OFFICIAL MINUTES

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

December 13, 2021
7:00 p.m.

Call to Order & Roll Call

Mayor Fisch called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:36 p.m. in the Mike Balkman Chambers at City Hall via Webex.

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

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Mayor Fisch invited public comment.

Jeremy Green, City Clerk, indicated that no requests to speak had been received.

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

Closed Session

At 5:37 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, 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 - Anticipated Litigation
Re: Significant Exposure to Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d)(2)

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CS-2 CC - Conference with Legal Counsel - Existing Litigation
Case No. WCAB ADJ11405076
Pursuant to Government Code Section 54956.9(d)(1)

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CS-3 CC - Conference with Labor Negotiators
City Negotiators: City Manager John M. Nachbar; Acting City Manager Onyx Jones
Employee Organization: Fire Chief
Pursuant to Government Code Section 54957.6

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Reconvene

Mayor Fisch reconvened the City Council for Recognition Presentations at 6:40 p.m. with all Council Members participating.

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Recognition Presentations

Item R-1

CC - Presentations of Certificates to Community Members in Recognition of their Volunteer Service to Culver City During

COVID-19

Jeremy Green, City Clerk, presented Certificates of Recognition to Feed Culver volunteers in Recognition of their service to Culver City during COVID-19.

Mayor Fisch expressed gratitude for the volunteer work that enables money to go directly toward feeding people.

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Item R-2

CC - Recognition of Lisa Skelley as Culver City's Citizen of the Year 2021 and Presentation of a Commendation to Honor her Significant Contributions to the Community

Jeremy Green, City Clerk, presented the Recognition of Lisa Skelley as Culver City's Citizen of the Year 2021 and presented a Commendation to honor her significant contributions to the community.

Mayor Fisch thanked Ms. Skelley for her efforts.

Lisa Skelley thanked the City for the honor; recognized Council Members Eriksson and Vera for their support; discussed partnerships with local organizations; grateful recipients; addressing food and nutritional insecurity; and work with the unhoused, those with disabilities, veterans, seniors and the working poor.

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Recess

At 6:49 p.m. Mayor Fisch called a brief recess.

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Regular Session

Mayor Fisch reconvened the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board at 7:01 p.m. with all

Council Members participating.

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Pledge of Allegiance

Mayor Fisch led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Fisch indicated noting to report out from Closed Session.

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Community Announcements by Members/Information Items from Staff

Council Member Vera expressed appreciation for the response of the Culver City Police Department to a hostage situation earlier in the day.

Council Member Eriksson asked that the meeting be adjourned in memory of Culver City High School football coach Greg Goodyear.

Vice Mayor Lee reported attending an independently organized event on unity and diversity at Veterans Park on December 12.

Jeremy Green, City Clerk, indicated that Council Member McMorrin was attending the meeting remotely.

Heather Baker, City Attorney, reported on the adoption of the Oil Termination Ordinance; discussed Tolling Agreements with Sentinel Peak Resources (SPR) and two groups of stakeholders asserting ownership in the Inglewood Oil Field (IOF); evaluation of potential viable alternatives to the Oil Termination Ordinance; the minimum Tolling Period to support a good faith effort; the pause created by the Tolling Period; recommendations made in the public meeting process; the ability of the City to enforce prohibition of drilling new wells or re-drilling or deepening of existing wells; and she indicated that information is available on the City's IOF webpage.

Mimi Ferrel, City Clerk Specialist, announced an interim recruitment to fill vacancies for the Advisory Committee on Housing and Homelessness, the Civil Service Commission and the Fiesta La Ballona Committee with applications accepted until

January 31, 2022 and more information available online at culvercity.org/serve or by calling (310) 253-5851.

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Item P-1

CC - Presentation to the City Council Regarding the Culver Boulevard Stormwater Filtration Education and Outreach Project

Kim Braun, Environmental Programs and Operations Manager, discussed the Culver Boulevard Stormwater Filtration Education and Outreach project; reported that the Stormwater Filtration project had won the award for Best Stormwater Filtration; discussed grant requirements; and the suggestion from one of the Civic Spark Fellows that project education be presented via Augmented Reality (AR).

Chanel Kincaid, Senior Management Analyst, introduced the item and discussed collaboration with City Historian Julie Lugo Cerra and across numerous City departments.

Ben Closson, Triggered Global, Inc., provided an overview of the Culver Boulevard Stormwater Filtration Education and Outreach Project.

Discussion ensued between staff and Council Members regarding timing for completion of the project; the upcoming retirement of Ms. Braun; and appreciation for her work with the City.

Kim Braun, Environmental Programs and Operations Manager, thanked the City for the opportunity to serve.

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Item P-2

CC - Presentation to City Council Regarding Exodus Recovery Inc.'s Interim Housing Program

Lezlie Murch, Exodus Recovery, provided a presentation on their Interim Housing Program.

Vanessa Schneider, Exodus Recovery, discussed permanent supportive housing and continuity of care.

Discussion ensued between staff and Council Members regarding housing for families, couples and service animals;

collaboration; finding housing in the City or nearby; referrals; crisis housing; services available; the sobering center; the collaboration with Los Angeles City Fire; referrals; outreach; appreciation for the transformative help provided; and staff agreement to set up a meeting between Exodus and Council Member Eriksson.

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Joint Public Comment - Items NOT on the Agenda

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Bryan Sanders discussed the involvement of UC Davis Professor Christopher Elmendorf in writing the Guiding Principles for the City's Housing Element and his alignment with YIMBY (Yes In My Back Yard) law and Abundant Housing Los Angeles; advocacy groups; talking points; ways of framing the housing conversation related to big money and corporate interests; and he expressed concerns with tweets from Vice Mayor Lee during the City Council meeting on December 10 soliciting campaign funds for his upcoming Congressional bid.

