

OFFICIAL MINUTES

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

January 13, 2025
7:00 p.m.

Call to Order & Roll Call

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:07 p.m. in the Culver City Senior Center.

Present: Dan O'Brien, Mayor
Freddy Puza, Vice Mayor
Bubba Fish, Council Member
Yasmine-Imani McMorris, Council Member
Albert Vera, Council Member

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Closed Session

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, reported that Robert Lefferts had signed up to speak but was not present in person or online.

January 13, 2025

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, REDEVELOPMENT FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 6:09 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, 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 - Existing Litigation
Re: Friends and Families for MOVE Culver City v. City of Culver City, et. al.
Case No. 23STCP03833
Pursuant to Government Code Section 54956.9(d) (1)

CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: Fox Hills Canterbury Co. v. City of Culver City
Case No. 24STCP00451
Pursuant to Government Code Section 54956.9(d) (1)

CS-3 CC - Conference with Real Property Negotiators
Re: 10401 Virginia Avenue, Culver City, CA 90232
City Negotiators: John Nachbar, City Manager; Mark Muenzer, Planning and Development Director
Other Parties' Negotiators: Keith McNutt, Vice-President, Actors Fund Housing Development Corporation
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

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Recognition Presentations - 6:30 p.m.

Mayor O'Brien called the meeting of the Culver City Council back to order with five Council Members present.

Item R-1

CC - A Proclamation in Honor of Dr. Martin Luther King Jr. Celebration Day 2025

Mayor O'Brien presented the Proclamation in honor of Martin Luther King Jr. Celebration Day 2025 noting that the celebration had been postponed due to the wildfires in Los Angeles out of respect for the victims.

LaToya Hearn, Martin Luther King Jr. Celebration and Juneteenth Celebration Advisory Committee, discussed honoring Martin Luther King Jr.'s legacy and reaffirming ideals he championed; the call to work; the power of love to overcome hate; justice to right wrongs; community healing; continuing to build a Culver City where every voice is heard, every life is valued, and every dream is possible; ensuring that his dream is realized; and she thanked Culver City for carrying the dream forward.

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Item R-2

CC - Recognition of Miss Los Angeles Chinatown Pageant Court Member Culver City Resident Grace Ellzey

Mayor O'Brien presented the Certificate of Recognition to Grace Ellzey for being awarded the title of Miss Friendship in the 2024 Miss Los Angeles Chinatown Pageant.

Grace Ellzey expressed appreciation for the recognition; indicated being a member of the Los Angeles Chinatown Court; introduced other members of the Court; and she indicated being proud to represent Los Angeles Chinatown and Culver City.

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Regular Session

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board back to order at 7:10 p.m. in the Culver City Senior Center with all Council Members present.

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Pledge of Allegiance

Mason Jackman from Troop 108 and Ellis Jackman from Troop 15 led the Pledge of Allegiance.

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Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement and stated that a more comprehensive version had been posted in Council Chambers.

Jeremy Bocchino, City Clerk, read the City statement on hate speech.

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Report on Action Taken in Closed Session

None.

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Jeremy Bocchino, City Clerk, read the City Council statement on hate speech.

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Community Announcements by Members/Updates from Commissions, Boards and/or Committees/Information Items from Staff

Council Member Fish thanked everyone for coming during a trying time; discussed impacts of the fires in Los Angeles; people who have lost everything; community that extends beyond City borders; people who commute to Culver City who are part of the community; money raised to help those who lost their homes; available resources; ensuring that everyone is prepared; review of evacuation plans; mitigating issues; price gouging; the Culver City Rent Control Hotline; the Hotline to the Attorney General's Office; insurance rates; appreciation for the upcoming consideration of declaring a climate emergency; the need to prepare Culver City and invest in sustainable infrastructure; changes in the City; improving land use policies; allowing more housing in the job-rich City; making it safe to get around with or without cars; and support for those affected by the fires.

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Council Member McMorris wished everyone a Happy New Year; discussed resources available at the Los Angeles county website; lacounty.gov/emergency; recovery efforts; appreciation to first responders including incarcerated firefighters, Culver City staff, the community, corporate support from Amazon and Sony, and support from local organizations and businesses; discussed Culver City resources posted on social media; safety; price gouging; supplies; housing; keeping the City aware of any issues; Human Trafficking Awareness Month; concern with criminalizing victims of human trafficking; AB2020; local protocol for law enforcement and victims of human trafficking; she reported that the Annual Homeless Count had been postponed due to the fires; discussed increased reporting of border patrol agents in Los Angeles county; and encouragement to report concerns to Congresswoman Amelia Wright at (323) 965-1422.

Council Member Vera discussed the tragic fires; ways to donate food and clothing; Emergency Network Los Angeles at enla.org; appreciation to first responders; and he requested a moment of silence to honor victims of the fire and first responders.

Vice Mayor Puza discussed length of time it will take to rebuild once the fires are out; impacts to the City; people coming together to support each other; appreciation to fire fighters and first responders; he wished everyone a Happy New Year; congratulated the Council Members who were elected; and he was looking forward to working with the entire City Council to address issues impacting Culver City.

Mayor O'Brien indicated that his thoughts were with the victims of the fires; echoed comments made in appreciation to the first responders; discussed the unbelievable devastation; affects to mental health; the importance of mutual aid; people being treated for respiratory issues at Southern California Hospital; responsiveness of the Culver City Police Department (CCPD), Culver City Fire Department (CCFD), and staff to community questions and requests; evaluating emergency services to find ways to improve; remaining vigilant in addressing potential flareups in the Culver Crest, Baldwin Hills, or Blair Hills areas; the Los Angeles County moratorium on leaf blowing due to current air quality issues; he encouraged everyone to visit culvercity.org for the latest updates and available resources; he asked real estate agents to work with their clients and those with ADUs (Accessory Dwelling Units) to offer their space for reduced rates to anyone displaced by the fires; and he indicated that the local YMCA and the non-profit organization, Parks Project were collecting donations for victims of the fires.

Ken Powell, CCFD Chief, indicated that his thoughts and prayers were with the those who had lost so much during the recent fires; discussed and reported two four-person fire engine companies and two chief officers of CCFD personnel assisting with the Palisades Fire incident; an upcoming Santa Ana wind event; he reminded everyone to stay informed, be prepared, and to adhere to any orders from CCFD; discussed staffing; regular patrols of wildfire hazard areas; ensuring the community is prepared for any incident; and he encouraged everyone to check out information available on the culvercity.org website.

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Information Items

Item I-1

Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the local emergency)

Jeremy Bocchino, City Clerk, announced that Item I-1 would be deferred to a future date as staff was not available to provide the report.

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The following item was considered out of sequence:

Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JANUARY 13, 2025.

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Joint Public Comment - Items NOT on the Agenda

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

January 13, 2025

Maria Beg, Culver City Residents for Peace, discussed recent activities; the Candlelight Vigil held at City Hall in remembrance of children killed in Gaza; clothing and toys collected and donated; and she invited anyone interested to join in the work of the community organization focused on peace.

Scott Davis was called to speak but was not present in person or online.

Emily Dibiny provided background on herself; discussed experiencing discrimination, bigotry, and exclusion during the last 14 months; attacks on Christians in Palestine by Israeli settlers; concern with statements made by the City Council elevating one religion above all; Council Members who pretend they care about equity; appreciation for efforts to create a dialogue by Mayor O'Brien to stop the division; and she expressed concern with the moderators being chosen for the event by the Equity and Human Relations Advisory Committee (EHRAC).

Al the Zionist was called to speak but was not present in person or online.

Maria Audero provided background on herself and indicated that she wanted to speak on Item C-10.

Mariah Fontijn provided background on herself; requested that the City Council agendize a permanent and comprehensive ceasefire in Palestine/Israel, or amend the resolution passed on October 23, 2023; discussed the tone deaf resolution; comments likening the wildfires in Los Angeles to the devastation in Gaza; people in Gaza with no place to go to escape bombs dropped by planes funded by American tax dollars; blockage of humanitarian aid; regularly occurring war crimes; normalizing atrocities; and she asserted that it was well past time for elected officials to take action.

Michael Kopyy brought a copy of an email exchange between himself and Troy Evangelho for new Council Member Fish to review noting that the other Council Members had already received copies; discussed suggestions on how to make the community outreach process work efficiently for developers and residents; requiring a minimum of three meetings; self-policing; taking work away from the Planning Department and requiring compliance from the developers; establishing a threshold for building size that does not require any community meetings; Planning Department discretion; and he wanted to see the Policy Subcommittee meeting from last February re-scheduled.

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Council Member Vera requested City Council consensus to agendize consideration of revisiting minimum meeting requirements and notification area.

