

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

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

September 13, 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 5:01 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 McMorrin, 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 Items.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR LEE 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 5:03 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 Legal Counsel - Anticipated Litigation  
Re: Significant Exposure to Litigation - 1 item  
Pursuant to Government Code Section 54956.9(d)(2)

o0o

**CS-2** CC:HA - Conference with Real Property Negotiators  
Re: 3868 and 3900 Sepulveda Boulevard  
City Negotiators: John Nachbar, City Manager/Executive Director  
Sol Blumenfeld, Community Development Director/Assistant Executive Director  
Other Parties Negotiators: Vinny Patel (Motel Owner)  
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations  
Pursuant to Government Code Section 54956.8

o0o

**CS-3** CC - Conference with Labor Negotiators  
City Designated Representatives: City Manager John Nachbar;  
Assistant City Manager Serena Wright  
Employee Organization: Culver City Employees Association;  
Culver City Management Group; Culver City Police Officers Association;  
Culver City Fire Fighters Association; Culver City Police Management Group;  
Culver City Fire Management Association; Executive Management Employees  
Pursuant to Government Code Section 54957.6

o0o

**Reconvene**

Mayor Fisch reconvened the City Council for Recognition Presentations at 6:36 p.m. with all Council Members present.

o0o

**Recognition Presentations**

Item R-1

**CC - Presentation of a Proclamation Designating September 28, 2021 as "National Voter Registration Day" in Culver City**

Jeremy Green, City Clerk, presented the Proclamation Designating September 28, 2021 as "National Voter Registration Day" in Culver City.

o0o

Item R-2

**CC - Presentation of a Proclamation Designating September 2021 as Pedestrian Safety Month**

Jeremy Green, City Clerk, presented the Proclamation Designating September 2021 as Pedestrian Safety Month.

Charles Herbertson, Planning Director, expressed appreciation for the proclamation; noted the importance of pedestrian safety; discussed bringing awareness to the issue; making walking more inviting in the City; the Bicycle and Pedestrian Action Plan; and the Americans with Disabilities Act (ADA) Transition Plan.

o0o

**Recess**

At 6:43 p.m., Mayor Fisch called a recess until 7:00 p.m. for the regular meeting.

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 7:04 p.m.

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 reported presenting commendations from the City for Troop 915 to Brendan Elliot and Patrick Buckley for receiving their Eagle Scout Awards, and he thanked staff and everyone who support the City Council.

Council Member McMorris encouraged everyone to vote in the election on September 14; proposed formal recognition for September as National Suicide Prevention Awareness Month; discussed those struggling during the pandemic; the importance of speaking about the issue and connecting people to mental health resources; and she indicated that Hispanic Heritage Month begins on September 15.

Council Member Eriksson reported presenting a certificate from the City to the outgoing Consul General from England and welcoming the new Consul General, and announced the outside movie screening of Speed Racer on October 1 at West Los Angeles College as part of the Car Show on October 2 with additional information available on the Exchange Club website.

Vice Mayor Lee acknowledged the 20<sup>th</sup> anniversary of 9/11; noted that during the height of the pandemic, the same number of people were being lost every day to COVID as were lost on 9/11 noting that first responders were the same in both events; encouraged everyone with a functioning immune system to get the vaccine; he received Council consensus to agendaize a discussion of designating October 6 as Clean Air Day in Culver City; discussed land and resources at the Veterans Administration in Westwood; lack of support for veterans when they return from war; the suicide rate among veterans; and the disproportionate number of People of Color (POC) and veterans who are homeless.

Mayor Fisch announced being selected by Smart Growth America to participate on behalf of the City in the Champions Institute program to receive training on promoting active routes to every day destinations; he invited anyone interested to participate; and he received City Council consensus to consider a public order to require verification of vaccination status for certain businesses.

o0o

### **Presentations to City Council**

Item P-1

#### **Presentation to the City Council by The Center for Election Science Regarding an Election Voting Method Called Approval Voting**

Chris Raleigh, the Center for Election Science, provided background on the organization and provided a presentation and demonstration of Approval Voting.

Discussion ensued between Mr. Raleigh and Council Members regarding Approval Voting vs. Rank Choice Voting; clarification that the voting process would be the same with wording changed from "Vote for one" to "Vote for as many as you approve"; number of people voting; approval ratings; clarification that there are no costs associated with making the change; recall elections; the lower vote threshold being used to dislodge candidates; safeguards in the approval voting system; structural design; a coordinated campaign to vote for everybody else but one person; experiences of other cities; the need to reach out to a broad coalition; situations where there are a large number of candidates; concern with complicating the process; average number of candidates per election; splitting the vote; staff time; other issues to focus on; diversity; and Council consensus to agendize appointment of a subcommittee to examine charter review to go to the voters on a form of voting to better express the will of Culver City voters.

