

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

February 26, 2024  
7:00 p.m.

**Call to Order & Roll Call**

Mayor McMorris 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 6:03 p.m. in the Mike Balkman Chambers at City Hall and via Webex.

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

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**Closed Session**

Mayor McMorris invited public comment.

The following member of the public addressed the City Council regarding Item CS-2:

Osage Griffin reported that public counsel had shown the claim to vested rights by the Meadows owners to be bogus; discussed the new lease agreement that ignores and circumvents the current tenant protection ordinance; he expressed appreciation to the City for standing their ground and protecting current City

ordinances; he asserted that the owners had not done due diligence in maintaining The Meadows property and were requiring the tenants to foot the bill for doing business; he discussed the desire of the business to go around the ordinance; he questioned the justification for changing the law meant to protect people to give the people they are being protected from the right to do whatever they want; and he pointed out that tenants count.

Disa Lindgren was called to speak but was not present on line or in Council Chambers.

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA 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.

At 6:05 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 (2 Items)  
Pursuant to Government Code Section 54956.9(d)(2)

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

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### **Regular Session**

Mayor McMorris reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority, Culver City Housing Authority Board, and Culver City Parking Authority Board at 7:05 p.m. with all Council Members present.

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### **Recognition Presentations**

**CC - A Proclamation of the 60th Anniversary of the Sister City Relationship Between Culver City, California and Uruapan, Mexico**

Mayor McMorris presented the Proclamation of the 60th Anniversary of the Sister City Relationship between Culver City, California and Uruapan, Mexico and she presented the key to the City to the Mayor of Uruapan, Mexico.

Gifts were exchanged between representatives from the two cities.

Ignacio Benjamín Campos Equihua, Mayor of Uruapan, Mexico, expressed appreciation for the gifts and for continued partnership between the cities.

Lisa Saperston, Culver City Sister City Committee, presented an artisanal bowl to the Mayor of Uruapan, Mexico in commemoration of the 60 year relationship between the two cities.

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**Pledge of Allegiance**

Mayor McMorris led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session.**

Mayor McMorris indicated nothing to report out of Closed Session.

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

Council Member Puza discussed the recent storm; thanked staff from many departments for working to facilitate a successful visit by the President of the United States to the Julian Dixon Library to talk about eliminating student debt; reported attending a memorial for Nex Benedict, a non-binary teen brutally beaten in an Oklahoma high school bathroom; discussed Culver City parents concerned for their children; statistics regarding depression and bathroom discrimination; he wanted

LGBTQ+ youth who were hurting to know that they were seen and not alone; announced World Hearing Day on March 3 and a recycling class by the Public Works Department for multi-dwelling properties on March 5; and he indicated that Ramadan would begin on March 10.

Vice Mayor O'Brien discussed the celebration for the launch of the Mobile Crisis Team on February 27 in the City Hall Courtyard; the mental wellness resource fair; the Complete Streets Design Guidelines Community Meeting on February 28 at Veterans Memorial building; the AVPA production of *Mama Mia* on March 7-10 and 14-17 at Frost Auditorium; and events for the Screenland 5K on March 9-10.

Mayor McMorris echoed thanks to everyone involved in coordinating President Biden's visit; discussed an article in *The Guardian* about plastics; difficulty recycling plastics; the City ordinance as it pertains to polystyrene use; the importance of moving away from single-use and micro-plastics; a recent LA vs. Hate email lifting up the spirit of Black History month; data indicating increases from 2021 to 2022 and overrepresentation of African Americans as targets for hate in the most recent LA County Hate Crimes Report; she invited neighbors to join LA vs. Hate; and she expressed appreciation to Council Member Puza for lifting up the tragic accident noting that care and love must be amplified in the community and beyond.

Jeremy Bocchino, City Clerk, discussed the upcoming election on March 5, 2024; early voting; vote centers; ballot drop box locations; information available at [lavote.gov](http://lavote.gov), by calling (310) 253-5851, or by writing [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org); curbside voting options; and she noted that voting could be combined with the Wellness Fair on February 27, 2024.

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### **Information Items**

#### Item I-1

**CC - 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)**

Tevis Barnes, Housing and Human Services Director, discussed the recent 2024 Homeless Count; the MOU (Memorandum of

Understanding) with LAHSA (Los Angeles Housing Services Authority) that requires permission from LAHSA before discussing data; the overall decrease to the numbers; the definition of homelessness; she thanked everyone who participated in the Annual Homeless Count; and she expressed appreciation to the Public Information Officer for the creation of a video for the 2024 Homeless Count that she presented to the City Council.

