs (Accessory Dwelling Units) or JADUs (Junior Accessory Dwelling Units) would be built; he stated that the plan should be amended to eliminate all infill; expressed support for following state law; and he reported that HCD (Housing and Community Development) cited efforts to circumvent the protections of SB 9.

Jamie Wallace, Culver City Neighbors United, with one minute ceded by Marci Baun, provided handouts to Council Members; discussed triplexes and quadplexes; confusion in the Housing Element; certification of the Housing Element by HCD; changing zoning from single-family to multi-family; the inapplicability of SB 9; and the number of units eligible for upzoning.

Elias Platte-Bermeo provided background on himself; encouraged the City Council to adopt the revisions to the Housing Element and to update and implement the plan quickly while making improvements; he discussed unwinding decades of governmental injustice; becoming a sustainable City; and he thanked those on the City Council working to champion equity and to allow others to enjoy all that the City has to offer.

Michelle Weiner recommended adoption of the updated version of the Housing Element; discussed the rezoning of commercial and industrial areas; the opportunity to improve the City; addressing fair housing and environmental justice; and she thanked the City Council for leading the way for a more equitable and sustainable City of the future.

Kate Ainslie thanked everyone for their efforts; expressed support for the Housing Element as amended and the LCI, and she noted the need for more housing, density, and carless initiatives in the City.

Linda T indicated that she dislikes driving; wanted to encourage the City Council to adopt the current version of the Housing Element; expressed gratitude to Mayor Lee and Council Members Fisch and McMorris for their work to support those who want to live in the City; and she wanted to see building incentivized by adding an affordable housing overlay noting the increased costs of building materials.

Bryan Sanders, Common Sense Culver City, encouraged people to visit their website for more information; discussed the flawed Housing Element and process; email between former Mayor Fisch and Professors Elmendorf and Monkonnen regarding plans for the Housing Element; warnings from former Mayor Meghan Sahli-Wells not to mess with R-1 zoning; changing the character of the City; upzoning; removing homeowner protections; harm to the environment and tree canopy; making things harder for low-income renters and those who want to buy in the City; and he asked that incremental infill be removed.

Martin Tomasz joined those in support of the LCI; wanted to see the LCI included in the Housing Element and in the General Plan; he discussed people who want to live near where they work; the downtown area; gentle density; and providing mixed use housing options.

Gary Guthman was called to speak but was not present on Webex.

Jeannine Wisnosky Stehlin with one minute ceded by David Voncannon, discussed the consensus for practical, non-contentious solutions such as affordable housing, sensible development, building residential units in commercial areas, and focusing on corridors and industrial areas; transportation; helping people get out of their cars; minimizing traffic impacts; meeting RHNA (Regional Housing Needs Assessment) numbers; housing people of all income levels; concern with incremental infill rendering SB 9 void in Culver City; the application of SB 9 only to single-family residential zones; elimination of R1 zoning; the experience of San Francisco; and she asked the City to abide by SB 9 and remove incremental infill language from the Housing Element.

Crystal Alexander was called to speak but was not present on Webex.

Patrick Meighan urged the City Council to adopt the revised Housing Element Update; thanked the City for doing the right

thing even when it is difficult; acknowledged the community discussion; discussed failure to act in the past; wealthy homeowners; and ignoring people who do not come to meetings.

Kelli Estes expressed concern that public comment had been cut off at the start of the meeting; noted the lengthy back and forth conversation about The Exchange Club; discussed people who show up to speak; people who spoke about the LCI during Public Comment for Items Not On the Agenda; and she expressed concern with submitting the plan without taking the time to get it right.

Suzanne Debenedittis was called to speak but was not present on Webex.

Kimberly Ferguson asked the City Council to remove incremental infill from the revised Housing Element and to remove single-family homes from the housing inventory before submitting the plan to HCD; she proposed focusing housing on transportation corridors, in industrial areas, and in conjunction with large shopping centers and parking lots; discussed zoning changes to help the City accommodate more people; SB 9 provisions; replacing the R1 zone with incremental infill; and she indicated that incremental infill had been researched by HCD and found to be a dangerous workaround.

Suzanne Debenedittis discussed considerations before adopting incremental infill; climate issues; addressing gentrification; the incoming high earning workforce; climate chaos; carbon costs that go beyond potential Vehicle Miles Travelled (VMT); tearing down and building vs. regenerative architecture; sustainable development; and Reach Codes.