Mayor Fisch invited public comment.

Philip Lelyveld was called to speak but did not respond.

o0o

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

Mayor Fisch invited public comment noting that additional time for public comment was available at the end of the meeting.

The following members of the public addressed the City Council:

Bryan Sanders was called to speak but did not respond.

Ronald Ostrin, with one minute ceded from Leslie Ostrin, asked about costs related to overreach by the City Council to add premium pay to a very select group of union members; the intent of the lawsuit to prevent other cities from engaging in overreach; he asserted that the City needed to take action to minimize and mitigate the liability that the City has been exposed to; and he asked the City to schedule a Closed Session meeting to resolve the issue and protect the City.

Khin Khin Gyi noted that the majority of the City Council had voted to eliminate R1 zoning; discussed investment companies that have bought-up properties; the two-fold increase in institutionalized ownership; institutions beating out home buyers due to their readily available source of cash; outbidding; and the need to address all the variables related to affordable housing.

Kelli Estes discussed the time taken up by the presentation; she withdrew her previous request to agendize a discussion of directing the Housing Department to follow the lead of Los Angeles county in deferring rental registry fees for another year; she observed that the City and Hinderliter de Llamas (HdL) were not prepared to implement the system; she requested a report from staff regarding costs to implement the rent control program; and she indicated that she would re-submit her request to agendize consideration of the implementation of SB7 from 2016 for landlords with terms and leases prior to rent control.

David Kairo was called to speak but did not respond.

Evelina Baras was called to speak but did not respond.

Colin Diaz, Culver City Chamber of Commerce, thanked staff for changing the registration process for making comments on Items Not on the Agenda; he discussed Women in Business Week from October 26 - 31, 2021; he indicated that they were open to collaboration; announced the Women in Business Leadership Awards on November 4; and he congratulated Council Member Eriksson on

being elected the first Independent Cities Association Chair in Culver City's ten year participation in the organization.

Mayor Fisch indicated that Women in Business would be included on the October 25 agenda.

Michael Lyon discussed the September 8 meeting regarding proposed small cell installations in Fox Hills; the majority of public comment expressing reservations about the installation; unanswered questions; the feeling that community concerns were considered irrelevant; financial risk for the City; being sued by residents for negative health effects; compliance with Federal Communications Commission (FCC) guidelines from the 1990s; avoiding the legal wrath of the telecommunications industry; a recent ruling requiring the FCC to revisit or revise their safety guidelines; including additional science-based evidence; the actions of other cities; and he asked the City Council whether they felt residents deserved to have their concerns addressed.

Vice Mayor Lee proposed that the Smart Cities Committee meet; he stated that the City's hands were tied; and he discussed creation of guidelines within whatever is possible.

Discussion ensued between staff and Council Members regarding support for a subcommittee meeting; disagreement regarding what federal law says; the need to address concerns; and unanswered questions.

Mary Daval discussed direction given to staff at the June 23, 2021 meeting to study a 100% affordable housing overlay zone, density bonuses similar to the transit oriented communities in Los Angeles, partnerships to facilitate building more affordable housing, urgency measures to streamline entitlement processes, and getting an article 34 waiver from voters; and she asked that the City expedite moving the items forward to achieve Regional Housing Needs Assessment (RHNA) numbers and housing goals.

Jamie Wallace thanked the General Plan Update staff for providing a copy of the draft Housing Element and the Site Inventory, and she asked about palette housing for the unhoused.

Judi Sherman discussed problematic deployment of 5G cell towers; maximizing the power and authority of the City to protect residents; the narrative that the City's hands are tied; fast tracking; the tone of the industry; not being beholden to the industry; she asked that approval of the towers not be allowed

due to proximity to homes and schools; discussed testimony from expert advocates in the field; using knowledge as a motivator to enact a strong ordinance; the need for a strong legal advocate; review of the problem by the Mayor and Vice Mayor; she wanted the Mayor to contact Senator Warren to request that the Governor veto AB 537 and SB 556; she discussed a petition on her Facebook page urging the Governor's veto; she wanted the City to hire a legal expert advocate for the City; and she noted that residents could be helpful.