Mayor O'Brien requested adding a requirement that notification be also provided in Spanish.

Council Member Fish indicated that he would support requiring a Spanish translation.

Jeremy Bocchino, City Clerk, noted that City Council consensus had been achieved to agendize the item from Mayor O'Brien, Vice Mayor Puza, and Council Member Vera.

Adnan Jaber was called to speak but was not present in person or online.

Ronald Davis provided background on himself; discussed friends who lost their homes in the recent fires; devastation as an everyday occurrence in Gaza; and the children who have died.

Jeanne Black expressed appreciation to Council Members for their service; discussed what Culver City could do to help victims of the wildfires; publicizing information on how the Housing Department can assist people experiencing price gouging in Culver City; she proposed a City representative contact a landlord when a renter encounters price gouging; and she encouraged those with vacant ADUs to rent to others or empty nesters to rent out or allow someone to use a bedroom to those displaced by the fires on a temporary basis.

Dorothy Sadd was called to speak but was not present in person or online.

Steve Siegel asked Council Member Fish whether he was part of the Friends of Culver City lawsuit and what the purpose was; discussed declaring a climate emergency; politicizing the fires; and he noted that he had not heard anything about Martin Luther King Jr. judging people on the content of their character rather than on the color of their skin.

Jared Bailey was called to speak but could not be heard.

Christopher Michel discussed the devastating fires; reported that many of the victims were disabled; and he noted the importance of ensuring that Culver City has a plan so that

disabled individuals receive accessible communications and are not left behind.

Jared Bailey, Culver City for Peace, asked the new Council to consider agendizing a ceasefire resolution; noted that it had been over a year of devastation and genocide in Palestine; discussed the spread to other areas in the region; understanding the magnitude of the devastation; Dr. Martin Luther King's legacy; concern with standing idly by while another country commits a genocide; raising a voice in defense of innocent lives; and showing solidarity with the people of Palestine.

David Metzler indicated being out of town for the fires; expressed appreciation for the City updates; discussed watching coverage of the fires on the news; the appeal for people to leave their keys in their cars if abandoning their vehicles; a resident evacuating in a wheelchair; he asked about existing plans to respond to a similar situation in Culver City; questioned what plans were to improve access for emergency vehicles and first responders; and discussed helping people with mobility issues navigate Culver City.

Ken Powell, CCFD Chief, discussed registering with Culver Connect to let first responders know where people with special needs are located; registering special needs that require electricity with Southern California Edison; transportation as part of the Emergency Plan; and arrangements to help facilitate getting disabled individuals out of affected areas.

Discussion ensued between staff and Council Members regarding door-to-door evacuations by law enforcement to ensure everyone is out of every residence, and the available link on the Culver City website to register for Community Connect.

Carlos Penilla indicated that as the Senior Field Representative of Senator Smallwood Cuevas, he was looking forward to working with Culver City and the City Manager.

Patrick Godinez was called to speak but could not be heard.

Gilda Rodriguez expressed appreciation for the opportunity to be heard; provided background on herself; discussed her time serving parts of the community that look like Gaza and the West Bank; the crisis at home that is a microcosm of the incineration of Palestinian families caught in the conflict; she indicated that she could not ignore the genocide; advocated for the peaceful resolution of the war; and she asked that the City

Council pass an immediate, permanent ceasefire resolution.

Avraham Coutin received clarification that minutes could not be ceded during Public Comment for Items Not on the Agenda; provided background on himself; expressed sorrow and outrage that the Culver City Council has failed to pass a ceasefire resolution; he condemned the racism and xenophobia espoused by the City Council by denying the genocide of the Palestinian people and support of the Israeli government; discussed the American-funded genocide; Jews against the Israeli government and Zionism; the City Council resolution in 2023 in support of Israel that amplifies Islamophobia and anti-Palestinian hate resulting in hate crimes against Muslim-Americans; amplifying antisemitism; pitting Jewish and Arab communities against each other; City Council support of the racist frenzy whipped up by Israel; he encouraged everyone to get to know their Muslim neighbors; discussed Jewish values; and he called for a ceasefire and the freeing of Palestine.

Elly Levy provided background on himself; called for a ceasefire resolution or a conversation leading to one; noted that the fires gave an inkling of what displacement can feel like; discussed moving from one supposedly safe place to another; and families being reduced to unrecognizable flesh by American bombs.

Fawaz Istwani expressed appreciation for comments made in support of people who lost their homes in the Palisades; discussed losing his house in Santa Barbara in 2008; comparing those losses to what is going on in Palestine; those that have been killed in Gaza; rescuers getting shot while trying to save lives; efforts of Jackson Market to help others; he reported that Jackson Market is hosting displaced persons from the Palisades; and he wanted the City Council to think of others.

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Order of the Agenda

Item I-1 was deferred to a future meeting, Receipt of Correspondence was considered before Joint Public Comment - Items NOT on the Agenda, Consent Calendar Item C-8, C-10, C-17 and C-18 were considered separately, and Item A-4 was deferred to the January 27, 2025 meeting.

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Consent Calendar

Item C-1

CC:HA:SA - Approval of Cash Disbursements for November 30, 2024 to January 3, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR NOVEMBER 30, 2024 TO JANUARY 3, 2025.

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Item C-2

CC:HA:SA:DC:PA - Approval of Minutes for the Regular City Council Meeting Held on December 9, 2024

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, DISASTER COUNCIL, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON DECEMBER 9, 2024.

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Item C-3

CC- (1) Authorization to Award \$202,223 to 21 Organizations for the 2025 Performing Arts Grant Program, and Designation of Related Performances as City-Sponsored, as Recommended by the Cultural Affairs Commission; and (2) Approval of Related Grant Contracts

THAT THE CITY COUNCIL:

1. AUTHORIZE THE AWARD OF \$202,223 TO 21 ORGANIZATIONS FOR THE 2025 PERFORMING ARTS GRANT PROGRAM, AND DESIGNATE RELATED PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION, AND AS OUTLINED IN THE STAFF REPORT; AND,
2. APPROVE THE RELATED GRANT CONTRACTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

CC - (1) Award of Construction Contract in the Amount of \$7,362,160 to Mladen Buntich Construction Co. Inc., as the Lowest Responsive and Responsible Bidder, for the Construction of Diversion Sewer Pipes to Abandon Fox Hills Sewer Pump Station, PW003; (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders, if necessary, to the Mladen Buntich Contract, in an Amount Not-to-Exceed \$1,100,000 (15%) to Cover Contingency Costs; (3) Approval of a Professional Services Agreement with NV5 in an Amount Not-to-Exceed \$494,435 for Construction Management and Inspection Services; (4) Authorization to the Public Works Director to Approve Amendment(s), if necessary, to the NV5 Agreement, in an Amount Not-to-Exceed \$98,887 (20%) to cover Contingency Costs; and (5) **FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO MLADEN BUNTICH CONSTRUCTION CO. INC. IN THE AMOUNT OF \$7,362,160 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE FOR THE DIVERSION SEWER PIPES TO ABANDON FOX HILLS SEWER PUMP STATION PROJECT, PW003; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS, IF NECESSARY, TO THE MLADEN BUNTICH CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$1,100,000 (15%) TO COVER CONTINGENCY COSTS; AND,
3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NV5 IN AN AMOUNT NOT-TO-EXCEED \$494,435 FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES; AND,
4. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE AMENDMENT(S), IF NECESSARY, TO THE NV5 AGREEMENT, IN AN AMOUNT NOT-TO-EXCEED \$98,887 (20%) TO COVER CONTINGENCY COSTS; AND,
5. APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING \$2,500,000 FROM THE SEWER ENTERPRISE FUND (FUND 204) TO CIP PROJECT NO. PW003 (REQUIRES A FOUR-FIFTHS VOTE); AND AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY AND,

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

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Item C-5

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Sawtelle Boulevard Sidewalk Improvement Project, PS-011 (Community Development Block Grant Project No. 602687-24)

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE SAWTELLE SIDEWALK IMPROVEMENT PROJECT, PS-011 (CDBG PROJECT NO. 602687-24).

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Item C-6

CC - Adoption of a Resolution Authorizing Submission of an Application for the California Department of Housing and Community Development Prohousing Designation Program

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PROHOUSING DESIGNATION PROGRAM.