Khin Khin Gyi asserted that the current code violated CEQA (California Environmental Quality Act); discussed Sierra Club recommendations for development around transportation hubs; earthquake faults running through the City; mudslides in 2005; respecting the geology of the City; and she asked that the City not apply zoning codes that consider the City as lying on flat lands.

Stephen Jones discussed the state's negative view of San Francisco zoning; taking SB 9 and making it more pro-housing; estimates for housing production; he wanted to see the City commit to making it easier to build fourplexes under incremental infill and commit to using SB 10 this year to streamline the rezoning process to get up to 92% of the zoning compacity

promised by the Housing Element Land Use Element zoning map and implementing the Affordable Housing Overlay zone; and he noted the need for concrete guidelines and outcomes.

Jeanne Black thanked the Planning Department for the update; she rebuked arguments from Common Sense Culver City regarding destructive upzoning, and building residential along corridors and industrial areas; she asserted that meeting RHNA numbers is insufficient if it does not affirmatively further fair housing; and she discussed requirements of state law.

Meghan Sahli-Wells thanked the City Council and staff for taking the housing crisis seriously and she encouraged the City Council to pass the Housing Element and fast track implementation.

Juan Luna, Southwest Regional Council of Carpenters, asked that the City use a local and skilled workforce; discussed reductions to environmental impacts and benefits to the local economy; a 2020 report: "Putting California on the High Road: A Jobs and Climate Action Plan for 2030"; and findings from the South Coast Air Quality Management District.

Disa Lindgren thanked the City for being proactive; urged the City Council to adopt the Housing Element Update and to move quickly to rezone the City using SB 10 to add housing and affirmatively further fair housing; discussed the need to implement affordable housing programs; and the importance of taking actions to win the state's pro-housing funding opportunity.

Patricia Larson was called to speak but did not respond.

Lisa Mosko encouraged the City to add the LCI to the Housing Element Update; discussed benefits of the LCI; support for building more housing along the MOVE Culver City route and on commercial corridors; she wanted the City to be affordable for everyone; and she encouraged the City to join the world-wide movement toward 15-minute cities to help solve the climate crisis.

Freddy Puza acknowledged previous and continuing community outreach; expressed support for the revised Housing Element; discussed accomplishing housing and sustainability goals; furthering Fair Housing practices; fair distribution of housing; wanted to see the City move forward with a 100% Affordable Housing Overlay; and he expressed appreciation for accountability measures.

Gary Guthman provided background on himself; urged the City to support the Housing Element Update; noted the importance of meeting RHNA goals; and expressed support for comments made by members of Culver City for More Homes.

Denise Neal expressed appreciation for those who want to provide more housing; discussed new jobs coming into the City; impacts to housing availability; vacant units; failure to qualify for emergency housing during the pandemic; and she asked the City to reach out again to HUD to try to expand the Good Neighbor program to make housing ownership a reality.

Kelly Kent, Culver City Unified School District (CCUSD), speaking on behalf of herself, concurred with those expressing support for adopting the Housing Element; discussed families with increased risk of housing instability; and she expressed support for any and all efforts to increase housing supply.

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

Discussion ensued between staff and Council Members regarding appreciation for the work of staff; the importance of equity; distribution of housing throughout the City; moving beyond single-family neighborhoods; fourplexes; different configurations for incremental infill; the timeline for implementation; the Affordable Housing Overlay zone; the importance of different housing types in a City; the importance of maintaining R1 housing; families with children; generating housing along commercial corridors; support for SB 9; estimated units generated by incremental infill; meeting RHNA numbers; affordability of infill units; the number of low cost units generated with ADU conversions; maintaining R1 zoning and encouraging ADUS; and efficiency and productivity.

Council Member Eriksson moved to remove the infill portion of the Updated Housing Element before submitting it to the state. Vice Mayor Vera seconded the motion.

Additional discussion ensued between staff and Council Members regarding incremental infill seen as a chance to take local control; providing a design solution; moving away from a one-size-fits-all solution; constraints created with incremental infill; holding a public discussion about proposed changes; ensuring HCD is satisfied with changes; removing owner-occupancy

requirements to increase numbers; and ensuring that infill mirrors SB 9 baseline protections.

Council Member Fisch proposed a substitute motion to set an incremental infill designation that sets SB 9 environmental site constraints and anti-displacement measures for renters and low-income households and the protection of existing historic resources as the baseline and that the designation have no less Floor Area Ratio (FAR) and not be less restrictive. Council Member McMorris seconded the motion.