Discussion ensued between staff and Council Members regarding work with an advocate and lawyer with expertise in telecommunication over two years in efforts to advocate for leeway on the location of 5G sites; previous consideration by the Smart Cities Infrastructure Committee; and City Council support for remanding the matter to the Fiber Network Subcommittee.

Karim Sahli invited everyone to tune in to a livestream event coordinated by Bike Culver City entitled: "What Can We Learn from the Parisian Bike Revolution?" on September 22.

Bubba Fisch discussed AB1401; abolishing parking minimums; the number of parking spaces in Los Angeles county; addressing climate change; the actions of other cities; and he asked that abolishing parking minimums be agendized in the near future.

Jim Shanman thanked the City Council for the proclamation designating September as Pedestrian Safety month; discussed planned activities to encourage residents to be more active and to make safety a priority; funding received to focus on safety while navigating City streets; improving safety awareness; recent activities and workshops; and he noted that additional information was available on the City website and at [walkmorebikemore.org/ccots](http://walkmorebikemore.org/ccots).

Ron Bassilian, Protect Culver City, discussed threats made to a supporter; targeted harassment; the actions of the Mayor; polarizing rhetoric; the criminal complaint filed; intimidation and harassment; he asked the Mayor and Council Members to condemn harassment, threats, intimidation and violence in all forms; and demanded that the post be taken down and an apology issued.

Mayor Fisch stated that he did not see any identifying markings on the triplex in the picture of the Protect Culver City sign posted in the spirit of irony and not meant to be malicious.



Mark Lipman stated that he was tired of talking about up zoning and he proposed considering other solutions; he discussed Community Land Trusts; getting affordable housing for low income renters; he requested agendaizing a discussion of a community land trust to be funded by joining a public bank; funding alternatives for real affordable housing; he proposed doubling the grant for ADUs to incentivize local landlords to create affordable housing; and he proposed consideration of a vacancy tax.

o0o

**Receipt and Filing of Correspondence**

Mayor Fisch reported that 28 pages of correspondence had been distributed to Council Members.

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

o0o

**Order of the Agenda**

Items C-4, C-5 and C-8 were considered at the end of the Consent Calendar.

o0o

**Consent Calendar**

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-3, C-6, C-7, AND C-9 THROUGH C-12.

Item C-1

**CC:HA:SA - (1) Approval of Cash Disbursements for August 14, 2021 to September 3, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 14, 2021 TO SEPTEMBER 3, 2021.

o0o

Item C-2

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on August 23, 2021**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING ON AUGUST 23, 2021.

o0o

Item C-3

**CC - (1) Approval of a Professional Services Agreement with Utility Systems, Science & Software (US3) in an Amount Not-to-Exceed \$352,769 to Replace and Install Equipment; Make System Improvements, Provide Electrical Engineering Services, Evaluate All Pump Stations, and Make Recommendations for Optimizing the Sanitary Sewer's Emergency Notification System (ENS); and (2) Authorize the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement up to a Contingency Amount of \$27,231**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH UTILITY SYSTEMS, SCIENCE & SOFTWARE (US3) IN AN AMOUNT NOT-TO-EXCEED \$352,769, TO REPLACE AND INSTALL EQUIPMENT, MAKE SYSTEM IMPROVEMENTS, PROVIDE ELECTRICAL ENGINEERING SERVICES, EVALUATE ALL PUMP STATIONS, AND MAKE RECOMMENDATIONS FOR OPTIMIZING THE SANITARY SEWER'S EMERGENCY NOTIFICATION SYSTEM (ENS); AND
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT UP TO A CONTINGENCY AMOUNT NOT-TO-EXCEED \$27,231; 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-6  
(Out of Sequence)

**CC - Receipt and Filing of FY2020/2021 3rd Quarter Measure CC and C Sales Tax Status Reports as Approved by the Finance Advisory Committee**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC AND C SALES TAX STATUS REPORTS.

o0o

Item C-7

**CC - Approval of and (if Desired) Direction Related to Proposed Amendments to the Finance Advisory Committee Work Plan**

THAT THE CITY COUNCIL: APPROVE THE PROPOSED AMENDED FAC WORK PLAN.

o0o

Item C-9  
(Out of Sequence)

**CC - Receipt and Filing of Report from the Finance Advisory Committee Regarding Review of Extended Stay Hotel/Motel Land Use**

THAT THE CITY COUNCIL: RECEIVE AND FILE A REPORT FROM THE FINANCE ADVISORY COMMITTEE REGARDING ITS REVIEW OF THE EXTENDED STAY HOTEL/MOTEL USE.