Vice Mayor Lee clarified that his communication staff had sent the tweets.

Kelli Estes expressed concern with paint peeling off from the MOVE Culver City Street program being carried in runoff to the ocean in the rain.

Discussion ensued between staff and Council Members regarding correcting issues with paint in the MOVE Culver City project; water drainage; and time necessary to rectify issues with the asphalt art.

Ronald Ostrin was called to speak but did not respond.

Steve Siegel was called to speak but was not present in the queue.

James Pike discussed issues with the MOVE Culver City project; accidents; traffic issues; confusion for drivers; he asked that the project be reconsidered; he felt that drivers were being punished and that restaurants were suffering a decrease in customers; expressed concern with additional lane closures planned with Phase 2 and 3; and he questioned how long the experiment was going to last.

Discussion ensued between staff and Council Members regarding addressing driver confusion; the pilot project; community feedback; ways to improve the project; finding the best way to provide multiple mobility options; providing regular reports back on the program; and coordination with the police and fire departments

Linda T was called to speak but was not in the queue.

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

Steve Siegel noted that teaching was in person and questioned why the City Council meetings were not; discussed those who signed a petition to retain single family housing; expressed concern with the characterization that old people have difficulty embracing change; pointed out that a mandate did not exist; discussed efforts to eliminate Honors English at the High School; the premise of equity; reflecting the racial makeup of the school; open enrollment; and he encouraged people to get involved.

Rebecca Rona Tuttle, Equity and Human Relations Advisory Committee Chair, congratulated Mayor-elect Daniel Lee; announced the Culver City Equity and Human Relations Awards to honor four individuals for their contributions in the City; discussed award categories; and encouraged people to visit the EHRAC page on the City website to make nominations by December 31.

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Receipt and Filing of Correspondence

Mayor Fisch indicated that 48 pages of correspondence had been received.

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

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Order of the Agenda

Items C-5, C-6 and C-8 were considered separately at the end of the Consent Calendar, and Items A-2 and A-3 were deferred to a future meeting.

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Consent Calendar

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-4, C-7, AND C-9 THROUGH C-14.

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for October 30, 2021 to December 3, 2021

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 30, 2021 TO DECEMBER 3, 2021.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of November 8, 2021 and the Special City Council Meeting of November 18, 2021

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 8, 2021 AND THE SPECIAL CITY COUNCIL MEETING OF NOVEMBER 18, 2021.

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Item C-3

CC - (1) Receipt and Filing of Fifth Report on Current Emergency Response Expenditures; (2) Adoption of a Resolution Accepting the Coronavirus Local Fiscal Recovery Fund Established Under

the American Rescue Plan Act (ARPA); and (3) Receipt and Filing of Approved Additional Emergency Response Agreements

THAT THE CITY COUNCIL:

1. RECEIVE AND FILE A REPORT ON CURRENT EMERGENCY RESPONSE EXPENDITURES; AND ,

2. ADOPT A RESOLUTION ACCEPTING THE CORONAVIRUS LOCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN (ARPA); AND,

3. RECEIVE AND FILE A REPORT ON CURRENT EMERGENCY RESPONSE PURCHASES/AGREEMENTS.

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Item C-4

CC – Approval of a Professional Services Agreement with Tripepi Smith and Associates for Strategic Communications Support Services for the Transportation Department in an Amount Not-To-Exceed $30,000

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES FOR STRATEGIC COMMUNICATIONS SUPPORT SERVICES FOR THE TRANSPORTATION DEPARTMENT IN AN AMOUNT NOT-TO-EXCEED $30,000; 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-7
(Out of Sequence)

CC – (1) Consideration of the Community Development Block Grant Fund Allocation for Fiscal Year 2022/2023; (2) Adoption of a

Resolution Authorizing the Filing of the Application for Funding; and (3) Approval of a Reimbursable Contract with the County of Los Angeles Concerning Culver City's Allocation

THAT THE CITY COUNCIL:

1. ALLOCATE FUNDING FOR THE PROPOSED FY 2022/2023 CDBG PROJECTS; AND,

2. ADOPT A RESOLUTION AUTHORIZING THE FILING OF THE FY 2022/2023 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,

3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZED CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FY 2022/2023 CDBG ALLOCATION; AND,

4. APPROVE THE CDBG REIMBURSABLE CONTRACT WITH THE COUNTY OF LOS ANGELES CONCERNING CULVER CITY'S FY 2022/2023 CDBG ALLOCATION; 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-9
(Out of Sequence)

CC - (1) Approval of the 2022 Los Angeles Homeless Services Authority Greater Los Angeles Homeless Count Community Agreement for the Period of 2022 to 2025; and (2) Authorization to City Staff and Advisory Committee on Housing and Homelessness Members to Conduct a Point-In-Time Census of the Unhoused Community on January 26, 2022

THAT THE CITY COUNCIL:

1. APPROVE THE EXECUTION OF THE 2022 LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA) GREATER LOS ANGELES HOMELESS COUNT COMMUNITY AGREEMENT; AND,

2. AUTHORIZE THE CITY ATTORNEY'S OFFICE 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-10

CC - Approval of a Five-Year Professional Services Agreement with CelPlan Technologies, Inc. for the Installation, Upgrade, Maintenance and Design of the Security Camera Replacement Project in the Transportation and Police Department Facilities in an Amount Not-to-Exceed $767,911