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Item C-7

CC - (1) Award of Contract in the Amount of \$468,000 to West Valley Investment Group, Inc., as the Lowest Responsive and Responsible Bidder, for the Transfer Station West Push Wall Project, PZ-948; and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$70,000

THAT THE CITY COUNCIL:

1) AWARD A CONTRACT TO WEST VALLEY INVESTMENT GROUP, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE TRANSFER

STATION WEST PUSH WALL PROJECT, PZ-948, IN THE AMOUNT OF \$468,000; AND,

2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN THE AMOUNT NOT-TO-EXCEED \$70,000; 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.

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Item C-8

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for Construction of the Robertson Boulevard Complete Street Project, PF024

Andrew Maximous, Mobility and Traffic Engineering Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation for the work of staff on the project.

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE ROBERTSON BOULEVARD COMPLETE STREET PROJECT, PF024.

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Item C-9

CC - (1) Authorization to Accept Metro Grant Funds from the Open Streets Grant Program Cycle 5, in the Amount of \$500,000 for the CicLAvia Culver City Meets Venice Event Program ID# CYC2415; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Appropriate the Grant Funds

THAT THE CITY COUNCIL:

1. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM THE OPEN STREETS GRANT PROGRAM CYCLE 5, IN THE AMOUNT OF \$500,000 FOR THE CICLAVIA CULVER CITY MEETS VENICE EVENT PROGRAM ID# CYC2415; 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; AND,
4. APPROVE A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS (FOUR-FIFTHS VOTE REQUIRED).

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Item C-10

CC - (1) Approval of a Residential Permit Parking Request for the 11100 Block of Franklin Avenue, 11100 Block of Farragut Drive, 4500 Block of Star Circle, 4500 Block of Commonwealth Circle; and the West Side of Harter Avenue between Braddock Drive to the Culver City Limit; and (2) Authorization to the Public Works Director/City Engineer to Implement the New Restrictions

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Scott Davis was called to speak but was not present in Council Chambers or online.

Deborah Albert discussed impacts to street parking by events going on at the High School; she noted that the neighborhood was trashed every time there was an event; stated that even with a permit she could not find a place to park; and she expressed concern with a lack of enforcement.

Maria Audero provided background on herself; discussed her efforts 20 years ago to bring in permit parking in the neighborhood; one hour parking; empty promises from the City; the unenforceability of one hour parking; the ineffective system; and increased issues since the High School has been leasing out their space.

Andrew Maximous, Mobility and Traffic Engineering Manager, provided a summary of the material of record noting that the program was resident-driven.

Discussion ensued between staff and Council Members regarding collaboration to address concerns about disruption to the

neighborhood with events at the High School; program costs; occupancy; threshold for feasibility of permit parking; understanding stakeholder and resident needs; follow up to find a solution; concern with exacerbating the situation; communication with the Culver City Unified School District (CCUSD) to meet needs; staff agreement to return with an update; a suggestion to agendize a conversation on the issue by the City Council/CCUSD Liaison Committee; other parking scenarios; non-City activity affecting the City streets; and clarification that unlike other events, events that take place on CCUSD property do not require a special permit which usually requires a traffic mitigation plan.

THAT THE CITY COUNCIL:

1. APPROVE A RESIDENTIAL PERMIT PARKING REQUEST FOR THE 11100 BLOCK OF FRANKLIN AVENUE, 11100 BLOCK OF FARRAGUT DRIVE, 4500 BLOCK OF STAR CIRCLE, 4500 BLOCK OF COMMONWEALTH CIRCLE; AND THE WEST SIDE OF HARTER AVENUE BETWEEN BRADDOCK DRIVE TO THE CULVER CITY LIMIT; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO IMPLEMENT THE NEW RESTRICTIONS.

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Item C-11

CC - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2025 through June 30, 2026; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2025 through June 30, 2026; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

Gilda Rodrigues was called to speak but indicated that she had already spoken.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2025 THROUGH JUNE 30, 2026; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

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Item C-12

CC - Approval of an Agreement with Merrimac Energy Group for the Provision of Bulk Unleaded and Diesel Fuel for City Vehicles in an Amount Not-To-Exceed \$2,935,000 for the Period Ending January 31, 2029

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH MERRIMAC ENERGY GROUP FOR THE PROVISION OF BULK UNLEADED AND DIESEL FUEL FOR CITY VEHICLES IN AN AMOUNT NOT TO EXCEED \$2,935,000 FOR THE PERIOD ENDING JANUARY 31, 2029; 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

CC - (1) Authorization to Submit an Application to the Caltrans Sustainable Transportation Planning Grant Program for a City-Wide Mobility Hub Guideline and Implementation Plan with an 11.47% Local Match Commitment in the Amount of \$46,000; and (2) Approval of a Letter in Support of the Application for the Sustainable Transportation Planning Grant to be Signed by the Mayor

THAT THE CITY COUNCIL:

1. AUTHORIZE THE SUBMISSION OF A COMPETITIVE GRANT APPLICATION TO THE CALTRANS SUSTAINABLE TRANSPORTATION PLANNING GRANT PROGRAM FOR A CITY-WIDE MOBILITY HUB GUIDELINE AND IMPLEMENTATION PLAN WITH AN 11.47% LOCAL MATCH COMMITMENT IN THE AMOUNT OF \$46,000; AND,

2. APPROVE A LETTER IN SUPPORT OF THE APPLICATION FOR THE SUSTAINABLE TRANSPORTATION PLANNING GRANT PROGRAM, TO BE SIGNED BY THE MAYOR; 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 C-14

CC - Award of \$10,000 Off-Cycle Special Events Grant and Designation of the Pan African Film+ Arts Festival (PAFF) as a City-Sponsored Event

THAT THE CITY COUNCIL: AWARD A \$10,000 OFF-CYCLE SPECIAL EVENTS GRANT TO THE PAN AFRICAN FILM+ ARTS FESTIVAL AND DESIGNATE IT AS A CITY-SPONSORED EVENT.

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Item C-15

CC - (1) Award of Construction Contract in the Amount of \$3,025,824.51 to Toro Enterprises, Inc., as the Lowest Responsive and Responsible Bidder, for the 2024/25 Pavement Rehabilitation Project, PS-005; (2) Authorization to the Public Works Director to Approve Change Orders to the Toro Enterprises Contract in an Amount Not-to-Exceed \$756,460 to Cover Contingency Costs (25%) and Paving of Additional Streets; (3) Approval of a Professional Services Agreement with SA Associates in an Amount Not-to-Exceed \$102,400 for Construction Inspection Services for the 2024/25 Pavement Rehabilitation Project, PS-005; and (4) Authorization to the Public Works Director to Approve Amendment(s) to the SA Associates Agreement in an Amount Not-to-Exceed \$15,360 to Cover Contingency Costs (15%)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$3,025,824.51 TO TORO ENTERPRISES, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE 2024/25 PAVEMENT REHABILITATION PROJECT, PS-005; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE TORO ENTERPRISES CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$756,460 TO COVER CONTINGENCY COSTS AND PAVING OF ADDITIONAL STREETS (25%); AND,

3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SA ASSOCIATES FOR CONSTRUCTION INSPECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$102,400 FOR THE 2024/25 PAVEMENT REHABILITATION PROJECT, PS-005; AND,

4. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE AMENDMENT(S) TO THE SA ASSOCIATES AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$15,360 TO COVER CONTINGENCY COSTS (15%); AND,

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

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

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Item C-16

CC - Approval of Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Fire Station #1 HVAC Replacement Project, PF013

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE FIRE STATION #1 HVAC REPLACEMENT PROJECT, PF013.

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Item C-17

CC - Adoption of a Resolution Adopting City Council Policy Statement No. 3004 (Public Meeting Teleconference Attendance Options and Guidelines for Members of Legislative Bodies)

Jeremy Bocchino, City Clerk, provided a summary of the material of record, and, responding to inquiry, she clarified that teleconferencing options were extended to the City Council and the Planning Commission, but not to other Commissions, Boards or Committees (CBCs) due to required staffing.

Discussion ensued between staff and Council Members regarding emergency situations; participation by those with disabilities; the importance of participation in City Committees; medical emergencies; teleconferencing without having to allow the public to be present; and teleconferencing as long as Brown Act requirements are met.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING CITY COUNCIL POLICY STATEMENT NO. 3004 REGARDING PUBLIC MEETING TELECONFERENCE ATTENDANCE OPTIONS AND GUIDELINES FOR MEMBERS OF LEGISLATIVE BODIES.