o0o

Item C-10

**CC - (1) Award of \$11,788 in Off-Cycle Special Event Grants and Designation of the Art Walk and Roll Festival and the Culver City Car Show as City-Sponsored Events, as Recommended by the Special Events Grant Program City Council Ad Hoc Subcommittee; (2) Authorization of up to \$750 in Additional Staff Costs for the Art Walk and Roll Festival Special Event Administration; and (3) Authorization to the City Manager to Administratively**

**Approve Applicable City Permits and Licenses Needed to Conduct the Events**

THAT THE CITY COUNCIL:

1. AWARD \$11,788 IN OFF-CYCLE SPECIAL EVENT GRANTS AND DESIGNATE THE ART WALK AND ROLL FESTIVAL, AND THE CULVER CITY CAR SHOW AS CITY-SPONSORED EVENTS AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND,
2. AUTHORIZE UP TO \$750 IN ADDITIONAL STAFF COSTS FOR THE ART WALK AND ROLL FESTIVAL SPECIAL EVENT ADMINISTRATION; AND,
3. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS, PROVIDED SUCH PERMITS AND LICENSES ARE CONSISTENT WITH THE SCOPE OF THE EVENT AS SET FORTH IN THE GRANT APPLICATION (SUCH AUTHORITY SHALL NOT APPLY TO THE REQUIRED SPECIAL EVENTS PERMIT, WHICH SHALL CONTINUE TO BE ISSUED BY THE COMMITTEE ON PERMITS AND LICENSES).

o0o

Item C-11

**CC - Approval of a Purchase Order with Motorola for Replacement Portable Radios in an Amount Not-to-Exceed \$149,996.35**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MOTOROLA FOR THE PURCHASE OF REPLACEMENT PORTABLE RADIOS IN AN AMOUNT NOT-TO-EXCEED \$149,996.35; AND
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

o0o

Item C-12

**CC - (1) Eighth 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**

THAT THE CITY COUNCIL:

1. PURSUANT TO GOVERNMENT CODE SECTION 8630, CONDUCT AN EIGHTH 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-4  
(Out of Sequence)

**CC - Approval of Final Plans and Specifications for the MOVE Culver City-Downtown Corridor Project (PS017) Westbound Culver Boulevard Design**

Diana Chang, Transportation 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:

David Coles, Bike Culver City, wanted to see the final plans for MOVE Culver City approved with changes to Main Street delayed until there has been a public debate and a full City Council discussion of the matter; discussed assertions throughout the MOVE Culver City process that plans for Main Street would not be included in the process; the lack of public consideration of the matter; impacts to the larger MOVE Culver City project; he stated that reverting Main Street back to two-way traffic was buried in Planning documents that even those following the process closely had difficulty deciphering; and he asked that the City keep Main Street open to people and pedestrians at least until the matter is voted on by public representatives.

Travis Morgan was not sure an amendment was necessary; discussed the 90% and 100% plans; curb bulb-outs; striping; he noted that two-way traffic is not clear in the design; felt that Main Street is not a part of MOVE Culver City and the current item

should not impact it; he proposed agendaizing a discussion of the Main Street Plaza; and discussed the removal of K-Rails leading into Main Street in the item.

Dylan Gottlieb was pleased to hear that Main Street would be postponed until options were weighed; noted that having the street closed to cars did not affect the MOVE Culver City project; felt the street could remain as it is as people are used to it and that re-opening and closing the street again would create confusion for drivers; and he asked that Main Street Plaza be created as a public and pedestrian benefit.

Michelle Weiner discussed the strength of triangles; the Plazas; the Culver City Hotel; aesthetics; and she wanted the area to remain pedestrian until at least the end of the year.

Karim Sahli discussed the success of Main Street Plaza; wanted to see the Plaza maintained until the long term vision plan is approved by the City Council; discussed confusing drivers; the farmer's market; he wanted to see the smallest Main Street in the United States used as a public space for the public; he supported the vision of the Transportation Director; and he noted that keeping the street closed to cars would help keep restaurants open.

Mary Daval suggested keeping Main Street as is while long range plans are made; discussed providing a simple open space available equitably to the public; time given to discuss keeping Main Street fully open to people; benefits to MOVE Culver City of keeping the street closed; decreased need for two-way traffic on Main Street; and the growing need for public space.

Bubba Fish indicated being surprised at the proposed re-opening of Main Street; discussed the need for public space; benefits of Main Street Plaza; the number of cars served vs. the number of people served by keeping the street open; and he asked that the important space be maintained for residents.