Further discussion ensued between staff and Council Members regarding clarification on the process.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR VERA THAT THE CITY COUNCIL REMOVE INCREMENTAL INFILL FROM THE HOUSING ELEMENT.

THE MOTION FAILED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: CLARIFY IN THE HOUSING ELEMENT THAT THE INCREMENTAL INFILL ZONE WOULD BE NO MORE RESTRICTIVE THAN SB 9 SO THAT KEY ELIGIBILITY CRITERIA OF SB 9 ADDRESSING ENVIRONMENTAL SITE CONSTRAINTS, ANTI-DISPLACEMENT MEASURES FOR RENTERS AND LOW-INCOME HOUSEHOLDS AND THE PROTECTION OF HISTORIC RESOURCES, AND NO LESS FLOOR AREA RATIO THAN WOULD BE PERMITTED UNDER SENATE BILL 9 AND BE NO MORE RESTRICTIVE IN ANY WAY.

THE MOTION PASSED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding the intent of the motion; size restrictions in SB 9; over 5,000 square foot lots; incremental infill; legitimate confusion for lots that are fourplex legal under SB 9; providing design criteria; and clarification on page 45 of the Draft Housing Element that makes the distinction between parcels that are under 4,950 square feet and over 4,950 square feet.

Additional discussion ensued between staff and Council Members regarding sufficient support for the LCI to commit to the

Housing Element; adding the component parts of the LCI to Measures 3 and 4; a new program in Measure 4K indicating that there would be a Livable Communities Zone to allow structures with no parking, no FAR, no minimum unit size or 200 square feet, no use requirements or the 56 foot height limit, and ensuring inclusionary housing community density benefits with not less than 110 units per acre; a new program in Measure 3 specifying the Livable Community designated neighborhoods will receive Complete Streets safety and liability improvements; concern with adding LCI without public input; the distinction between the LCI and the Affordable Housing Overlay; allowing for public input and discussion; making adjustments to address flaws; Council support for studying the LCI; the need for additional affordable housing; people who have advocated for LCI; risks to not getting a certified Housing Element; the need for approval by October; applying for the pro-housing designation by spring 2023; and concern with language in the Housing Element that does not acknowledge direction already given to eliminate parking mandates.

Additional discussion ensued between staff and Council Members regarding bringing the community along with the discussion; concern with divide created in the community; ensuring that affordable housing is being created; support for SB 9; maintaining protections; concern with eliminating parking minimums; the importance of compromise; creating transitional homes; allowing a say in what happens in commercial corridors and Transit Oriented Development (TOD) areas; work with the California Community Foundation; grants; and streamlining the cost of affordable housing to encourage production.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING AN ADDENDUM TO THE NEGATIVE DECLARATION BASED ON THE FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT; ADOPT THE PROPOSED MINOR UPDATES TO THE 2021-2029 HOUSING ELEMENT (GENERAL PLAN ELEMENT AMENDMENT, P2022-0222-GPTA); APPROVE THE SUBMITTAL OF THE 2021-2029 HOUSING ELEMENT TO HCD FOR REVIEW FOR SUBSTANTIAL COMPLIANCE WITH STATE LAW; AND AUTHORIZE THE CITY MANAGER TO APPROVE MINOR CHANGES TO THE UPDATED 2021-2029 HOUSING ELEMENT AS MAY BE NECESSARY TO OBTAIN CERTIFICATION FROM HCD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

**Consideration of Tentative Tract Map No. 083810 for a Residential Condominium Subdivision at 3906 Huron Avenue in the Residential Medium Density Zone**

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES.

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

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

Mayor Lee invited public comment.

The following member of the public addressed the Council:

Kimberly Ferguson discussed gentrified units being built that would not provide affordable housing with underground parking; the lack of trees; she expressed concern that the project was indicative to what would happen to all neighborhoods; and she expressed agreement with Vice Mayor Vera and Council Member Eriksson that incremental infill should not have been included in the Housing Element.

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

Discussion ensued between staff and Council Members regarding concern with the design but support for the project.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 083810, SUBJECT TO THE CONDITIONS OF APPROVAL TO ALLOW A FIVE-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION.

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**Introduction of an Ordinance Approving a Zoning Code Map Amendment to Change the Zoning on a Portion of 11039 Washington Boulevard from Residential Medium Density Multiple (RMD) to Commercial General (CG) to Facilitate Construction of Three Additional Vehicle Repair Bays at an Existing Remote Customer Auto Repair Facility (Project)**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF PUBLIC HEARING NOTICES.