Dr. Daniel Richardson, Human Services and Crisis Intervention Manager, invited everyone to the Mobile Crisis Team (MCT) Launch and Wellness Fair on February 27, 2024; discussed participants and activities planned; the importance of mental health and awareness; the program launch; operating hours; intent of the program; the ability of the public make use of the MCT by calling the crisis line at (310) 253-5770; free and voluntary services provided; on-scene crisis care and psychological first aid; evaluation and consulting; addressing client safety; facilitating access to mental health care; and he presented a video about the MCT.

Tevis Barnes, Housing and Human Services Director, highlighted the next phase of the MCT; discussed the importance of public education; and she presented the first in a series of Mental Health Mondays videos.

Dr. Daniel Richardson, Human Services and Crisis Intervention Manager, presented MCT bags with information and promotional items to Council Members.

Tevis Barnes, Housing and Human Services Director, provided an update on where the City is in terms of Homeless Services; discussed progress since the declaration was made; Wellness Village; Project Homekey; Motel Master Leasing; people moving through the continuum; full deployment of the Mobile Crisis Team; Healthcare in Action; access to weekly psychiatric and health care; and she presented a QR Code where additional information could be accessed

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; three ways that the MCT would be dispatched; clarification that the MCT is dispatched by the Culver City Police Department (CCPD) or the Culver City Fire Department (CCFD) rather than by the South Bay Regional Dispatch Center (911); performance measures to determine the effectiveness of the MCT; highlighting community need and levels of success; work with the Assistant City Manager to determine categories to capture; clarification that the MCT

is meant to respond to any mental health crisis; and time spent on homeless outreach in the initial phase.

Mayor McMorris invited public comment.

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

Additional discussion ensued between staff and Council Members regarding adjusting response to the community as need is determined; performance measures; data collection; focusing resources to help as many people as possible; identification of specific services available on the website for the community; work with the Assistant City Manager and partners to develop a framework for data collection to create a dashboard for the City website; research on the practices of other cities; enforcement; the recent LAHSA meeting; information shared at the Lived Experience meeting; and creation of a Conflict Resolution Toolkit.

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#### **Presentations to the City Council**

Item P-1

#### **CC - Presentation Regarding Street Based Outreach and Treatment by the Los Angeles County Homeless Initiative**

Tevis Barnes, Housing and Human Services Director, introduced the presentation.

La Tina Jackson, County of Los Angeles Department of Mental Health, provided a presentation regarding street based outreach and treatment; discussed the Los Angeles County Coordinated Outreach System; homeless outreach specific to Culver City; the role of the Department of Mental Health; how to access emergency services for psychiatric situations; leveraging services offered for Culver City; multi-disciplinary teams; matching people to housing; layers of specialization; funding through the Department of Health Services; composition of the different outreach teams; the Homeless Outreach & Mobile Engagement (HOME) Team; how to make referrals; requesting help for a psychiatric crisis; 911 vs. Psychiatric Mobile Response Teams (PMRTs); additional information available; and she offered to provide a presentation on the Veterans Peer Access Network at a future date, if desired.

Discussion ensued between Ms. Jackson, staff, and Council Members regarding frequency of the deployment of the HOME Team to Culver City; weekly client visits; clarification that one team is deployed to SPA (Service Provider Area) 5; clarification that the HOME Team is comprised of DMH (Department of Mental Health) staff; maintenance visits rather than crisis visits; clarification that the HOME Team provides treatment rather than emergency response and has been in operation for three years; Care Court; appropriate triage; and appreciation for being able to coordinate for higher needs with the localized team.

Mayor McMorrin invited public comment.

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

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

Mayor McMorrin invited public comment.

The following members of the public addressed the City Council:

Osage Griffin was called to speak but was not present on Webex or in Council Chambers.

Ronald Davis provided background on himself; discussed his previous request that the City Council agendaize consideration of a resolution or proclamation in support of a cease-fire in the Israeli-Palestine War; he discussed receipt of hundreds of letters addressed to the City Council requesting that the issue be placed on a City Council agenda; he read the letter; indicated that 80 City Councils throughout the nation had resolved to support a call for a cease-fire; noted that 153 members of the United Nations had requested a cease-fire and the majority of Americans support a cease-fire; discussed the emergency issue; the humanitarian and moral question; and he asked the City Council to make a decision as to whether they are in support of the killing or not.

Bill Beck expressed concern about the project from 11304 - 11312 Culver Boulevard noting that requirements in the pre-application process had not been properly met; he asked that the City Council agendaize a request that community meeting number one of the developer be redone; noted evidence that 11 of the 12 closest residences did not receive notification; and he provided materials for City Council review.

Jeremy Bocchino, City Clerk, read a statement regarding hate speech.

Arianna Miskin requested that a resolution or proclamation be placed on the agenda to recognize the life of Justin Thompson Jamar; she provided background on herself; asked that March 31, 2024 be declared Justin Thompson Jamar Day in Culver City noting two murals dedicated to him; she discussed his family and life in Culver City; and she asked for guidance in finding a way forward.