Discussion ensued between staff and Council Members regarding concern with ceding public space back to car traffic; community support for keeping Main Street closed; additional discussion of Main Street; timing of the decision that Main Street would be reopened; the temporary street dining program to help restaurants in the downtown area; lack of direction from the City Council to indicate that the streets were to be closed permanently; agreement to delay the reopening until October 31, 2021; other ancillary areas closed to traffic; dialogue with

residents and businesses on Main Street; continued discussion; the Mobility Subcommittee; incoming employees; the potential for compromise; positive feedback on the closure of Main Street to cars; support for other parklets outside of MOVE Culver City; the opportunity to gain data on long term changes; expanding beyond Main Street to other areas not included in the MOVE Culver City project that could benefit from having permanent outdoor dining; and support for keeping the area open to pedestrians while additional research is done.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE MOVE CULVER CITY DOWNTOWN CORRIDOR PROJECT (PS017) WESTBOUND CULVER BOULEVARD DESIGN.

o0o

Item C-5

**CC - (1) Approval of a Professional Services Agreement with Bet Tzedek to Provide Legal Services and Educational Outreach to Assist Culver City Tenants with Rental Housing Issues in an Amount Not-to-Exceed \$145,080; and (2) Approval of an Amendment to the Existing Professional Services Agreement with HdL Companies to Implement an Online Residential Rental Registration System and Provide Education and Compliance Services in an Amount Not-to-Exceed \$110,000**

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

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Ron Bassilian questioned how tenant attorneys replace the Landlord Tenant Mediation Board (LTMB); discussed the deliberation of rent control; concern with harassment of multi-family landlords; and the inability to replace the loss of historic multi-family.

Tevis Barnes, Housing Programs Administrator, discussed the jurisdiction of the LTMB and different services provided by Bet Tzedek.

Heather Baker, Assistant City Attorney, discussed assistance by Bet Tzedek to tenants with issues covered under state law.

Ronald Ostrin discussed good work done by Bet Tzedek; expressed concern with rent control as he felt it put tenants at risk; discussed SB9 and 10; efforts to destroy R1 zoning; corporate landlords; long-term landlords; the soft story ordinance as putting Mom and Pop landlords out of business; destroying the ability of long term rentals for long term residents; and the Culver City Unified School District (CCUSD).

Kelli Estes questioned the justification of the expenditure of additional monies noting monies already allocated by the state.

Discussion ensued between staff and Council Members regarding the focus on the local community; receiving immediate attention; level of service with regard to how the ordinance is implemented; providing a resource for disadvantaged and low income tenants; enforcement of the ordinance; the interim ordinance; and resources for small landlords.

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

1. APPROVE OF A PROFESSIONAL SERVICES AGREEMENT WITH BET TZEDEK TO PROVIDE LEGAL SERVICES AND EDUCATIONAL OUTREACH TO ASSIST CULVER CITY TENANTS WITH RENTAL HOUSING ISSUES IN AN AMOUNT NOT-TO-EXCEED \$145,080; AND,
2. APPROVE OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL COMPANIES TO IMPLEMENT AN ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND PROVIDE EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000; 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-8  
(Out of Sequence)

**CC - Approval of a Three-Year Agreement, with Two One-Year Extensions, with ABM Parking Services to Manage the City's Parking Facilities in an Amount Not-to-Exceed \$1,122,150 Annually**



Todd Tipton, Economic Development Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

The following member of the audience addressed the City Council:

Michelle Weiner discussed the agreement with ABM Parking to provide a first class parking operation; the equity issue to provide bicycle parking; MOVE Culver City; demand for secure bicycle parking; amending the agreement to include secure bicycle parking; and she echoed comments from David Metzler of the General Plan Advisory Committee that the contract should include a prohibition on the selling of license plate data or visitor tracking and have a clear privacy policy so that the data cannot be sold to any private company.

Discussion ensued between staff and Council Members regarding clarification that secure bicycle parking is provided; the importance of signage and other ways to make people aware that bicycle parking is available; clarification that license plate checking and data tracking is not sold or used for any other purpose other than for ingress and egress; assurance that a provision regarding the data would be included in the privacy policy with the parking administrator; Mobility Subcommittee discussion of promoting the downtown bike facilities; and adding information to the City webpage on parking facilities.