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Item C-18

CC - (1) Adoption of a Resolution Approving Salary Schedules for the Culver City Fire Management Group (FMG) and the Culver City Firefighter's Association (FFA), Effective Retroactive to July 1, 2024; (2) Adoption of a Resolution Approving the Salary Schedule for City Manager, Effective Retroactive to July 29, 2024; (3) Adoption of a Resolution Approving the Salary Schedule for City Attorney, Effective Retroactive to December 2, 2024; (4) Adoption of a Resolution Approving the Salary Schedule for City Council Members, Effective December 16, 2024; and (5) Adoption of a Resolution Approving the Salary Schedule for Non-Benefited Employees (NBNE) in Accordance with the State of California Minimum Wage Increase Effective December 30, 2024

Lisa Soghor, Chief Financial Officer, introduced the item; discussed retroactive adjustments to the salary schedule that necessitated a report; she noted that originally attachment Number 5 to the staff report did not have the salary schedule included but it was now attached; discussed changes reflected on the page made back in December; and inclusion of information in the current agenda item.

Stephanie Condran, Human Resources Analyst, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation for the correction and clarification; regular salary updates in July; clarification that there has never been a salary decrease; revisiting the minimum wage; and the subcommittee meeting scheduled on the minimum wage for the last week of January.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR THE CULVER CITY FIRE MANAGEMENT GROUP (FMG) AND THE CULVER CITY FIREFIGHTER'S ASSOCIATION (FFA), EFFECTIVE RETROACTIVE TO JULY 1, 2024; AND,
2. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY MANAGER IN ACCORDANCE WITH THE CITY MANAGER EXECUTIVE EMPLOYMENT AGREEMENT, EFFECTIVE RETROACTIVE TO JULY 29, 2024; AND,
3. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY ATTORNEY IN ACCORDANCE WITH THE CITY ATTORNEY EXECUTIVE EMPLOYMENT AGREEMENT, EFFECTIVE RETROACTIVE TO DECEMBER 2, 2024; AND,
4. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY COUNCIL MEMBERS, EFFECTIVE DECEMBER 16, 2024; AND,
5. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR NON-BENEFITED EMPLOYEES (NBNE) IN ACCORDANCE WITH THE STATE OF CALIFORNIA MINIMUM WAGE INCREASE EFFECTIVE DECEMBER 30, 2024.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-18.

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Public Hearing Items

Item PH-1

CC - Adoption of a Resolution Approving and Adopting the Comprehensive Fee Schedule for Fiscal Year 2024-2025

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING

Lisa Soghor, Chief Financial Officer, introduced the item; thanked City staff for their efforts; provided a brief history of the City's User Fee Schedule; discussed the goal to include updates of the Comprehensive User Fee Schedule as part of the

annual budget process; tying adjustments to the CPI (Consumer Price Index) to reflect cost of service changes; allowing departments to make final changes; increasing transparency by having a separate hearing for fees; having new fees take effect on July 1 in future fiscal years; City costs for providing various services; recommendations to set fees for 100% cost recovery; fees set by state law; setting fees at lower rates to increase compliance; sidewalk vending permits; ensuring low barriers to permitting; items recommended for subsidy; the staff recommendation to include a new fee for credit card transactions; unreimbursed credit card fees paid by Culver City in the last fiscal year; more specific attention required for Parks, Recreation and Community Services (PRCS) fees; and the PRCS goal to review fees and policies in the next fiscal year.

Nicole Kissam, NBS, provided background on fees in California; discussed the City's User Fee Study; industry standards; the number of fees studied across Culver City; proposed recovery goals; establishing what the full cost of services is; setting fees according to local policy; different types of fees and changes in California; penalties; technical jargon; rates; fees for services; services provided as a result of the need to regulate certain activities; types of fees covered in the study; amendment of the California Constitution Article 13c by Proposition 26; the inability to exceed cost of services; state statutes; development-related permits; process; data collection; examination of activity; understanding the process to provide each service; providing a baseline for comparison; fee structure; types of fees; deposits; time and materials; reasonable cost; total cost; direct and indirect costs; support services; maintenance; hourly cost analysis; per unit cost analysis; the overall gap between the cost of services and fees being charged; funding subsidies; comparisons with other agencies; the annualized summary; summary of results with and without PRCS; City-wide service costs vs. revenues; preliminary recommendations; and cost recovery policy.

Lisa Soghor, Chief Financial Officer, discussed the history of cost recovery policy; the goal to achieve cost recovery on all programs; mandated state fees; enforcement services; the goal of compliance rather than generating revenue; variations within the PRCS Department; and in-depth focus from stakeholders and the PRCS department.

Nicole Kissam, NBS, discussed cost recovery set by departments in the past and best practices.

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Discussion ensued between Ms. Kissam, staff, and Council Members regarding ways Culver City is subsidizing fees; parking; cost recovery vs. the staff recommendation; types of encroachments in mobility and traffic; traffic plan review; and the aggregate for the entire Mobility and Traffic Division.

Additional discussion ensued between Ms. Kissam, staff, and Council Members regarding appreciation for the presentation; justifications as to why 100% of the costs are not recovered; fees recommended for subsidies; Sidewalk Vending Permits; impacts on small businesses; staggered increases; economic development; keeping fees lower on the front end; Enforcement Services; the goal of compliance; fees set by the state; typical subsidies for PRCS; the General Plan Maintenance Fee; and technology.

Further discussion ensued between Ms. Kissam, staff, and Council Members regarding appreciation for subsidies that create equity; the General Plan Fee charged on specific planning permits; an additional \$2.8 million in costs recovered with the approval of the proposed plan; and lack of an update to the fee structure since 2014.

Mayor O'Brien invited public participation.

The following members of the public addressed the City Council:

Robert Lefferts was called to speak but was not present in person or online.

Scott Davis was called to speak but was not present in person or online.

Andrew Lachman, Finance Advisory Committee (FAC) Chair, reported unanimous support for the proposal by the FAC noting that review of the fees was part of the FAC workplan.

Marc Bauer, FAC Vice Chair, echoed comments made by the previous speaker.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE FEE SCHEDULE

FOR FISCAL YEAR 2024-2025.

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Recess/Reconvene

Mayor O'Brien called a brief recess from 9:25 p.m. to 9:30 p.m.

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Action Items

Item A-1

CC - Introduction of a Proposed Ordinance Amending Titles 7, 9, 13 and 15 of the Culver City Municipal Code to Dissolve the Committee on Permits and Licenses (COPL), to Remove References to COPL-Issued Permits for Various Businesses, and to Remove Regulatory Provisions for Fortune Telling and Figure Studio/Modeling Businesses as Part of the COPL Dissolution Implementation

Michael Bruckner, Assistant City Manager, provided a summary of the material of record.

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, reported no requests to speak.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING TITLES 7, 9, 13 AND 15 OF THE CULVER CITY MUNICIPAL CODE TO DISSOLVE THE COMMITTEE ON PERMITS AND LICENSES, TO REMOVE REFERENCES TO COPL-ISSUED PERMITS FOR VARIOUS BUSINESSES, AND TO REMOVE REGULATORY PROVISIONS FOR FORTUNE TELLING AND FIGURE STUDIO/MODELING BUSINESSES AS PART OF THE COPL DISSOLUTION IMPLEMENTATION.

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Item A-2

(1) Adoption of a Resolution to Submit a Joint Application in Partnership with Community Corporation of Santa Monica for the 93 Unit Jubilo Village New Construction 100% Affordable Permanent Supportive Housing Project Under the California Department of Housing and Community Development Homekey+ Notice

of Funding Availability in an Amount Not-to-Exceed \$22,962,000 Million Dollars; (2) If Desired, Discussion and Consideration of the Appropriation of Local Funds for Capital, Operations and Supportive Services; and (3) Direction to the City Manager as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding the importance of affordable housing projects in Culver City; potential benefit to 93 families; the number of project-based vouchers (PBVs) available; the Request for Proposal (RFP) based process; the application by Community Corporation of Santa Monica (CCSM); length of the process; the goal of Culver City to house 93 families; the back-up plan; helping the developer look for additional funds for the \$16 million dollar gap; giving additional PBVs to the project without putting other projects at risk; the letter guaranteeing availability of the vouchers; different amenities, services, and design required; the letter of support written by staff in order to help CCSM get state credits; the contingency in the letter on the PBVs contingent on approval of HCD (Housing and Community Development); converting funding from HUD (Housing and Urban Development) rent subsidies into subsidies for a development project; the Low Income Housing Tax Credit for the developer; Homekey funding; modifications to fit within the guidelines of the Homekey+ grant; money invested so far; worth of the vouchers; number of vouchers that are able to be issued; risk level; likelihood that the project would be awarded; and the competitive process.