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH CELPLAN TECHNOLOGIES, INC. FOR THE INSTALLATION, UPGRADE, MAINTENANCE AND DESIGN OF THE SECURITY CAMERA REPLACEMENT PROJECT LOCATED IN THE TRANSPORTATION AND POLICE DEPARTMENT FACILITIES FOR AN AMOUNT NOT-TO-EXCEED $767,911. THIS AMOUNT INCLUDES A 15% CONTINGENCY FACTOR FOR UNFORESEEN ISSUES WHICH MAY ARISE DURING THE PROJECT; AND,

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

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

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Item C-11

CC - Approval of a Professional Services Agreement with Willdan Engineering for Planning Services related to the Preparation, Review and Processing of the Culver Crossing Project Application on behalf of the City with Costs Reimbursed by the Project Applicant

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR PLANNING SERVICES RELATING TO THE PREPARATION, REVIEW, AND PROCESSING OF THE CULVER CROSSING PROJECT

APPLICATION ON BEHALF OF THE CITY, WITH COSTS TO BE REIMBURSED BY THE PROJECT APPLICANT; AND,

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

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

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Item C-12

CC – Adoption of a Resolution to Continue the Ability to Hold Teleconference Meetings for City Council and all City Commissions, Boards and Committees, as Required by AB361 Every 30 Days, During the COVID-19 Proclaimed Local Emergency and California State of Emergency

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO CONTINUE THE ABILITY TO HOLD TELECONFERENCE MEETINGS FOR CITY COUNCIL AND ALL CITY COMMISSIONS, BOARDS AND COMMITTEES, AS REQUIRED BY AB361 EVERY 30 DAYS, DURING THE COVID-19 PROCLAIMED LOCAL EMERGENCY AND CALIFORNIA STATE OF EMERGENCY.

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Item C-13

CC – Receive and File the Fiscal Year (FY) 2020/2021 Unaudited Financial Report for the General Fund

THAT THE CITY COUNCIL: RECEIVE AND FILE THE FY 2020/2021 UNAUDITED FINANCIAL REPORT FOR THE GENERAL FUND.

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Item C-14

CC – Adoption of a Resolution Confirming the December 7, 2021 Thirty-Ninth Supplement to Public Order: (1) Further Extension of Temporary Use Permits Issued During the COVID-19 Pandemic to Expand Outdoor Dining and Other Uses on City Sidewalks to April 30, 2022; (2) Further Extension of Temporary Use Permits Issued During COVID-19 Pandemic to Expand Outdoor Dining and Other Uses on Certain City Roadways to April 30, 2022; and (3) Extension of Waiver of Outdoor Dining License Fees and Valet Parking

License Fees to April 30, 2022, Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic

THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE DECEMBER 7, 2021 THIRTY-NINTH SUPPLEMENT TO PUBLIC ORDER: (1) FURTHER EXTENSION OF TEMPORARY USE PERMITS ISSUED DURING THE COVID-19 PANDEMIC TO EXPAND OUTDOOR DINING AND OTHER USES ON CITY SIDEWALKS TO APRIL 30, 2022; (2) FURTHER EXTENSION OF TEMPORARY USE PERMITS ISSUED DURING COVID-19 PANDEMIC TO EXPAND OUTDOOR DINING AND OTHER USES ON CERTAIN CITY ROADWAYS TO APRIL 30, 2022; AND (3) EXTENSION OF WAIVER OF OUTDOOR DINING LICENSE FEES AND VALET PARKING LICENSE FEES TO APRIL 30, 2022, ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

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Item C-5
(Out of Sequence)

CC - (1) Approval of an Amendment to the Existing Construction Contract with Ortiz Enterprises, Inc. in the Amount of $470,000 for the Construction of the Culver Boulevard Realignment and Stormwater Treatment Project; (2) Approval of an Amendment to the Existing Professional Services Agreement with Michael Baker International for Construction Management & Inspection Services in an Amount Not-to-Exceed $149,592; (3) FOUR FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Allocating $409,837 From STPL Metro Local Fund Exchange to the PZ-460 Project; and (4) FOUR FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Allocating $209,755 From Measure CW Clean Beach/Clean Ocean Fund to the PR-002 Project

Council Member Vera asserted that a 4/5 budget item should not be included on the Consent Calendar.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING CONSTRUCTION CONTRACT WITH ORTIZ ENTERPRISES, INC. FOR THE CULVER BOULEVARD REALIGNMENT, PZ-460 AND STORMWATER TREATMENT PROJECT, PR-002 IN THE AMOUNT OF, $470,000; AND,

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE CULVER BOULEVARD REALIGNMENT, PZ-460 AND STORMWATER TREATMENT PROJECT, PR-002 IN AN AMOUNT NOT-TO-EXCEED $149,592; AND,

3. APPROVAL OF A RELATED BUDGET AMENDMENT ALLOCATING $409,837 FROM STPL METRO LOCAL FUND EXCHANGE TO THE PZ-460 PROJECT (FOUR-FIFTHS VOTE REQUIREMENT); AND,

4. APPROVAL OF A RELATED BUDGET AMENDMENT ALLOCATING $209,755 FROM MEASURE CW CLEAN WATER CLEAN BEACH TO THE PR-002 PROJECT (FOUR-FIFTHS VOTE REQUIREMENT);

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-6

CC - (1) Approval of an Agreement with ACCO Engineered Systems in an Amount Not-to-Exceed $648,722 to Replace the Heating, Ventilation and Air Conditioning System at the Veterans Memorial Complex; (2) Acceptance of a Five-Year 0% Interest Loan in the Amount of $450,789 from the County of Los Angeles for the Project; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approve a Budget Amendment to Increase CIP PE-005 Funding from $230,000 to $648,722 in Fiscal Year 2021/22 in Order to Complete the Project in One Phase/Fiscal Year and to Record the Loan Proceeds of $450,789 and SCE Incentive Funds of $16,833

Council Member Vera expressed concern with investing so much money in such an old building; proposed creating a state of the art center; and discussed other ways to move forward with the property.