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

1. APPROVE A THREE-YEAR AGREEMENT, WITH TWO ONE-YEAR EXTENSIONS, WITH ABM PARKING SERVICES TO MANAGE THE CITY'S PARKING FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$1,122,150 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO (I) AWARD UP TO \$15,000 IN ANNUAL INCENTIVES, (II) INCREASE THE SCOPE OF MAINTENANCE SERVICES WITHIN THE AUTHORIZED BUDGET, (III) APPROVE TWO ONE-YEAR EXTENSIONS, AND (IV) APPROVE INCREASED COMPENSATION FOR THE PARCEL B AND WASHINGTON/CENTINELA MARKET HALL PARKING GARAGES AT THE TIME THEY BECOME OPERATIONAL, AS THESE ITEMS ARE DESCRIBED IN THIS STAFF REPORT. (IF COUNCIL ADOPTS THIS MOTION, ITEMS I, II AND III WILL BE INCLUDED IN THE TERMS OF THE AGREEMENT; ITEM IV WILL BE ADDRESSED THROUGH AN ADMINISTRATIVELY APPROVED AMENDMENT TO THE AGREEMENT AT THE APPLICABLE TIME); 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

**Public Hearings**

Item PH-1

**CC - CONTINUED PUBLIC HEARING FROM AUGUST 23, 2021 MEETING: (1) Introduction of an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by Adding Subchapter 15.02.500, Mandatory Seismic Strengthening Provisions for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit); (2) Discussion of Fees, Costs to Owners, and Tenant Pass-Throughs; and (3) Direction to the City Manager as Deemed Appropriate**

Jeremy Green, City Clerk, reported that the following procedures were completed at the meeting of August 9, 2021: the City Council adopted a motion to receive and file the affidavits of publication and posting of notices and correspondence received in response to the public hearing notices and the City Council opened the public hearing to take public comment, no public comment was received and the matter was continued to August 23, 2021, and determining that there was no public comment on August 23, 2021, it was further continued to September 13, 2021.

Sol Blumenfeld, Community Development Director, introduced the item regarding the draft Soft Story Retrofit ordinance and discussed items covered during the full presentation given on June 28, 2021.

Daniel Zepeda, Degankolb Engineers, provided a brief review of the draft ordinance under consideration.

Lukas Quach, Building Official, discussed items that the City Council had directed staff to look into; reviewed responses to follow up questions; discussed staffing to support implementation of the ordinance; permanent vs. contract staff; pass-through and cost sharing; the actions of other cities; and financial assistance.

Sol Blumenfeld, Community Development Director, discussed procedures and next steps in the process.

Discussion ensued between staff and Council Members regarding estimates; cost increases as a result of retrofits; the range of expected costs for a typical retrofit; anticipated costs for smaller units; market conditions; pass-through costs; different tiers and time frames; noticing; allowing additional time for smaller units; other cities that do noticing by tiers; City resources; the PACE (Property Assess Clean Energy) Program; concern with private contractors hired by the federal government; a potentially good program being misused; retrofits carried by the individual property owner; ensuring that no one going through a seismic retrofit is directed to companies that might not have their best interests at heart; two-unit soft story structures; and the geometry of soft story structures.

Mayor Fisch reiterated that the Public Hearing had been opened on August 9, 2021, continued to August 23, 2021, and then continued to September 13, 2021.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Ron Bassilian thanked staff for the informative presentation; discussed the one-two punch of rent control and soft story retrofit that would knock out a lot of Mom and Pop landlords; flexibility with making the mandate cooperative or punitive; funny math; keeping pass-throughs honest; financing options; the small number of building designs in the City; providing overall estimates to help landlords better plan; and the position of Protect Culver City to retain the multi-family buildings in the City in the interest of affordability.

Ron Ostrin discussed errors on the map; questioned whether the City Council was pro-tenant or whether the goal was to gentrify Culver City; discussed SB9 and SB10; the demand for materials; construction costs; the five-year period being required for compliance; evicting renters under rent control when their apartments are torn down to build more market rate housing; corporate landlords that focus on extracting value; reframing the issue to make it manageable for Mom and Pop landlords so they are not put out of business; allowing POC and the middle class to enjoy Culver City, not just wealthy people moving in; and he asked the City to allow a fair pass-through.

Marty Zizner was called to speak but did not respond.

Kelli Estes encouraged Culver City to follow the lead of Los Angeles in allowing 50% of the costs to be shared until recovered; discussed the actions of other cities; the value of retaining older rent control housing stock; condo developments in the City; and she asked the City Council to consider what they are trying to achieve.