Additional discussion ensued between staff and Council Members regarding appreciation for the presentation; the complicated process; layered funding to be assembled for the project; the 114 tenant-based vouchers allocated to Culver City by HUD; the request to convert 93 of those vouchers to PBVs; the 50 PBVs allowed by HUD; the greater value for tenant-based vouchers; the need for 93 PBVs to get the tax credit; identification of funding to address the shortfall; and continuing work and conversations with CCSM.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Mario Washington, CCSM, discussed different pathways if Homekey funding is not received; efforts to retain the tax credit award;

research into other funding possibilities; and work done to complete the viable and much needed project for Culver City.

Discussion ensued between Mr. Washington, staff, and Council Members regarding the application for cash credits with the commitment letter for 93 PBVs; the reduction from HUD that created the gap; the timeline; and partnership with Culver City.

Nancy Barba expressed confusion as to the letter that committed 93 PBVs when only 50 are available; discussed the importance of affordable housing; stress on the market caused by the fires; closing the funding gap; increased competition for goods and services; she asked that Culver City do anything within its means to ensure that the project happens noting the length of the process; and she expressed concern with the message sent to other affordable housing developers when projects cannot be supported.

Solomon Namala expressed support for the project; discussed affordability concerns in Culver City; difficulty finding money for poor people vs. efforts to find money for corporations; collaboration between Culver Palms Church and CCSM; and he asked Culver City to do anything they can do to fund the gap to provide housing for 93 people who live below the poverty threshold.

Marc Bauer indicated being a member of the FAC but speaking as an individual; provided background on himself; asserted that the project was the type of affordable housing project the community supported; felt that Culver City should do everything possible to support the project; discussed the partnership between Culver City and Culver Palms Methodist Church; Project Homekey+; the need to find more financing and funding to make the project a reality; available funding, tax credits, and financing; and use of City time, efforts, and resources for important projects like the proposed project.

Jeanne Black expressed support for Item A-2; discussed the importance of the project for Culver City; current interim supportive and transitional housing, but lack of current permanent affordable housing to transition to; providing units large enough for families; the shovel-ready project experiencing funding issues; the impetus behind the project; appreciation to Culver Palms Methodist Church for planning the project in 2019; other affordable units planned in other developments that are not ready to move forward; RHNA (Regional Housing Needs Assessment) requirements; proposed development in Fox Hills;

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the need for additional PBVs in order to move forward; changes required to accommodate Project Homekey; and she asserted that it was important for staff and Council Members to do everything possible to secure vouchers from another agency.

Disa Lindgren discussed awareness of the preciousness of having a home; challenging times; the importance of doing whatever it takes to move the project forward; the need for 43 more vouchers in order to move forward; the few units in the pipeline for extremely low and very low income people; and she asked that the resolution be in support of submitting a joint application for Homekey+ funds and working to find the PBVs to make Jubilo Village a reality.

Gary Guthman provided background on himself; expressed support for the resolution; urged the City to do whatever necessary to move the project forward; discussed reaching RHNA goals; support for affordable housing expressed by Council Members and residents; and he commended Culver Palms Methodist Church for their leadership.

Steve Siegel welcomed the new Mayor; asked about ongoing supportive costs; questioned whether Culver City residents would be going into the project; discussed money spent as a City on a small number of unhoused people; making up for failings of the county and the state; those who do not support the project; neighbors; parking; crime at the preschool near the Vista Hotel; traffic west of Overland; financial responsibility of Culver City taxpayers; and he urged Council Members to bring Section 8 projects and housing for the unhoused to where they live.

Discussion ensued between staff and Council Members regarding clarification that there were no ongoing costs to the City; the priority process for Culver City residents; management of the project by CCSM in conjunction with Upward Bound House; granting a portion of the City's HUD allocation to support the project for the next several decades; the commitment by Culver City; and clarification that the project is not like Project Homekey.

Joanna Gullick expressed appreciation for the diverse City Council; provided background on herself; discussed efforts by Culver City; Tilden Terrace; Project Homekey; support for the application for funding; the financial longshot; Low Income Tax Credits; she urged the City Council and staff to work diligently with CCSM to come up with multiple options to ensure that the development is financed; noted the need to move forward by the

deadline; she asserted that if the deadline is not met, it would be disastrous for the Church, the City, and for the developer; and she urged everyone to come together as a team to find the funding for the project.

Ben Parnas provided background on himself; expressed support for the project and for additional housing development; discussed finding other sources; alternate plans that cost less to provide housing in a realistic timeline; the need for housing everywhere; and he questioned whether the project was contingent on the one specific design.

John Nachbar, City Manager, indicated that it was at the discretion of CCSM to modify the project, but he noted that it could be too late in the process to do so.

Disa Lindgren noted that the project would have to start all over in the permitting process and approvals to be modified; discussed economy of scale; the original proposal; funding; and she noted that size of the project is tied to the ability of the project to be built if the funding is available.

Michelle Weiner rejected the idea that the project would negatively impact the area; asserted that the project was imperative; expressed appreciation to Ms. Lindgren for her comments; noted the absurdity of redoing and reducing the project; discussed amplification of the need for housing with the fires; the importance of committing to the project; and she wanted to see staff directed to find the money to move the project forward.

Discussion ensued between staff and Council Members regarding the fact that the project is the only shovel-ready project on the westside; appreciation for the five years of hard work from CCSM, the Church, and City staff; support for pursuing multiple avenues at once; the urgency of the matter; price gouging; reduced diversity in Culver City; Culver City as a high resource City; the once in a decade opportunity; and willingness to provide support.

Ann Treleven provided background on herself; discussed the importance of the project; the need for cooperation from many entities; length of the project; the shovel-ready project that is stalled due to the 43 PBV gap; the number of affordable projects in the pipeline; and building partnership.

Additional discussion ensued between staff and Council Members regarding appreciation to the community, stakeholders, and staff; communication from Culver City asserting that if the vouchers were received from HUD, the non-profit would receive them; reliance on the letter from Culver City to get funding; the funding gap; the timeline; ensuring that Culver City supports the project; calls and outreach to elected officials; leveraging leadership roles; scenarios other than the current one; the difficulty of building affordable housing; support voiced for affordable housing; the City application for a pro-housing designation; the housing and homeless crisis; the shovel-ready project that may not move forward; problem solving; providing multiple scenarios to solve the issue; concern with failure to move forward; focus on the issue; troubleshooting; use of General Fund monies; commitment to use City funds over the course of the development while additional funding is identified; continued exploration of different possibilities with CCSM; hopes that HUD would grant money in the future that is not presently available; risks; investors; lack of City funds to underwrite the project other than using the General Fund; donations by corporate neighbors to support wildfire victims; funding and resources to rebuild; taking risk; the obligation to support the production of housing; concern with the message sent if the project is allowed to fail; standing with and supporting affordable housing in Culver City; the significant gap to be filled; and appreciation to stakeholders for their input.

Further discussion ensued between staff and Council Members regarding annual funding from HUD; different types of HCD vouchers; agreements with developers; rent subsidies; one voucher as equivalent to 20 years of rent; the promissory note from the City that helps secure the construction loan; the letter of commitment; the commitment to provide 93 housing vouchers with contingencies that included if HUD makes them available and going through the RFP (Request for Proposal) process; the City Council decision; best efforts of staff to support the project; the letter of support for state tax credit funding; the 93 PBVs requested; the inability of staff to promise City funding without an RFP and a decision from the City Council; the structural deficit; a revenue commitment over 20 years or \$16 million up front; the structural deficit; the updated forecast coming forward in February; deficit for the current fiscal year; the mid-year budget and presentation on the prior fiscal year coming forward to the City Council in February; deficit projections; the ten-year forecasting of

continuing annual deficits; program spending; amount of the General Fund reserve; reserves that are already assigned to certain usages; the unassigned portion of the General Fund reserve; acquisition of the gun store; money set aside for pensions; and restrictions on the contingency reserve.

Council Member Vera reported that he sits on the board of the Upward Bound House and consultation with the City Attorney indicated that no conflict of interest exists and he can participate in the discussion.

Discussion ensued between staff and Council Members regarding concern with adding to an already large deficit; gambling with other people's money; and spending wisely.

Additional discussion ensued between staff and Council Members regarding appreciation for the work put in; serving as a model for other faith-based organizations; the goal of homeless services to get people into permanent housing; the importance of the project to achieving homeless goals; number of units planned that would be affordable or very low income; support for Project Homekey+; creation of a housing trust; and support for doing everything possible to make the project happen.

Further discussion ensued between staff and Council Members regarding acknowledgement of efforts being made to support the project; assessing the risks of underwriting the project; outreach to elected officials; Measure A money; and the feeling that Culver City should be lifted up as an example and rewarded by support from the county.