Discussion ensued between staff and Council Members regarding maintenance costs; community dependence on the facility; when it would be realistic to replace the building; the current situation with the Heating, Ventilation and Air Conditioning (HVAC) System; putting off repairs; costs to redo the site; the need for a ballot measure to move forward; length of time before a project could be undertaken; the importance of thinking outside of the box; community involvement; the upcoming joint meeting between the Finance Advisory Committee and the Parks, Recreation and Community Services Commission; ballot measure timing; unfunded pension liability; Capital Improvement Projects delayed by COVID; the importance of proper ventilation and filtration at Veterans Memorial Complex; and the ongoing pandemic.

Joe Susca, Senior Management Analyst, discussed energy efficiency; maintenance; and the filtration system.

Council Member Vera acknowledged difficulties bringing a ballot measure forward at the current time and received clarification regarding the importance of approving the item for the health and safety of the community.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH ACCO ENGINEERED SYSTEMS IN AN AMOUNT NOT-TO-EXCEED $648,722 TO REPLACE THE HVAC SYSTEM AT THE VETERANS MEMORIAL AUDITORIUM; AND,

2. ACCEPT A $450,789 FIVE-YEAR INTEREST-FREE LOAN FROM THE COUNTY OF LOS ANGELES TO PARTIALLY FINANCE THE PROJECT AND APPROVE ITS REPAYMENT THROUGH REMITTING THE $16,833 THE CITY RECEIVES FROM SOUTHERN CALIFORNIA EDISON ALONG WITH $43,395.60 IN LOAN REPAYMENTS EVERY SIX MONTHS STARTING ON JUNE 15, 2022 AND ENDING ON DECEMBER 15, 2026; AND,

3. APPROVE A BUDGET AMENDMENT TO INCREASE CIP PE-005 BY $418,722 FROM $230,000 TO $648,722 IN ORDER TO COMPLETE THE PROJECT IN ONE PHASE/FISCAL YEAR (BUDGET AMENDMENT REQUIRES A FOUR-FIFTH VOTE); AND,

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

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-5 AND C-6.

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<u>Item C-8</u>

December 13, 2021

(Out of Sequence)

CC - Approval of a Software License Agreement with Aikido Labs for the Development of the Culver City Connect Application for the Development of a Homeless Management Information System, the Development of Data Governance Polices, User Licenses, and the Creation and Maintenance of Data Sharing Platform for First Responders and Case Managers in an Amount Not-to-Exceed $85,200

Vice Mayor Lee wanted to ensure that data sharing with other jurisdictions is included in the contract.

Tevis Barnes, Housing Programs Administrator, acknowledged the importance of data sharing; discussed limitations to system access due to the Health Insurance Portability and Accountability Act (HIPAA); negotiations with other jurisdictions regarding data sharing; and data sharing efforts by the Westside Council of Governments Homeless Working Group.

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

1. APPROVE A SOFTWARE LICENSE AGREEMENT IN AN AMOUNT NOT-TO-EXCEED $85,200 WITH AKIDO LABS FOR THE DEVELOPMENT OF THE CULVER CITY CONNECT APPLICATION FOR THE DEVELOPMENT OF A HOMELESS MANAGEMENT INFORMATION SYSTEM, THE DEVELOPMENT OF DATA GOVERNANCE POLICES, USER LICENSES, AND THE CREATION AND MAINTENANCE OF A DATA SHARING PLATFORM FOR FIRST RESPONDERS AND CASE MANAGERS; 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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Public Hearings

Item PH-1

CC - PUBLIC HEARING: (1) Introduction of an Ordinance Approving a Comprehensive Plan Amendment (P2021-0174-CPA); and (2) Adoption of a Class 32 Categorical Exemption, to allow a Three-Story, 7,022 Square Foot Community Center, Six Dwelling Units,

a Reconfigured Community Garden, and Associated Site Improvements at 10808-10860 Culver Boulevard (Project)

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

Sol Blumenfeld, Community Development Manager, introduced the item.

Gabriela Silva, Associate Planner, provided a summary of the material of record.

Justin Jampol, Wende Museum, provided background on the organization; a presentation on the project; and he asked for City Council support for a revision to the 2014 Comprehensive Plan.

Brian Wickersham, AUX Architecture, provided a presentation on project design and thanked everyone involved in the process;

Elisa Paster, Glaser Weil, discussed requested modifications; the suggestion to move the Community Garden parcel; other open space provided on site; the lack of a nexus with the requirement to replace infrastructure and other elements at the bus stop across Culver; fundraising for the Creative Community Center; the affordable housing pilot project; partnership between the Wende and the City; the partnership with AFI; use of the housing by local or refugee artists; fundraising; limited funds; only requiring the replacement of curbs and signage if they are damaged; existing bike racks on the sidewalk; the concurrent plan check; placement of the short-term bicycle racks within the fence; practicality; requiring Phase 2 improvements during the Phase 2 plan check; new language added regarding applicant responsibility for implementing all three phases of the project; the partnership with the City for Phase 3; permissive rather than mandatory entitlements; she asked that language be changed from "The applicant shall be responsible…" to read: "Conditions shall be implemented and cleared on a per phase basis"; and that language in the Community Garden condition be changed to indicate that open space adjacent to dwelling units and the parking lot satisfies the replacement requirement with the Community Garden moved to another City-owned property and a commitment on the City's part that it get done.