Jose Mendivil, Associate Planner, provided a summary of the material of record and noted that a reference to the General Plan Map Amendment in Finding #3 between line 10 and 11 should read Zoning Code Map Amendment and would be corrected by staff.

Discussion ensued between staff and Council Members regarding potential impacts of pollution generated by the project to the nearby residential area and Tellefson Park; improvements made to the site; and clarification that the use was not changing.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

David Voncannon, Tellefson Park Neighborhood Association, provided background on himself; discussed improvements made to the site; the public meeting on the item; confidence that the dealership would handle the changes well; and he expressed support for the project.

Shane Zedlow, Craig Lawson and Company, provided background on the project; discussed supporting a long-time business that contributes to the Culver City economy; improvements; the Zoning Code Map Amendment; and he indicated that he was present to answer any questions.

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

Discussion ensued between staff and Council Members regarding appreciation for the staff presentation.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING ZONING CODE MAP AMENDMENT P2021-0043-ZCMA, TO CHANGE THE ZONING ON A PORTION OF 11039 WASHINGTON BOULEVARD FROM RESIDENTIAL MEDIUM DENSITY MULTIPLE (RMD) TO COMMERCIAL GENERAL (CG) TO FACILITATE CONSTRUCTION OF THREE ADDITIONAL VEHICLE REPAIR BAYS AT AN EXISTING REMOTE CUSTOMER AUTO REPAIR FACILITY.

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Item PH-4

**Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Sewer User's Service Charge for Fiscal Year 2022/23**

Mate Gaspar, Public Works Engineering Division Manager, provided a summary of the material of record.

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

Mayor Lee invited public comment.

No requests to speak were received and no speakers came forward.

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY OF THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2022/23.

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**Action Items**

Item A-1

**CC - (1) Discussion of an Initiative Regarding an Ordinance to Establish a Minimum Wage of Twenty-Five Dollars Per Hour For Covered Employees Working at Healthcare Facilities in Culver City Where the Petition was Determined to be Insufficient; and (2) Direction to the City Manager as Deemed Appropriate**

Jeremy Bocchino, City Clerk, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Denise Kniter was called to speak but was not present on Webex.

Ron Ostrin, with one minute ceded, was called to speak but did not respond.

Jeannie Wisnosky Stehlin was called to speak but was not present on Webex.

David Voncannon indicated that residents had previously made their feelings known in opposition to the matter; discussed inequities connected with the action; examining who the action would affect; uneven application of the ordinance; and he urged formation of an ad hoc committee to oversee an economic analysis.

Carrie Karney-Bassilian discussed lawsuits and legal fees; the origin of Hero Pay; union representatives; communication with Mayor Lee; and concern with circumventing collective bargaining.

Patrick Meighan expressed support for the \$25 per hour health care minimum wage; discussed hardships endured by healthcare workers; healthcare corporations; and he felt it was time to support healthcare workers.

Kelli Estes discussed average starting wages for different jobs; skills required; offline deals; Hero Pay; she wanted to see the City Council focus on Culver City; and she asserted that the issue was not about minimum wage.

Greg Maron expressed support for the ordinance; discussed service provided by healthcare workers in the pandemic; frontline healthcare workers leaving the profession; the aging

population; increasing healthcare needs; risks of defending the community; and he expressed support for investing in the future.

Khin Khin Gyi discussed the proposed ordinance; increasing the state's minimum wage democratically; concern with the impacts of imposing an ultimatum; and concern with municipal government acting as a facilitator in matters pertaining to labor.

Maky Peters discussed her work to represent healthcare workers at the only hospital in the City; the current staffing crisis; increased staff turnover; staffing shortages as people leave for more money and less risk; housekeepers and janitorial staff; people living in their cars who are fully employed; other cities that have taken similar actions; and the option for exemption if the hospital can prove they cannot afford it.

Meghan Sahli-Wells expressed appreciation to the City Council for bringing the item forward and for their past support for Hazard Pay for healthcare workers; discussed the attrition rate for healthcare workers; the need for family-sustaining wages; and she asked that the City Council support the \$25 per hour minimum wage for healthcare workers in Culver City;

Esmie Grubbs spoke representing workers at Southern California Hospital (SCH) in Culver City, discussed the urgency of passing the healthcare minimum wage in the City; workers facing financial hardship; people working multiple jobs to provide for their families; creation of a healthier workforce; addressing disparities in the community; keeping those providing essential services in the workforce; burnout; competitors paying higher wages; and the need to retain and recognize outstanding workers in the City.