Colin Diaz, Culver City Chamber of Commerce, thanked staff for their efforts; discussed willingness to work with the City; communication and implementation; shared costs; a possible rebate program; the model used in Beverly Hills; money from the American Recovery Fund; reducing the financial burden for smaller landlords; the all or nothing approach; incentivizing landlords to get the work done; and he acknowledged that most of the affordable housing in the City was from smaller landlords.

Danielle Leidner-Peretz, Apartment Association of Greater Los Angeles, discussed a letter submitted by the organization; the expense of retrofitting; not placing the entire cost on the property owners; cost estimates; rising material costs; vulnerable buildings; effects to buildings with 6 or fewer units; she urged the City to provide a variety of means to alleviate the costs; amending the pass-through calculation; exploration of funding options; establishing a low cost City financing program; consideration of a building permit plan check waiver, fee reduction or refund; the actions of other cities; and she asked for additional time for property owners to recover from the pandemic before completing the work and to be able to obtain the services of reputable retrofitting companies.

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

Discussion ensued between staff and Council Members regarding equity issues; ensuring that people are safe; reducing the risk of harm when earthquakes occur; empathy for landowners who have to absorb costs; providing earlier notice; support for the five-year timeline and pass-through measures; concern with smaller landlords; timing; tiers; assistance from the City; permit fee reduction; forgiveness; incentives for landlords to move forward; safeguarding tenants along with the financial health of the landlords and the tenants; the costs of not doing the retrofits; less expensive ways to retrofit; support for the

repeal of Costa Hawkins and the repeal and reform of the Ellis Act; prioritization; support for waiving plan check fees; creating a fair process for everyone; establishing a structure for notification; the number of contractors that can accomplish the work; concern with flooding the market; allowing a seven-year time frame for smaller landlords; amending the ordinance to provide a true pass-through; the need to move forward; enforcement; the odds of a significant earthquake; emergency preparedness; allowable recoupment; exploring a different utilization of tuck under parking; deferred payment; and incentivizing timely completion.

Sol Blumenfeld, Community Development Director, summarized items to focus on including carving out smaller unit buildings for more time vs. larger buildings; studying fee waivers for plan check and permits for work done in the first year of ordinance implementation; and examination of financial incentives for 2-4 unit buildings.

Additional discussion ensued between staff and Council Members regarding unit size included in Tier 3 and additional consideration of incentives at a later time.

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.500 MANDATORY SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS (SOFT STORY SEISMIC RETROFIT).

Further discussion ensued between staff and Council Members regarding agreement that consideration of waivers return before the end of the year.

o0o

**Action Items**

Item A-1

**CC - (1) Acceptance of a 2021 Fiesta La Ballona Sponsorship Donation from Amazon in the Amount of \$50,000; and (2) FOUR FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Record the Revenue of \$50,000 and Appropriation of \$50,000 in FY 2021-2022 Upon Receipt of the Funds**

Darren Uhl, Recreation and Community Services Manager, provided a summary of the material of record.

Mayor Fisch invited public comment.

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

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

1. ACCEPT A 2021 FIESTA LA BALLONA SPONSORSHIP DONATION FROM AMAZON IN THE AMOUNT OF \$50,000; AND,
2. APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$50,000 AND APPROPRIATE \$50,000 IN FY 2021-2022 UPON RECEIPT OF THE FUNDS (FOUR-FIFTHS VOTE REQUIREMENT).

Council Member Eriksson thanked Amazon and Marcus Tiggs.

oOo

Item A-2

**CC - (1) Discussion of Return to In-Person City Council Meetings; (2) Consideration of an Earlier Start Time for City Council Meetings; and (3) if Approved, Adoption of a Resolution Amending the Regular Meeting Dates and Times of the City Council for the Calendar Year 2021**

Shelly Wolfberg, Assistant to the City Manager, discussed the timing for a return to in-person City Council meetings; direction from the Governor; AB361; current Public Health orders; the mask mandate; allowing the City Council and Planning Commission to meet in a hybrid format with other bodies continuing to meet virtually.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin discussed the importance of and ability to return to in-person meetings.

Jeannine Wisnosky Stehlin discussed suffering in the community due to the pandemic; the need for true human connection and real communication; harm caused to the community by not being able

to meet in person; online bullying and trolling; and she encouraged the City to return to a COVID-safe hybrid meeting model.

Kelli Estes echoed previous comments; felt it was time to get Council Members back into chambers; and she discussed civility between Council Members.