Justin Jampol. Wende Museum, read an excerpt from a letter that Congresswoman Karen Bass had written to the City Council in support of the project.

Discussion ensued between staff and Council Members regarding the Community Garden; fencing; relocation; open space; space around Bill Botts Field; the open space requirement of the Mixed Use Ordinance; providing that the project include open space on a one for one basis consistent with the amount being utilized; conformance with the zoning code requirement; increasing accessibility; procedures for traditional community gardens; fencing; security; the intent for a one to one replacement; meeting usage requirements; finding latitude in the Comprehensive Plan; meeting the area requirement and the use requirement; open space vs. park space; replacement of park space specifically; creative design and flexibility; the required special condition as part of the discretionary approval process; exemptions already granted to the Wende; upgrading transit facilities at the site related to a major change; and bike parking.

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

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Jim Clarke, Culver City Arts Foundation Chair, expressed support for the amendment to the Comprehensive Land Use Plan; he listed reasons for support included in the letter of support he sent to Council Members; and he indicated that the Foundation would support the Wende in making their vision a reality.

Tom Wilson reported living two houses away from the project; expressed support for the Wende and for the project; asserted that the Wende was a good neighbor; and he encouraged the City to continue to work with the Wende on the expansion.

John Wahlert reported living in close proximity to the project; discussed impacts of the project on his family; his support for the Museum and for the project; positive impacts to the area; outreach to the neighborhood; benefits of the project; he urged the City Council to move forward with the project; and he encouraged the City to find a different space for the Community Garden.

Freddy Puza expressed support for approving the amendment and moving forward with the project; discussed forward thinking vision; innovative and creative ideas; benefits of the project; and he indicated that he had hoped there would be more low income units.

Keith Jeffreys, United States Veterans Artists Alliance, thanked the City Council and those who worked on the project for the opportunity to participate actively in the cultural community of the City; expressed full support for the project; and he was looking forward to being back in the City in the near future.

Mark Lipman, Advisory Committee on Housing and Homelessness (ACOHH) Chair, observed that the proposed housing was not what had been promised by the City; discussed pitting homeless veterans against homeless refugees; thanking veterans rather than helping them; consideration of the best use of public land as it pertains to important housing matters by the Advisory Committee on Housing and Homelessness; he recommended reevaluating the housing portion of the project and increasing the number of units from 6 to 12; and he asked the City Council to wait for the ACOHH recommendation before moving forward.

Patrick Meighan expressed support for the project; wanted to see the Community Garden relocated and the green band around the Community Center maintained; expressed support for converting the asphalt parking lot to green space; opposition to keeping the housing component to one floor only; and he asked the City Council to authorize expansion to a second floor to accommodate couples and small families while retaining neighborhood scale and height.

Ken Mand expressed support for the project; discussed benefits; asked the City Council to approve the project including the requested modifications to the Conditions of Approval; discussed relocation of the Community Garden; and he noted the importance of approving Phase 2.

Michelle Weiner discussed issues with the project; the reference to relocating the Community Garden; previous unsuccessful processes to identify a space to expand the Community Garden; the proposed community building; the small amount of housing proposed; differences in what was originally proposed and the current design; and concern with Phase 3.

Donna Kent discussed accommodations for increased housing; support for adding a second floor; support for the multi-purpose space for the community; she questioned who would decide who receives housing; and she asked the City Council to support the project.

Discussion ensued between the applicant, staff and Council Members regarding the partnership with the Artistic Freedom Initiative (AFI); the process for awarding housing; the third amendment to the lease agreement for affordable housing; creativity with the Community Garden; flexibility with the Comprehensive Plan in allowing larger housing units; use of modular units; Housing Authority responsibility for approving the tenancy for affordable housing; and compliance with state law.

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

Discussion ensued between staff and Council Members regarding latitude for the one to one replacement of the garden as landscaped area; adding language to indicate that the City would work to relocate the Community Garden space at a City park; adding housing; the Phase 3 Conformance Review; appreciation for the work of Justin Jampol; crafting a relocation document for the Community Garden; Bill Botts Park as a potential location; removal of signage replacement and bus stop improvement requirements; support for approval on a per phase basis; community benefits; replacement parking on public property; the Shared Parking Analysis; removal of parking requirements for the affordable units; bicycle parking; creation of a true open space; safeguarding the space from unauthorized access; removal of the fence; the housing component; viability of small live/work spaces; concern with putting demands on the project funded by the Wende; financing the relocation of the Community Garden; phasing; providing long-term secure parking spaces for tenant bicycles; sidewalk bike rack parking for the Community Center; removal of Conditions 15 and 16; repair for damaged signs; community outreach; disagreement on certain elements of the project; flexibility to consider two-story housing; support for an economical replacement of bus furniture; adding sustainability elements to the project; ensuring that Parks and Recreation have the ability to use the space for events; acknowledgement of trepidation around moving the Community Garden; the initial meeting at Vets; initial resident opposition to housing; other housing options on the agenda; the need for transparency in the Community Garden process; equity; a suggestion to add wording to clarify that short term bicycle parking be included on the sidewalk or in the adjacent parking lot; support for deleting Conditions 15, 16 and 46 and for changing wording in the Comprehensive Plan to allow flexibility to have up to 12 homes on the site; concern with potential financial difficulties created by requiring 12 units; the lease agreement; the entitlement; providing latitude to address potential financial constraints; proposed revised wording for Condition 20: "The project will provide an equivalent amount of open space on the project site to replace the displaced Community Garden and the City will work to relocate the Community Garden space at a Culver City park"; the Conformance Review; and appreciation to Justin Jampol and the Wende Museum.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. INTRODUCE AN ORDINANCE APPROVING A COMPREHENSIVE PLAN AMENDMENT, FOR A THREE-STORY, 7,022 SQUARE FOOT COMMUNITY CENTER, UP TO TWELVE DWELLING UNITS, A RECONFIGURED COMMUNITY GARDEN, AND ASSOCIATED SITE IMPROVEMENTS, SUBJECT TO CONDITIONS OF APPROVAL SET FORTH IN PLANNING COMMISSION RESOLUTION NO. 2021-P012, BASED ON THE CITY COUNCIL DISCUSSION OF CONDITIONS 2, 13, 15, 16, 20 AND 46, INCLUDING LANGUAGE IN THE STAFF REPORT, AND,