Gabriel Montoya provided background on himself; spoke on behalf of union members working to serve the community; discussed taking care of others; the inability to survive and thrive on current wages; those who have to work multiple jobs to survive; and the importance of ensuring that workers are being paid well enough to be retained and to recruit others to address the staffing crisis.

LaRhonda Smith provided background on herself; urged the City Council to adopt a healthcare worker minimum wage; discussed the actions of other cities; assuring that healthcare workers can make a living wage; unfilled positions; higher wages available in other fields; workers who feel undervalued; and full-time workers living in cars and shelters.

Mavis Oseotbu provided background on herself; discussed people leaving due to low wages; the extra workload on those who remain; and she asked that the City Council pass a healthcare worker minimum wage.

Norva Williams provided background on herself; discussed inflation; hardships endured by healthcare workers; shutdowns; staffing issues; and she felt that the increase could make a huge difference to workers.

Eric Shabsis read excerpts from a letter sent to the City Council earlier in the day in opposition to the proposed ordinance; he discussed uneven application of the increase; exclusion of 80% of healthcare facilities in the City; impacts to excluded facilities; vulnerable communities; and concern that the ordinance could jeopardize health care for public hospitals and clinics serving underserved and disadvantaged communities already experiencing workforce shortages.

Prentiss Lewis was called to speak but was not present on Webex.

Jose Barrera provided background on himself; expressed support for a \$25 per hour minimum wage for healthcare workers; clarified that wages cannot be set for public hospitals; discussed misleading statements; providing one-sided analysis for businesses; and elevating communities of color and women.

Nicole Odeogu was called to speak but did not respond.

Mayor Lee reported that the process to raise the overall minimum wage had already been started; he clarified that he had never personally received an endorsement or donation from any SEIU (Service Employees International Union); and he noted that the Hero Pay lawsuit by Southern California Hospital had been dismissed.

Discussion ensued between staff and Council Members regarding appreciation to staff for the report and the community for providing input; consideration of all of the minimum wage issues together; fair compensation; lack of support from residents to gather enough signatures; state issues vs. City issues; concern with singling out a small working group; the fact that many City employees do not get paid that much; allowing the union and the hospital to work out their issues; concern with a lack of support to move forward; the number of municipalities around Culver City competing for healthcare workers; the referendum process;

support for continuing the discussion; conducting an economic impact study; unintended consequences; non-profits concerned with competition for staff; unfilled positions; application of the change to all healthcare facilities in the City; providing quality service for the underserved; and moving forward with the ordinance rather than the referendum.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL MOVE FORWARD WITH AN ORDINANCE TO ESTABLISH A MINIMUM WAGE OF TWENTY-FIVE DOLLARS PER HOUR FOR COVERED EMPLOYEES WORKING AT HEALTHCARE FACILITIES IN CULVER CITY WHERE THE PETITION WAS DETERMINED TO BE INSUFFICIENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Jeremy Bocchino, City Clerk, reported audio issues on Webex.

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#### **Recess/Reconvene**

Mayor Lee called a brief recess from 11:04 p.m. to 11:11 p.m. to allow technical issues with Webex to be addressed.

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#### Item A-2

**CC - (1) Presentation and Discussion of Creating a System of Reparations Designed to Narrow the Racial Income and Housing Gap in the City, Per the Recommendation from the City Council Ad Hoc Equity Subcommittee; and (2) Direction to the City Manager as Deemed Appropriate**

Onyx Jones, Assistant City Manager, introduced the Item and provided a presentation on creating a system of reparations designed to narrow the racial income/housing gap in the City.

Kamilah Moore, California Reparations Task Force, provided background on herself; discussed the California Reparations Task

Force; reparations on a state and federal level; length of the process; AB 3121; public hearings; the Interim Report released by the California Reparations Task Force; the Emancipation Proclamation; the 13<sup>th</sup> Amendment; the Badges and Incidents of Slavery; the role of California in perpetuating slavery; areas of focus; the wealth gap; the California Homestead Act; police brutality and anti-Black hate crimes; Culver City-specific facts; Sundown Towns; federal data on reparations; eligibility; Proposition 209; and legal considerations; and she provided contact information and encouraged anyone interested to go to the website: <https://oag.ca.gov/ab3121>.