Discussion ensued between staff and Council Members regarding the importance of moving forward with caution; allowing new Council Members to meet in person; wearing masks; meeting length; cost effectiveness of installing an air filtration system; community concerns; safety concerns; break-through cases; outdoor events; risk tolerance; the fact that being in the same room would not change Council Member opinions; safety precautions if in-person meetings are resumed; enforcement; the mask mandate; keeping Council Chambers low-density; the actions of other area cities; the obligation to keep everyone safe; limiting participation to only vaccinated members of the public; minimizing the number of people in the room; virtual presentations by City staff; finding an outdoor location for public comment; the difficulty of sitting for 6 hours with a mask on; remanding the decision to the City Manager due to fluid conditions; the value of interaction with the public; support for the hybrid model; the ability of the public to be able to participate via video; disagreement that the City Council is more disconnected or conversations more heated due to the format; moving toward normalcy; support for starting with the City Council and a minimal amount of staff; and assessment of different meeting formats and upcoming meetings.

Additional discussion ensued between staff and Council Members regarding meeting time; concern with creating a hardship for families by making meetings earlier; allowing time for Closed Session items; continuing Closed Session items after the end of the City Council meeting; the inability to know how long a Council meeting will last; creation of a resolution to allow flexibility for scheduling City Council meetings; regular meetings vs. special meetings; and the need for staff to research the matter and return with further thoughts.

o0o

Item A-3

**CC - (1) Discussion of the Equity and Human Relations Advisory Committee's Recommendation to Change Its Name; and (2) Direction to the City Manager As Deemed Appropriate**

Walter Castillo, Human Resources and Equity Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding consistency with other bodies; concern with causing more work for staff; reducing acronyms; clarification that all bodies are appointed by the City Council and act in an advisory capacity; wariness of City committees feeling like they have final say on matters; the feeling that there are more substantive issues to be considered; making the advisory position clear; the power of the Planning Commission though they are still an advisory body; the impetus for the change; the lack of substantive impact of making the change; concern with creating a domino effect; and the feeling that a name change is not necessary.

o0o

Item A-4

**CC - (1) Designation of the City's Voting Delegate and up to Two Alternate-Delegates for the 2021 League of California Cities Annual Conference; and (2) Consider Positions on League of California Cities Resolutions Pertaining to Online Sales Tax Equity and Securing Railroad Property Maintenance**

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record.

Mayor Fisch invited public comment.

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

Discussion ensued between staff and Council Members regarding selection of the voting delegate; direction on voting; discretion; a previous situation at a conference where a Council Member was unable to vote due to changes that were made on the floor; those Council Members attending the conference; support for the Mayor making the vote with Vice Mayor Lee and Eriksson acting as alternates; support for sales tax going to where the sale really is happening; discomfort with references to



encampments; concern with pushing problems to neighbors; making provisions for people to be housed; support for abstaining from the problematic resolution; the bylaws; safety for unhoused individuals; dumping; cleanliness level of the rail lines; operator responsibility; representatives at the state level; the change regarding National League of Cities Board Members; the need to work together more on a national level; support for a No vote or an abstention on Resolution Number 2; officers for different subgroups; concern with the major restructuring going on at the National League of Cities; allowing Mayor Fisch and Council Member Eriksson to exercise due diligence at the meeting to make a determination on a position for bylaws; and conferring with National League of Cities Directors at the Conference.

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

1. DESIGNATE MAYOR FISCH AS THE VOTING DELEGATE AND VICE MAYOR LEE AND COUNCIL MEMBER ERIKSSON AS ALTERNATE VOTING DELEGATE(S); AND,
2. TAKE A POSITION: IN SUPPORT OF RESOLUTION 1; AND,
3. ABSTAIN ON RESOLUTION 2; AND,
4. AUTHORIZE MAYOR FISCH AND COUNCIL MEMBER ERIKSSON TO CAST A VOTE EXERCISING REASONABLE DISCRETION ON ITEM 3 AND IN THE CASE CIRCUMSTANCES AT THE GENERAL ASSEMBLY WARRANT A CHANGE IN VOTE.

o0o

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

Mayor Fisch invited public comment.

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

o0o

**Items from Council Members**

Council Member Eriksson indicated that he would be attending the Contract Cities Seminar on September 17-18 and would provide a report if appropriate.

September 13, 2021

Mayor Fisch announced the Ballona Creek Clean Up on September 18 with Supervisor Mitchell.

o0o

**Council Member Requests to Agendize Future Items**

None.

o0o

**Adjournment**

There being no further business, at 12:06 a.m., Tuesday, September 14, 2021, the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a special meeting to be held on September 20, 2021 at 6:00 p.m.

o0o

---

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: \_\_\_\_\_