2. ADOPT A CLASS 32 CATEGORICAL EXEMPTION, FINDING THE PROJECT WILL NOT HAVE ANY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT.

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Item PH-2

CC - PUBLIC HEARING: (1) Adoption of a Resolution Confirming the 2022 Annual Work Plan and Levy of Assessments for the Downtown Culver City Business Improvement District; and (2) Appointment of Members to the Downtown Culver City Business Improvement District Advisory Board for Calendar Year 2022

Jeremy Green, City Clerk, reported that the Resolution of Intention that included the Notice of Public Hearing was published in the Culver City News on November 18, 2021.

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

Mayor Fisch invited public comment.

Jeremy Green, City Clerk, indicated no requests to speak and no protests received.

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

Mayor Fisch received clarification that there was no need to overrule and deny as no protests had been received.

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

1. ADOPT THE PROPOSED RESOLUTION CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2022; AND,

2. APPOINT THE 2022 ADVISORY BOARD AS RECOMMENDED BY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT.

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Item PH-3

CC - PUBLIC HEARING: (1) Adoption of a Resolution Confirming the 2022 Annual Work Plan and Levy of Assessments for the Culver City Arts District Business Improvement District; (2) Appointment of Members to the Culver City Arts District Business Improvement District Advisory Board for Calendar Year 2022; and (3) Approval of an Extension of the Existing Management Agreement Through December 31, 2022

Jeremy Green, City Clerk, reported that the Resolution of Intention that included the Notice of Public Hearing was published in the Culver City News on November 18, 2021 and mailed to all affected businesses on October 29, 2021.

Mayor Fisch announced that now was the time and place for the hearing of protests or objections to the continuation of the Business Improvement District.

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

Mayor Fisch invited public comment.

Jeremy Green, City Clerk indicated no requests to speak and no protests received, therefore a majority did not exist.

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

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

1. ADOPT THE PROPOSED RESOLUTION CONFIRMING THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2022; AND,

2. APPOINT THE 2022 ADVISORY BOARD AS RECOMMENDED BY THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT; AND,

3. APPROVE AN EXTENSION OF THE EXISTING MANAGEMENT AGREEMENT THROUGH DECEMBER 31, 2022.

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Action Items

Item A-1

CC:FA:HA:PA:SA - (1) Election of Mayor and Vice Mayor for a 12-Month Term; and (2) Confirmation by the Boards of the Financing Authority/Housing Authority/Parking Authority/Successor Agency to the Culver City Redevelopment Agency that the Mayor and Vice Mayor of the City Shall Serve as Chair and Vice Chair of these Bodies, Respectively, for a 12-Month Term

Council Member McMorrin nominated Vice Mayor Lee to serve as Mayor and Mayor Fisch seconded the nomination.

No other nominations were received.

Discussion ensued between staff and Council Members regarding time necessary to spend on City issues; concern with the ability of Vice Mayor Lee to devote sufficient time to mayoral duties; the upcoming campaign of Vice Mayor Lee for Congress; disparaging comments made; creation of a hostile working environment; serving as an effective functional Mayor; concern with breaking the decorum; time constraints; the ceremonial position; time and dedication required to be a Mayor as opposed to being a Council Member; confidence in Vice Mayor Lee to manage his time and acknowledgement of his completion of a doctorate while serving on the City Council; qualifications to serve; votes from community members; and accomplishments of Council Members while serving.

Mayor Fisch expressed appreciation for being able to serve as Mayor and thanked the community and his colleagues for their support.

MOVED BY MAYOR FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE THAT THE CITY COUNCIL: ELECT DR. DANIEL LEE TO SERVE AS MAYOR FOR A 12-MONTH TERM.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN, VERA
NOES: NONE
ABSTAIN: ERIKSSON

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE THAT THE CITY COUNCIL: ELECT ALBERT VERA TO SERVE AS VICE MAYOR FOR A 12-MONTH TERM.

Mayor Lee received clarification regarding time constraints and remaining agenda items.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE FINANCING AUTHORITY BOARD, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY BOARD: ADOPT RESPECTIVE MOTIONS CONFIRMING THAT THE MAYOR AND VICE MAYOR SHALL SERVE AS CHAIR AND VICE CHAIR OF THESE BODIES, RESPECTIVELY, EACH FOR A 12-MONTH TERM.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Kelli Estes congratulated the new Mayor noting that she felt he could do the job; expressed concern with time constraints; and observed the awkwardness of speaking after the fact.

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

Michelle Weiner was called to speak but was no longer in the meeting.