Discussion ensued between staff and Council Members regarding a request for a report back from staff before the March deadline; a suggestion for a public/private partnership between CCSM and another entity; approaching the county for PBVs; political pressure; encouragement for Council Members to reach out to counterparts at the county level; a suggestion for an official letter from the City Council to the county; concern that deficit language is framed as investment in homelessness; the Housing and Human Services Team; appreciation for the Mobile Crisis Team (MCT); the importance of investing in housing and supports; the ability to cover the \$16 million shortfall; master leasing opportunities; potential partnership with Los Angeles; revisiting the item after the mid-year report and updated financial forecast; investigation of a potential partnership to cover the vouchers; and clarification that the motion is in

support of the application, not providing funding.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY COUNCIL: ADOPT A RESOLUTION TO SUBMIT A JOINT APPLICATION IN PARTNERSHIP WITH COMMUNITY CORPORATION OF SANTA MONICA FOR THE 93 UNIT JUBILO VILLAGE NEW CONSTRUCTION 100% AFFORDABLE PERMANENT SUPPORTIVE HOUSING PROJECT UNDER THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOMEKEY+ NOTICE OF FUNDING AVAILABILITY IN AN AMOUNT NOT-TO-EXCEED \$22,962,000 MILLION DOLLARS.

Council Members unanimously expressed support for drafting a letter to the County Supervisor or anyone at the county with jurisdiction to request assistance in obtaining PBVs and any other avenue available, as well as support for a letter to Congress Members to encourage HUD to find PBVs with direction to staff to return with a report at the February 24, 2025 meeting.

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Item A-3

CC - (1) Consideration of a Request by the Equity and Human Relations Advisory Committee to Amend its Workplan to Hold a Courageous Conversation Event ("Spark Healing through Conversation: How the Middle East Crisis Affects Me"); (2) Authorization to the City Manager and Human Resources Director, as Applicable, to Approve all Contracts Deemed Appropriate in Relation to the Event Planning, Facilitation and Production; and (3) Direction to the City Manager as Deemed Appropriate

Michelle Hamilton, Senior Human Resources and Equity Manager, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Maria Beg with one minute ceded by George Ressler, Culver City Residents for Peace, expressed support for the conversation; discussed speaking before the City Council for the past six months to request agendizing a ceasefire resolution; the ongoing genocide in Gaza; death, destruction, and devastation; concern with repeated requests from the community that were ignored; the opportunity to have a community conversation to show that

Culver City respects people of all backgrounds, but the inability to discuss a ceasefire; expediency of the October 23, 2024 resolution; she asked that the City Council stop ignoring residents; discussed the ability of the City Council to take a stand; acknowledging that resolutions matter; and she asked that a community conversation be held to discuss demanding a ceasefire.

Eric Rudin with one minute ceded by Yana Moser, expressed appreciation to all first responders; extended prayers and well-being to all impacted by the fires; discussed perspective about what City Council meetings have become rather than what they should be about; matters outside of Culver City's jurisdiction; concern with further dividing the community; hateful and vitriolic messaging recruited to the meetings; recruitment of an antisemitic and anti-Israel entity to bully and intimidate; the feeling that City Council meetings are no longer safe spaces for Israeli-Americans; anti-Israel facilitators; willingness to sit down with neighbors and community members; giving into a group that tried to force an agenda item; and he asked the City Council to encourage equality and fairness for all.

Emily Dibiny discussed EHRAC consideration of moderators when planning the event; representing family members inside the apartheid walls of Bethlehem or those sheltering in the churches of Gaza after losing their homes; choosing someone who has lived the struggle of an everyday Palestinian; staff dictating what is discussed; allowing people to voice their issues as residents of Culver City; concern with elevating one religion over another; and she expressed gratitude that no one in her family was injured during recent aerial attacks in the north.

Stephanie Sharp, New Earth, speaking on behalf of herself; provided background on herself; discussed Sundown Sirens; what happens when a community stops encouraging diversity, equity and inclusion; signaling that people are unwelcome; refugee camps; townships; and honoring other people's stories.

Joe Delaplaine was called to speak but was not present online or in person.

Dr. Huong Nghiem-Eilbeck expressed support for the proposed conversation; asked that the City Council allow for an open discussion without censorship and permit discussion of a ceasefire resolution; discussed an article by the Lancet with statistics on the devastation in Gaza funded by US tax dollars;

further aid promised by President Biden; and she indicated that she would provide the rest of her comments in a letter.

Mariah Fontijn expressed support for a community conversation; wanted to be able to discuss a ceasefire; discussed her repeated requests for a ceasefire resolution; support for humanity; opposition to war and wanton destruction; lack of knowledge about the Middle East, Israel, or Palestine when she was growing up; education after October 7, 2023; listening to both sides; critical thinking about history she had not learned in school or in the media; her conclusion that the war is unjust; she was not sure why it was threatening to have a conversation noting that people might not change their minds and that was ok; discussed the ability to have different views in a democracy; and she felt they should be allowed to discuss a ceasefire.

Marc Bauer indicated being a member of the FAC but speaking on behalf of himself; discussed United States Constitution and Supreme Court cases indicating that the federal government has exclusive authority over foreign policy; the inability of the City Council to affect the war in Gaza; he provided resources for those concerned about Gaza to facilitate a conversation; he proposed focusing on issues that can be affected on a local level; and making Culver City a welcoming place for Israeli and Palestinian refugees as was done by a local Jewish community for fleeing Ukrainians.

Gidon Shikler was called to speak but was not present online or in person.

Jessica Albers expressed appreciation to the City Council for listening and to those who expressed their views; discussed confusion over what the community conversation is; division at City Council meetings; the hope to bring people together to understand each other; concern with the potential for additional division if the format proposed by the EHRAC is used; and the need for clarification on who plans the community conversation and the goal for the conversation.

Ronald Davis discussed the issue that would not cost anyone any money; values; and he noted that if he had been a Jew in Manhattan in 1939 he would have wanted the City Council to pass a resolution condemning what was happening and would have strongly objected to being told that he should not be concerned with that.

Gidon Shikler provided background on himself; asserted that no one wanted children to die; discussed Palestinians that elected Hamas to destroy Israel; building tunnels for terrorists; becoming martyrs rather than seeking peace; gaining favor in the eyes of the world as victims of oppression and genocide; ill-informed, well-meaning citizens; putting pressure on Hamas to release the hostages; and he felt that calling for a biased anti-Israel ceasefire was a waste of Culver City focus and would increase antisemitism.

Jeremy Bocchino, City Clerk, read the City Council statement on hate speech.

Lorri Horn expressed appreciation for the statement on hate speech noting that she wished the statement had been made after the comment that Israel supporters are hateful; she echoed comments made by Eric Rudin; welcomed the conversation; discussed the City's outline for the conversation; concerns regarding with whom they are wanting to dialogue with; and she read the resolution adopted on October 23, 2023.

Alice H with one minute ceded by Clarinda Morales, expressed support for the proposed EHRAC discussion; discussed a poetry event held on January 11, 2025 at Village Well Bookstore honoring poetry written by Palestinian writers; constituents voicing their pain; lack of a call for a ceasefire; sending the message that Palestinian lives are not precious; she asked that the City support the EHRAC discussion but not limit the discussion by taking ceasefire off the table; work being done on a ceasefire; being willing to relegate the important stance to a community conversation where a ceasefire conclusion is forbidden; people at the Village Well Bookstore to support stopping Palestinians from dying; and she read a poem from the event.

Bryan Sanders expressed concern about the lack of diversity and equitable representation on the EHRAC; discussed allowing discriminatory and derogatory comments to be made against Jews, Israel, and those in support of Israel; unchecked statements that create an intimidating environment and limit people from taking part in discussions; the need for reforms before the EHRAC is allowed to bring any action items to the City Council; violations of federal civil rights protections by Committee Members while engaged in official duties; perpetuating the harmful stereotype that Jewish Americans and their support of Israel prioritizes Israel over the United States; a Committee

Member who questioned why it was so hard to stand up for the side of humanity; and the good vs. evil narrative.

Polly Stenberg was called to speak but was experiencing sound issues.

Nicholas Conner thanked the City for their efforts to schedule a discussion; wanted to see a courageous conversation that was not censored and did not start from a place of fear; discussed providing a safe space; mischaracterizations on social media that paints Jackson Market as something other than what they are; he noted that no one wanted bad things to happen to people or for children to die, but that is what is happening; discussed the number of people killed; the desire to state that as a community, they do not want that to happen; assertions that wanting a ceasefire is antisemitic; and people who want to be heard.