Onyx Jones, Assistant City Manager, indicated that the Interim Report had been attached to the staff report and she discussed possible next steps.

Discussion ensued between staff and Council Members regarding appreciation for the presentation; creating opportunities for cities that want to work with the state; and Prop 209.

Mayor Lee indicated that Items A-4 and A-6 would be heard before Items A-3 and A-5.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin, with one minute ceded, was called to speak but did not respond.

Michelle Weiner expressed appreciation for the work that has been done; discussed information uncovered by John Kent; and she was looking forward to creation an action plan for moving forward with reparations by the City.

Kelli Estes expressed concern with people violating federal and state law; discussed the actions of Santa Monica; protecting the City from litigation; addressing current issues such as homelessness and housing; priorities; she felt the City lacked focus so things did not get addressed; and she asserted that cannabis revenue should be directed toward Project Homekey to provide housing.

Jenni Kuida was called to speak but did not respond.

Khin Khin Gyi discussed pension obligations; reparations done at the federal and county level; Bruce's Beach in Manhattan Beach; and she thanked the City for the presentation.

Disa Lindgren expressed gratitude to the subcommittee for their work and for the presenter for the presentation; felt it was imperative to take action due to the specific history of harm to many groups; and she expressed hope that African American community members would have a say in the method of moving forward.

Niglmoro Okuk was called to speak but did not respond.

Jenni Kuida was called to speak but could not be heard.

Freddy Puza praised the City for acknowledging the history and attempting to make amends; expressed appreciation for efforts to become a more equitable and inclusive City; discussed the importance of advocating for anti-racist policies; taking time to reflect on race; support for reparations that work in concert with the state report; legal issues; learning from other cities; and he expressed support for the formation of a task force.

Kelly Kent, CCUSD, speaking on behalf of herself, expressed hope that students would be included in the process; and she proposed research on how the incorporation of the Fox Hills neighborhood into the City but the decades-long delay in allowing those children to attend CCUSD schools fits into the reparation process.

Denise Neal discussed diversity, equity, and inclusion measures in the report; slave descendants; cash payments; and she expressed eagerness to work with Ms. Moore and the California Reparations Task Force.

Discussion ensued between staff and Council Members regarding appreciation for feedback provided from the community; laws and policies created by people; the importance of considering the power in policy making; acknowledging harm; ongoing harm; taking measurable action; identifying quantifiable metrics; support for moving forward; deepening work with GARE (Governmental Alliance on Race and Equity); the General Plan process; historical context; diversity in Fox Hills; establishing a timeline; communication; addressing ongoing harm that people do not like to acknowledge; support for the staff recommendation; completing the REAP (Racial Equity Action Plan); historical context of harm by the Culver City government; support for



collaboration with the reparations commission; engaging in a whole-state effort; Southern California Association of Governments (SCAG); understanding local context; the Maymie A. Clayton Museum; creating a committee with community members to ensure that the item moves forward; the City as a complement to actions on the state level; direct responsibility by the City; housing segregation; earmarking funds; Prop 209; focusing on poverty, interactions with law enforcement, and homelessness; placing an emphasis on housing; UBI (Universal Basic Income) in the context of reparations; people jailed for marijuana; cannabis taxes; racial components in the history of drug enforcement; acknowledgement of the work done by John Kent; the Culver City Historical Society; unanimous support for moving forward; support for strengthening GARE, the REAP, and creation of a subcommittee; use of work already done to help inform a historical context study; the proposal for a task force; staff capacity; concern with meaningful engagement; ensuring that Black voices are being centered and heard in a safe space; white supremacy and systems of oppression that exist in society; concern with subjecting people to additional harm; ensuring that marginalized voices are kept safe in the process; stakeholder involvement; ensuring an open community process; including Japanese-Americans in the process; the inability to protect people during contentious issues; and bringing back the idea of a task force at a future date for consideration.

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Item A-4  
(Out of Sequence)

**CC - (1) Consideration of a Recommendation from the Fiesta La Ballona Committee to Eliminate Commercial and Informational Booths to Create Space at the 2022 Fiesta La Ballona for Additional Family-Friendly Activities and Retain Sponsor and Governmental Agency Booths; and (2) Direction to the City Manager as Deemed Appropriate**

Dani Cullens, Recreation and Community Services Manager, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ronald Ostrin was called to speak but did not respond.