Mark Lipman thanked former Mayor Alex Fisch for stepping up to support up to 12 units; congratulated Vice Mayor Vera; expressed congratulations to Mayor Lee on being the first Black Mayor in Culver City; support for the Mayor in his efforts to implement Direct Housing, build a Community Land Trust and create a participatory budget process for the community; and he expressed appreciation for the honor, integrity, vision and leadership of Mayor Lee.

Patrick Meighan thanked outgoing Mayor Fisch for his service and welcomed and congratulated incoming Mayor Lee and Vice Mayor Vera.

Disa Lindgren thanked outgoing Mayor Fisch for his dedicated, diligent, and focused service; thanked incoming Mayor Lee for his representation of the community while at the same time earning his doctorate; and she congratulated Vice Mayor Vera.

Meghan Sahli-Wells congratulated Mayor Dr. Daniel Lee; discussed the historic moment; expressed dismay at comments made by Council Member Eriksson; thanked outgoing Mayor Fisch for his leadership during trying times; expressed appreciation to the City Council for their leadership; discussed the focus on equity; and she congratulated Vice Mayor Vera.

Tristan Ezador was called to speak but was not on Webex.

Michelle Weiner congratulated Mayor Dr. Daniel Lee; expressed appreciation for his service and confidence in his ability to do the job; congratulated Vice Mayor Vera; discussed appreciation for outgoing Mayor Fisch for taking on difficult tasks; discussed the General Plan Update; bold and ambitious action; and she thanked the entire City Council for their efforts.

Linda T. thanked former Mayor Fisch for his bold and dedicated leadership; noted the historic nature of Mayor Lee's appointment; expressed support for the continued work on the positive transformation of the City; reminded the public that Council Member Eriksson was the only Council Member to vote against phasing out oil drilling in the City; and she expressed concern with abstaining from supporting a colleague and the new Mayor.

Karim Sahli congratulated Dr. Daniel Lee as the first African-American Mayor of the City; expressed support for the work of Mayor Lee; thanked former Mayor Fisch for his efforts; discussed additional work to be done and the need for forward thinking; and he expressed disappointment in the actions of Council Member Eriksson.

Mayor Lee discussed the significance of "firsts"; things that are lagging behind in society; his reasoning for becoming involved in politics; history of the City; appreciation for colleagues who push for something better; focused priorities on the environment, housing, humane care for seniors, mobile crisis response, and active transportation; commitment; he noted that he had missed one meeting in April; expressed confidence in his ability to meet the task; noted that Vice Mayor Vera and his colleagues would be available to serve if need be; discussed responsiveness; moving on from unfortunate comments or differences of opinion; avoiding political polarization; authenticity; and he expressed appreciation for the service of Mayor Fisch during a difficult period in history.

Vice Mayor Vera thanked outgoing Mayor Fisch for his service and dedication; he was looking forward to finding commonality with Mayor Lee and the rest of the City Council; and he noted the importance of bringing healing to the City.

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Item A-2

CC – (1) Authorization to Place a Permanent Art Installation Commissioned by Hackman Capital Partners, LLC within the Town Plaza Expansion Area Subject to Cultural Affairs Commission Review and Approval of the Art Installation; and (2) Provide Direction to the City Manager as Deemed Appropriate

This item was deferred to a future meeting.

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Item A-3

CC - Discussion of Whether to Place a Ballot Measure for Affordable and Workforce Housing on a Future General Municipal Election; (2) (If Desired) Creation of an Ad Hoc Affordable and Workforce Housing Ballot Measure City Council Subcommittee and Appointment of Two City Council Members thereto; (3) Discussion of Whether the City Should Partner with Culver City Unified School District (CCUSD); and (4) Direction to the City Manager as Deemed Appropriate

This item was deferred to a future meeting.

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Item A-4

CC - (1) Discussion of the Project Homekey Program Round 2 Application for Motel Acquisition and Rehabilitation and Consideration of the Appropriation of Local Funds for Operation and Supportive Services; (2) If Desired, Adoption of a Resolution to Submit an Application for the Creation of 38 Interim Housing Units and 35 Permanent Supportive Housing Units; and (3) Direction to the City Manager as Deemed Appropriate

Tevis Barnes, Housing and Rent Control Manager, provided a summary of the material of record; noted severe weather in the forecast and the location of the nearest Cold Weather Shelter 11 miles away; and she stated that no amount of outreach and data tracking would solve homelessness, as that could only be solved by creating housing units.

Discussion ensued between staff and Council Members regarding the commitment to operating expenses for the next several years; willingness to underwrite five years of operating costs; annual operating costs; funding sources; the projected shortfall; and the inability to demonstrate funding availability.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Khin Khin Gyi, Advisory Committee on Housing and Homelessness, discussed increases in homelessness according to numbers from the annual Los Angeles Housing Services Authority (LAHSA) count; numbers from the Culver City Count; and she asked the City to apply for the Homekey funds to help create additional interim and permanent supportive housing with wraparound services in the City.

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

Mark Lipman observed that every time a police budget issue comes up on the agenda the response is: "if it saves one life, it is money well spent" and he felt that also applied to homelessness; he supported staff comments regarding the lack of shelter in SPA (Service Provider Area) 5; he asserted that housing was needed more than anything else; he expressed support for applying for the funding; and he proposed obtaining funding by taxing major corporations that have put the City in the situation to have rising rents, housing insecurity, and increased numbers of homeless individuals.

Mary Daval was called to speak but was not on Webex.

Michael Hirsch was called to speak but was not on Webex.