Polly Stenberg expressed support for EHRAC's proposal for a community conversation; discussed her passion for justice, equity, empathy, care, and uniformly understood humanity in Culver City; indicated being a Jewish mother; expressed concern with statements made by Jewish constituents rejecting a conversation to move toward a shared humanity; she asserted that all human beings deserve the same dignities; discussed the responsibility of Culver City to right the bias; rejecting the proposal for a discussion month after month; the climate of safety in a conversation vs. actual safety in living; lives lost every day; being a community from all walks of life who want to stand on the right side of history; making an impact; and she noted that the importance of saying that "never again" means never again for anyone.

Jared Bailey welcomed Council Member Fish; expressed support for the EHRAC community conversation; provided background on himself; discussed his first visit to the Museum of Tolerance and feeling like he would never let that happen; the fact that the destruction and death is happening; the inability to stop what is happening; and he asked the City to permit the conversation to allow the healing of collective trauma of everyone watching mass murder and destruction happening.

Haifaa Mommar indicated being a member of the EHRAC speaking on her own behalf; encouraged the courageous conversation; read a poem entitled *Think of Others*; and she encouraged the City Council to be the candle in the dark.

Andrew Lachman indicated speaking on behalf of himself; expressed support for the conversation and thanked the EHRAC and City Council for suggesting it; he noted that the current discussion illustrated the gaps that exist in how people engage as a community; discussed finding ways to reflect pains and concerns; the importance of ensuring that the facilitators are considered fair and capable of building bridges; concern with statements made by facilitators being critical of a certain conflict that could call their neutrality into question; addressing statements made and how they can be a neutral facilitator; the importance of doing the conversation right; and he thanked everyone for sharing their thoughts on the issue.

Samia Bano, indicated being Chair of the EHRAC speaking on behalf of herself, discussed meetings of the ad hoc subcommittee to consider the vision and ideas for the event; community feedback received; advice from staff that since the EHRAC had not had a chance to approve subcommittee recommendations they cannot be presented to the City Council; she indicated being available to answer questions; noted that based on public feedback, the recommended facilitators, title of the event, and prompts had been updated; and she stated that they were doing their best to create a healing space.

Rachel Snyder provided background on herself; discussed being uncomfortable in Culver City since October 2023; comments vilifying Israel; lack of acknowledgement that the conflict was started by Hamas; concerns about the desire to create an event to continue denigrating Israel; the idea to create a safe space; having to listen to anti-Israel comments throughout the meeting; the desire for Jewish community members to participate; and lack of Jewish participants not due to apathy, but rather due to the underlying purpose of the meeting.

Gilda Rodriguez was called to speak but was not present in person or online.

Daniel Nickfardjam was called to speak but was not present in person or online.

Sara Blough was called to speak but was not present in person or online.

Avraham Coutin provided background on himself; discussed the welcome he has felt from the Palestinian community; threats from the Zionist, pro-Israel community; millions of Jews against the Israeli government and the Zionism behind it; Israel as a

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foreign government that does not represent Jewish people; denial of Palestine that fosters a genocide mentality; giving Israel a blank check for genocide that costs the United States; cutting important resources in the United States while another \$8 billion is given to Israel to bomb children; environmental cost of bombs dropped on Gaza that contribute to climate change and the fires that have destroyed Los Angeles; the City Council discussion about trying to find funding; he urged discontinuing funding the war; demanded that the City Council support the EHRAC community conversation with a ceasefire resolution being part of the discussion; he was grateful that the firefighters did not drag their heels the way the City Council has on the ceasefire resolution; he stated the Palestinian holocaust was America's genocide; and he wanted to see an arms embargo and Palestine freed.

Elly Levy was called to speak but was not present in person or online.

Zach Shapiro indicated being the rabbi at Temple Akiba speaking on his own behalf; he related a story about people lost in a forest working together to get out; discussed the need for resolve to work and build together, to listen, to dream, to create sacred space, to be vulnerable, and to be the best Culver City they can be; and finding the integrity to move forward and work together to make their way out of the forest.

Conor Proffitt discussed his previous requests for a ceasefire resolution; following directions to come back with more people and a different approach; the decision of the City Council to hand the matter off to the EHRAC; the fact that the ceasefire resolution has still not happened; concern that the point of the EHRAC meeting was to put off the resolution and the issue cannot even be discussed; he thanked the rabbi noting the importance of resolve; and noted the importance of a resolution to go together forward as a community.

Fawaz Istwani was called to speak but was not present in person or online.

Ryda Hamida thanked the Mayor for putting the discussion on the agenda; discussed the fact that every person deserves safety; displacement of communities in Los Angeles due to fires; colonization and capitalism; appreciation to the EHRAC for listening; she asked that the City Council support the EHRAC proposal including the development of a ceasefire resolution; discussed requests for a ceasefire resolution to the City

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Council since August 12, 2024; the City Council resolution in October 2023; encouragement by Council Member Vera to engage with the EHRAC; and she asked him to keep his word.

Kelly Kent congratulated the Mayor and newly and reelected Council Members; provided background on herself; thanked Chair Bano for her work on the EHRAC; asked the City Council to move forward with the community conversation; expressed support for helping residents feel seen; and she proposed that the conversation was one small way to make proverbial eye contact with constituents and honor their humanity.

Discussion ensued between staff and Council Members regarding acknowledgement that there was no perfect way to talk about the incredibly sensitive topic; encouragement by the brave conversations being had on both sides; the loaded conversation; appreciation for the persistent advocates; persistence required to make change; difficult conversations with people on all sides of the issue; the fact that everything starts with a conversation; algorithms that determine what people see; support for the conversation that could be helpful in healing wounds if people can listen; the goal to listen and take in what is said; listening exercises; the fact that there is no such thing as a perfectly neutral party; finding a moderator that everyone is comfortable with; choosing a moderator with experience; helping people come away feeling that they learned something; proposed moderators; appreciation for the work done by EHRAC and the advocates; personal experience; support for the ceasefire resolution; belief that every life is a universe; protests in Israel by people and people who speak up at Council meetings who want to see an end to violence; support for a ceasefire resolution and a hostage deal; support for a separate forum; acknowledging challenges presiding over meetings in a difficult environment; the resolution issued by the Los Angeles Democratic Party, the County Supervisor, and Democratic Presidential nominee; openness to conversation; other key issues to address in Culver City; importance of the issue to the community; the desire to be seen and heard; and the desire to use collective voices for peace.

Additional discussion ensued between staff and Council Members regarding appreciation to staff and the community; hearing that people are in pain, unheard, feeling unsafe, and those who feel safe; those who support a community conversation and those who do not support utilizing City resources in that manner; different goals; hours of comments from community members; appreciation for the adoption of a community statement for hate

speech in 2023; encouragement that a ceasefire deal may be coming soon; different sources for community healing; empathy for the loss of life; hope for an end to all violence; ensuring that communities get what they need and that everyone can thrive; impacts of the current wildfire crisis; ensuring that local resources are available to respond; new federal leadership; the importance of local government for all groups that may be under threat; the need to double down in support of anti-hate efforts; increased instances of hate; hate crime statistics for Islamophobia and antisemitism; clarifying what shared goals are as a community; lack of community consensus for the moderators; necessary buy-in to meet goals of healing and community understanding; concern with undermining the success of the conversation overall; accommodations moving forward given the concerns expressed; the need to honor everyone in the community; the ad hoc committee formed to plan the event; facilitator selection; consideration by the full Committee; sharing contacts of those who want to be part of the community conversation; lack of outreach to the body; divides on both sides; bridging the gap by mixing in volunteers with ad hoc committee suggestions; follow up with those who offered support; City Council direction; bifurcating the ceasefire conversation from the community conversation; allowing people to be heard; students reporting incidents where they feel afraid; people having fear for being who they are; religion, ethnicity; meeting the needs of the public; creating a definition and guidance; the need for City Council consensus; Civil Discourse Rules created by the EHRAC; concern with watering down the framework of EHRAC; the need to maintain respect for one another; outreach to LA vs. Hate for guidance or a potential moderator; outreach to the Conflict Resolution Division; maintenance of neutrality; work with different committees across the state; ensuring everyone is included and everyone is heard; and outreach to Right to Be.

Samia Bano, EHRAC, discussed valid concerns with the facilitators; the inability to publicly discuss subcommittee recommendations before approval by the full Committee; taking concerns voiced about facilitators into consideration; agreement that there is no way to find a perfectly neutral facilitator; recommending facilitators with a proven record of facilitating dialogue in the issue area who have demonstrated skills of creating effective spaces for open and courageous conversations; years of proven experience; inviting facilitators to the next EHRAC meeting to help allay community concerns about who they are; vague concerns expressed about the first facilitator recommended that were taken very seriously;

outreach to additional facilitators; availability; recommendations; and continued community outreach.