Jim Clarke asked the City Council to reject the recommendations of the Committee for legal and historical reasons; he provided background on the community event; and he proposed limiting the booths to Culver City community organizations with business licenses for the 2023 Fiesta La Ballona.

Jeannine Wisnosky Stehlin was called to speak but did not respond.

Megan Oddsen Goodwin thanked the City Council for adopting the Housing Element Update and asked the City Council to expedite affordable housing programs; discussed efforts to prevent participation by the NRA (National Rifle Association); she encouraged the Committee to take another approach that did not inadvertently rally people around the NRA; discussed money already invested in booths and concern with making the change so close to the date of the Fiesta; misdirected anger; and unintended allies.

Kelli Estes felt the change was a good idea for Fiesta La Ballona 2023 with commercial and political messaging prohibited and only allowing governmental agencies at the family event.

Michael Herman was called to speak but was not present on Webex.

Sara Fields was called to speak but was not present on Webex.

Annette Tossounian expressed condolences to Vice Mayor Vera on the loss of his family member; discussed offensive messages at booths; and she expressed concern with singling out ethnic groups.

Marci Baun was called to speak but was not present on Webex.

Lisa Saperston and Maren Neufeld, co-presidents of the Sister City Committee, read a letter submitted to the City Council regarding the recommendation to eliminate the vendor and community booth presence at the event; expressed concerns with negative impacts to the event with the proposed change; discussed the importance of providing a place for the community to gather; their past participation; the importance of the event for outreach; the planned visit by the delegation visiting from Uruapan, Mexico; and they asked the City Council to deny the Committee recommendation.

Denise Neal questioned whether family-friendly booth spaces would be allowed to anyone and whether music would be allowed in those booths.

Jane Leonard indicated that the Committee recommendation was based on a survey noting that the majority of the respondents were families with children; expressed concern with the exclusion of seniors who go to Fiesta La Ballona for the community engagement, information, and commercial booths; discussed providing an inclusive Fiesta; the need for organizations to reengage with the community; and she proposed allowing Culver City-based organizations to participate.

Discussion ensued between staff and Council Members regarding concern with changes being made so late in the process; organizations that rely on the event for signups; applying objective criteria to the applications; concern with people who get a booth and do not come out; filling space with family friendly activities; efforts to deal with a community that has conflicting views; a reminder that appointees are volunteers trying to do a service for the community; a suggestion to use the independent Cultural Affairs Foundation as a model for the Fiesta La Ballona Committee; support for additional consideration; the importance of health and safety; trauma that people have around guns; concern with exposing people to trauma; creation of a City Council subcommittee to set policy for the City event for the next year; the advisory nature of the Fiesta La Ballona Committee; and consensus from Vice Mayor Vera and Council Members Eriksson and Fisch to establish a subcommittee.

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Item A-6  
(Out of Sequence)

**CC - Consideration of the Selection of TGS CC Ventures, LLC (dba Beyond Hello) at 3800 Sepulveda Boulevard for a Culver City Storefront Retail Commercial Cannabis Business Permit Pursuant to Culver City Municipal Code Chapter 11.17**

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Trent Wollovack, Beyond Hello, provided a presentation on the project; discussed their mission; architecture; the site plan; the addition of the bus stop; and environmental sustainability.

Ken Mand, Beyond Hello, discussed community engagement efforts and contributions to support Culver City organizations.

Discussion ensued between project representatives, staff, and Council Members regarding security.

Mayor Lee invited public comment.

Alicia Ide, Management Analyst, indicated that speakers who had signed up to make comment were no longer present in the meeting.

Discussion ensued between staff and Council Members regarding support for the project and appreciation for the public outreach.

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

1. SELECT TGS CC VENTURES, LLC (DBA BEYOND HELLO) TO BE AWARDED A STOREFRONT RETAIL COMMERCIAL CANNABIS BUSINESS PERMIT AT 3800 SEPULVEDA BOULEVARD; AND,

2. DIRECT THE CITY'S PERMIT ADMINISTRATOR TO ISSUE THE PERMIT, SUBJECT TO THE SUCCESSFUL COMPLETION OF THE REMAINDER OF THE PERMIT APPROVAL PROCESS ESTABLISHED BY THE CCMC AND CITY COUNCIL RESOLUTION NO. 2018-R014.