Freddy Puza, former member of the Committee on Homelessness, expressed support for the resolution to authorize the submittal of an application for Homekey grant funds; discussed the housing crisis; the need to provide housing and wraparound services; cost savings with providing access to housing; helping people as the most cost effective way to solve the issue; and the importance of working with regional partners to address issues.

Stephen Jones congratulated the new Mayor and Vice Mayor; asked the City Council to support the item; noted that it is cold and raining and that people would die on the streets this winter; and he asserted that the program would save lives.

Nancy Barba expressed support for moving forward with the application for Project Homekey; encouraged the City to take a stand on the issue; discussed the housing crisis; the affordability crisis; the need to commit to apply for the funding and follow all possible avenues to get the necessary funding to continue the program; reflecting values in the City budget; services available in the City; and the importance of encouraging transition into the full community.

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

Discussion ensued between staff and Council Members regarding support for figuring out financing to move forward with the application; taking action to support people getting housed;

the upcoming Annual Homelessness Count; capital costs; ongoing operational costs; fiscal responsibility; county monies; Proposition H monies; county responsibility to fund the operation; a suggestion to draft a letter to the Board of County Supervisors; lack of services in SPA 5; the lack of a winter shelter in the area; the investigation by the Blue Ribbon Committee; addressing the root cause of housing prices and homelessness; getting people out of chronic homelessness and into a place to heal; the rare opportunity to buy urban land; the importance of providing interim housing on the westside; confidence in closing the funding gap; closing the existing structural deficit; addressing resident concerns and the concerns of the homeless; adaptive reuse; context in how to move forward; Upward Bound House; the budget surplus in California; finding additional revenue sources; reallocation of funding to support the program; flexibility with crafting the ballot measure proposed in Item A-3; potential collaboration with Mike Bonin and others; avenues to explore for operational costs; benefactors; other cities in the same situation; earmarking the Affordable Housing Linkage Fee; the annual budget process; flexibility with the General Fund; whether a budget amendment is necessary; additional City Council consideration; transitional housing vs. permanent supportive housing; mixing housing types; source of funding as dictating how monies can be used; Redevelopment Law; exploration of different configurations and scenarios; concern with affects to other departments in the City; and putting the county on notice that they need to be more cooperative with local agencies and provide support.

Council Member Fisch moved to adopt the resolution to submit an application for the creation of 38 interim housing units and 35 permanent supportive housing units per the attachment in the agenda. Council Member McMorrin seconded the motion.

Additional discussion ensued between staff and Council Members regarding approval of a specific amount of local funding authorized for operating costs; the need for the item to return to the City Council; providing evidence of the City's support; approval of a budget amendment in January; authorization for a certain dollar amount in order to submit to the state; approval of the amount deemed necessary to submit a competitive application; and incentive to find funding.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO SUBMIT AN APPLICATION FOR THE CREATION OF 38 INTERIM HOUSING UNITS AND 35

PERMANENT SUPPORTIVE HOUSING UNITS WITH DIRECTION TO THE CITY MANAGER AS PROVIDED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Eriksson moved to direct staff to draft a letter signed and edited by the Mayor to the full Board of Supervisors regarding issues with needing support for operational expenses and Vice Mayor Vera seconded the motion.

Discussion ensued between staff and Council Members regarding concern as to potential impacts of the letter; continued side conversations; staff workload; asking the county to show that they are capable of responding; demonstrating that the City is doing the right thing; being a leader; support for making a full case to the full Board; drafting a compelling letter; preliminary numbers; evidence that the item is well thought out; creation of infrastructure; items accomplished in the plan to address homelessness in the City; and retaining autonomy.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO DRAFT A LETTER TO THE FULL BOARD OF SUPERVISORS REGARDING ISSUES WITH NEEDING SUPPORT FOR OPERATIONAL EXPENSES.

Jeremy Green, City Clerk, clarified for any remaining speakers that Items A-2 and A-3 were deferred to a future meeting.

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Item A-5

CC - (1) Adoption of a Resolution Approving Participation in the Nationwide Opioid Litigation Settlements and Authorizing the City Manager to Execute the Participation Agreements and Take All Necessary Actions to Effectuate the City's Participation in the Settlements; and (2) Direction to City Manager as Deemed Appropriate

Lisa Vidra, Assistant City Attorney, congratulated the new Mayor and Vice Mayor and provided a summary of the material of record.

Mayor Fisch invited public comment.

The following member of the public addressed the City Council:

Khin Khin Gyi discussed increases to drug overdoses due to opioids and she expressed support for approval of the resolution.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING PARTICIPATION IN THE NATIONWIDE OPIOID LITIGATION SETTLEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PARTICIPATION AGREEMENTS AND TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENTS.

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Public Comment - Items Not on the Agenda

Mayor Lee invited public comment.

Mimi Ferrel, City Clerk Specialist, indicated no requests to speak.

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Items from Council Members

Council Member Eriksson asked that the meeting be adjourned in memory of Culver City High School football coach Greg Goodyear.

Vice Mayor Vera announced a memorial for Greg Goodyear on December 29.

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Council Member Requests to Agendize Future Items

Vice Mayor Vera received consensus to agendize a discussion of other modes of housing to offer immediate help to the unhoused.

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Adjournment

There being no further business, at 12:08 a.m., Tuesday, December 14, 2021, the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Greg Goodyear to a regular meeting on January 10, 2022.

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

DR. DANIEL LEE
MAYOR of Culver City, California and CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board, the Redevelopment Financing Authority, Culver City Parking Authority, and Culver City Housing Authority Board

Date: 11 January 2022