Further discussion ensued between staff and Council Members regarding the process; the importance of open conversation and respecting everyone's beliefs; confusion on both sides; resolve to listen and come to understanding; the need to start with a conversation; the facilitators and the moderator; difficulty of going into a conversation if the facilitator has made comments disparaging the other side; support for identification of a different moderator; including faith based organizations in the conversation; representation of both opinions; the feeling that ceasefire does not have to be part of the conversation; concern with creating more divide; and support for a conversation.

Discussion ensued between staff and Council Members regarding support for dialogue as an instrument for peace; the personal and complex nature of the issue; community members who are suffering; diplomacy over violence; heartbreak with witnessing death anywhere; storytelling to heal and transform; the heated issue in Culver City; reports of hate speech, Islamophobia, antisemitism, and discrimination based on ethnicity or national origin in Culver City; the School Board; the importance of a community conversation with equal representation to allow people to feel heard; standing up to hate; acknowledgement that one conversation would not solve the problem; long term plans to address issues; emailed comments suggesting a Middle East Cultural Night; fostering understanding by bringing people together; ensuring that conversation is done right; providing appropriate facilitators; the feeling that the ceasefire resolution would not be included in the community conversation; resolutions from political leaders; and the importance of conversation.

Additional discussion ensued between staff and Council Members regarding meetings with constituents; the inability to respond to things when they are not on the agenda; repeated efforts to agendaize the item; the importance of mental health; the need to get things right; understanding language that strikes fear in different communities; peace not as absence of conflict, but as meaning people working together for each other's benefit; lack of comment on the October 2023 resolution; revising the initial language to reflect concern for the Palestinian people; acknowledgement of falling short by not reaching out to the Palestinian community; ensuring buy-in for facilitators; concern with empty efforts; creating an open and inviting place where people feel safe; the potential to have another

conversation about a ceasefire; the importance of buy-in from both communities; building a forum where both communities feel safe; and the potential date for the event.

Samia Bano, EHRAC Chair, reported that February 25, 2025 is the regular meeting date for the EHRAC and was discussed as the date for the event at the November 2024 EHRAC meeting.

Further discussion ensued between staff and Council Members regarding clarification that a date is not usually determined before a plan is outlined; the need for City Council direction; and agreement to confirm February 25, 2025 as the meeting date with guidelines for facilitator selection and broad direction on format.

Heather Baker, City Attorney, asked that people refrain from shouting out from the audience as they might not be picked up on the recording of the meeting and she noted the ability of the Mayor to recognize someone and have them come to the podium.

Further discussion ensued between staff and Council Members regarding additional subcommittee meetings before January 28, 2025; consideration of recommendations; access to resources; agreement to forward feedback; facilitator communication prior to the date; and EHRAC approval of the facilitator on January 28, 2025.

Samia Bano, EHRAC Chair, asserted that the EHRAC would be ready for a community conversation by February 25, 2025; discussed the presentation of updated recommendations at the January meeting; the broad outline approved at the November meeting; the task assigned to the subcommittee to work out the details; and collaboration with staff to secure an appropriate facility.

Discussion ensued between staff and Committee Members regarding willingness to move forward with a meeting on February 25, 2025; concern with staff time; feedback from articulate community members who should be consulted; the importance of ensuring comfort in the space to encourage participation; appreciation for the efforts of the Chair and the EHRAC and to those who came to express their thoughts; process; data; determining how success is measured; what voices are being included; event planning; outreach; February as Black History Month; postponement of the MLK event; concern with overlap for the gatherings; modeling engagement of all stakeholders and upholding the standard of care; people who feel like they were not at the table with the last resolution that was passed;

modeling best practices; outreach; due diligence; people who offer support; increases to hate crimes; the obligation to all people in the community; outcome of the event; people who would like to have multiple conversations; ensuring that people feel valued; decisions made without a lot of outreach; making sense of the confusion; and offering a safe and welcoming space for dialogue.

MOVED BY MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL:

1. APPROVE THE MODIFICATION OF THE EHRAC WORKPLAN TO HOLD A COURAGEOUS CONVERSATION EVENT ("SPARK HEALING THROUGH CONVERSATION: HOW THE MIDDLE EAST CRISIS AFFECTS ME") WITH THE POTENTIAL DATE OF FEBRUARY 25, 2025; AND,

2. AUTHORIZE THE CITY MANAGER AND HUMAN RESOURCES DIRECTOR, AS APPLICABLE, TO APPROVE ALL CONTRACTS AS DEEMED APPROPRIATE IN RELATION TO THE EVENT PLANNING, FACILITATION, AND PRODUCTION; AND,

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

4. AUTHORIZE THE CITY MANAGER AND HUMAN RESOURCES DIRECTOR AS APPROPRIATE TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,

5. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, O'BRIEN, PUZA, VERA
NOES: NONE
ABSTAIN: MCMORRIN

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Item A-4

CC - (1) Adoption of Resolutions and/or Motions Appointing City Council Members/Staff Members to Various Outside Agency Boards, City Council Subcommittees and Other Related Bodies; (2) Creation of Subcommittees as Needed and Appointments thereto; (3) Dissolution of Subcommittees as Needed; and (4) Direction to the City Clerk as Deemed Appropriate

Jeremy Bocchino, City Clerk, indicated that due to the lateness of the hour, the item could be held to the next meeting; she noted that current members could stay as they were; and she discussed other meetings coming up before the next City Council meeting.

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Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal welcomed new Council Member Fish; expressed support for the word "resolve" for the new year; hoped that courageous conversations would be a series and not a one-time thing; asked whether there could be a community forum and Town Hall meeting on Martin Luther King Day; discussed Culver City as a Sanctuary City; funding; having a community watch party similar to what was done for the Olympics at Town Plaza; the need for a brainstorming session on how to address current crises; the offer from Apple to help with housing solutions; and communication with federal representatives.

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Items from Council Members

Council Member Fish expressed appreciation for those who came out to speak and to City staff; reported meeting with the Director of each department; and he thanked his colleagues for helping him get acclimated.

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Council Member Requests to Agendize Future Items

Council Member Fish discussed evacuation and emergency plans; understanding how Culver City is moving to encourage quick response times; access; cars blocking access; he received consensus from Mayor O'Brien and Council Member McMorris to agendize a report on looking at how to better prepare for a catastrophic event in terms of mobility; he discussed fires spread by embers; CalFire Guidelines; making improvements to the Building and Safety Code; and he received consensus from

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Mayor O'Brien and Council Member McMorris to agendaize consideration of requiring or providing incentives to strengthen fire safety.

Discussion ensued between staff and Council Members regarding support for receipt of a presentation; approval of an updated plan; annual review of the management plan; including climate emergency planning in the discussion; combining conversations; ensuring CCPD, CCFD, and Transportation are included in review of the complete Emergency Management Plan; infrastructure Culver City can put into place to facilitate easier evacuations in the event of an emergency; and things that can be done to prepare now.

Council Member McMorris requested metrics of success and how data is being collected for the State of Emergency on Homelessness and agreed with a suggestion by Mayor O'Brien that the item be included in the homelessness update.

Jeremy Bocchino, City Clerk, received consensus that the item discussed at the beginning of the meeting regarding minimum meeting requirements and noticing area for developments should be agendaized.

Items to be agendaized:

Receipt of a report on how to better prepare for a catastrophic event including climate emergency planning
Consideration of incentives or requirements to strengthen fire safety
Inclusion of metrics of success and how data is being collected in the Homeless Update
Consideration of minimum meeting requirements and noticing area for developments including a Spanish translation

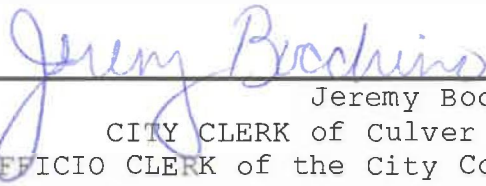
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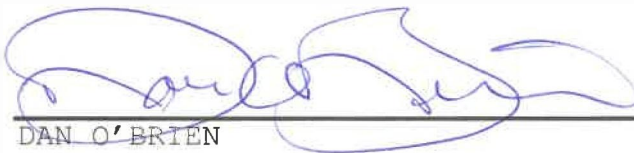
Adjournment

There being no further business, at 1:26 a.m. January 14, 2025, the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on January 27, 2025 at the Culver City Senior Center.

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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, Redevelopment Financing Authority, Culver City Parking
Authority and Culver City Housing Authority Board
Culver City, California



DAN O'BRIEN
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board,
Redevelopment Financing Authority, Culver City Housing
Authority Board, and Culver City Parking Authority

Date: 1/27/2025