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Item A-3  
(Out of Sequence)

**CC - (1) Approval of a Five-Year Professional Service Agreement with All City Management Services, Inc. (ACMS) for Crossing Guard Services in an Amount Not-to-Exceed \$977,359.00 through June 30, 2027; and (2) Approval of the Transfer of Responsibility of Managing the Crossing Guard Program from the Police Department to the Parks, Recreation & Community Services Department**

Jason Sims, Assistant Police Chief, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jeannine Wisnosky Stehlin expressed appreciation for the efforts to get crossing guards in all the schools noting the importance of keeping children safe.

Disa Lindgren endorsed the recommendation and hoped the City Council would pass it.

Kelly Kent was called to speak but was no longer present on Webex.

Discussion ensued between staff and Council Members regarding addressing potential issues; transferring duties to Parks and Recreation; and management of the contract.

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

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICE AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. (ACMS) FOR CROSSING GUARD SERVICES IN AN AMOUNT NOT-TO-EXCEED \$977,359.00 THROUGH JUNE 30, 2027; AND,
2. APPROVE THE TRANSFER OF RESPONSIBILITY OF MANAGING THE CROSSING GUARD PROGRAM FROM THE POLICE DEPARTMENT TO PARKS, RECREATION & COMMUNITY SERVICES; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-5  
(Out of Sequence)

**CC - (1) Discussion Regarding Masking Requirements at Indoor City Council and City Commission, Board and Committee Meetings; and (2) Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Disa Lindgren expressed strong support for continuing the mask requirement.

Discussion ensued between staff and Council Members regarding keeping people safe; acknowledging that the virus will be around for a long time; lack of a mandate from the Health Department; reduced levels of Corona Virus in sewage; support for dropping the mask mandate; allowing those that feel a benefit to wearing a mask, be allowed to do it; lack of a scientific basis for requiring masks; revisiting the matter when the level drops down to the medium designation; mask types; and consensus from Mayor Lee and Council Members Fisch and McMorris to retain the mask mandate.

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Item A-7  
(Out of Sequence)

**CC - (1) Consideration of a Support Position on SB 1245 (Kamlager) Los Angeles County Abortion Access Safe Haven Pilot Program; and (2) Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jeannine Wisnosky Stehlin was called to speak but was not present on Webex.

Kelli Estes expressed concern with giving the county \$2 million to run another program noting that the City would be better served by giving the money to Planned Parenthood or another group that knows what they are doing.

Disa Lindgren felt it would be important for the City to support the program.

Discussion ensued between staff and Council Members regarding support for comments made by Kelli Estes and support for the item.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE A SUPPORT POSITION FOR SB 1245 (KAMLAGER) LOS ANGELES COUNTY ABORTION ACCESS SAFE HAVEN PILOT PROGRAM.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Carolyn Libuser was called to speak but was no longer present on Webex.

Deborah Wallace was called to speak but was no longer present on Webex.

Karim Sahli was called to speak but was no longer present on Webex.

Suzanne Debeneditis was called to speak but was no longer present on Webex.

Judi Sherman expressed appreciation for the efforts of Andrew Maximous and his team to address traffic issues; discussed the need to implement traffic calming measures in Fox Hills; population density; cut through traffic; work of the design consultants; workload; and funding.

Greg Maron was called to speak but was no longer present on Webex.

Ross Piro discussed his previous request for help addressing numerous Creek fires caused by homeless encampments; students commuting to school in the Creek area; he asked that safety be taken seriously; and he asserted that inaction by the City on the clear public safety issue was unacceptable, and that the City would be responsible for any harm that comes to victims of the City's refusal to protect them.

Robert Zirgulis was called to speak but was no longer present on Webex.

Alejandro Larson was called to speak but was no longer present on Webex.

David Metzler was called to speak but was no longer present on Webex.

Jillian Gotlib was called to speak but was no longer present on Webex.

Eileen Chen was called to speak but was no longer present on Webex.

Denise Neal was called to speak but was no longer present on Webex.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Council Member Eriksson was unable to gain City Council consensus to agendize an item to consider what might be possible to implement from the Los Angeles City Sidewalk ordinance.

Discussion ensued between Council Members regarding having a broad discussion of solutions rather than adopting something that does not work.

MOVED BY VICE MAYOR VERA, SECONDED BY MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF TERESA DINUZZO.

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**Adjournment**

There being no further business, at 1:23 a.m., August 9, 2022 the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Teresa DiNuzzo to a meeting to be held on August 22, 2022.

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Jeremy Bocchino  
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



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DR. DANIEL LEE  
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: \_\_\_\_\_