Carolyn Libuser was called to speak but was not present on Webex or in Council Chambers.

Salem Alem reported living in Section 8 housing and having to kick out her daughter because she was not allowed to be on the lease; asserted that Los Angeles County Mental Health should be investigated by the federal government; provided background on herself; distributed paperwork for City Council review; discussed the homeless crisis; an incident that occurred on February 26; she reported that the hospital discharged her daughter on the street; and she stated that mistakes happen and should be investigated.

Mayor McMorrin asked that staff follow up with Ms. Alem.

Denise Neal discussed upgrades to Bill Botts and Veterans Memorial Park; she asked whether the City was reviewing upgrades to the Circulator and the bus routes; noted that each neighborhood should have their own Circulator; the need to improve transportation for the upcoming sports events over the new few years; concern with people driving tired; and she asked the City to consider a living stipend for travel workers.

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#### **Receipt and Filing of Correspondence**

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

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



Item C-5 was considered separately; Item PH-1 was considered both after the Consent Calendar and after Item PH-2; and Item A-4 was considered before Item A-1.

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**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for February 3, 2024 to February 16, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 3, 2024 TO FEBRUARY 16, 2024.

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Item C-2

**CC:HA:PA:SA - Approval of Minutes of the Regular City Council Meeting Held on February 12, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 12, 2024.

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Item C-3

**CC - Approval of an Amendment to Each of the Existing Agreements with AssetWorks, Inc., a Web-Based, Cloud-Hosted Fleet and Facilities Management System, in a Total Amount Not-to-Exceed \$389,433 (\$285,133 for 4 Years of Annual Licensing Fees Plus \$104,300 in One-Time Implementation Costs)**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH ASSETWORKS, INC. FOR DATABASE HOSTING SERVICES IN A TOTAL AMOUNT NOT-TO-EXCEED \$389,433 (\$285,133 FOR FOUR (4) YEARS OF ANNUAL LICENSING FEES PLUS \$104,300 IN ONE-TIME TRAINING AND IMPLEMENTATION COSTS); 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-4

CC - Receipt and Filing of Report on Emergency Response Expenditures Pertaining to Local Emergency Regarding Homelessness Declared by the Director of Emergency Services on January 3, 2023 and Ratified by the City Council on January 9, 2023

THAT THE CITY COUNCIL: RECEIVE AND FILE A REPORT RELATED TO EMERGENCY RESPONSE EXPENDITURES PERTAINING TO LOCAL EMERGENCY REGARDING HOMELESSNESS DECLARED BY THE DIRECTOR OF EMERGENCY SERVICES ON JANUARY 3, 2023 AND RATIFIED BY THE CITY COUNCIL ON JANUARY 9, 2023.

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Item C-5

CC - (1) Award of an Off-Cycle Special Events Grant to the Culver City Exchange Club and Designate the 20th Annual Culver City Car Show as a City-Sponsored Event; (2) Approval of Related Street Closures in Downtown Culver City; and (3) Authorization to the City Manager to Approve Applicable City Permits and Licenses Required to Produce the Event

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

John Cohn thanked Council Members who attended the Backpack for Kids Fundraiser; discussed the upcoming proposal to bring the car show back to downtown Culver City; the legacy family-friendly event; the intent to reenergize the partnership with CCFD; the 20<sup>th</sup> Anniversary show; the request of in-kind fees; the complex event; revenue streams lost with the downtown location; and the request for an additional cash contribution.

Edgar Varela, Special Events Manager, provided a summary of the material of record noting that the Exchange Club grant request

had been revised to \$30,000 after discussion with various City departments; discussed the adopted budget for 2023-2024; and he noted that the Exchange Club requested additional monies from the earmarked 4<sup>th</sup> of July fund to assist with traffic control.

Discussion ensued between staff and Council Members regarding clarification that The Exchange Club would not be producing the 4<sup>th</sup> of July event this year and wanted to allocate those funds to the Car Show; the need to agendize a discussion of reallocation of funds; Downtown Business Association (DBA) support of the Car Show; clarification that awarding \$30,000 in in-kind sponsorships would exhaust funds for the current fiscal year; off-cycle requests; funding for the Juneteenth event last year; an upcoming off-cycle request at the end of the meeting; the Special Grants Committee; concern with not having any funds available for any other events; average request; subcommittee consideration of the item; concern with the extra request; and timing for when the Exchange Club needs an answer.

John Cohn, Culver City Exchange Club, discussed logistical planning; security protocol; law enforcement costs; and timing.

Additional discussion ensued between Mr. Cohn, staff, and Council Members regarding waiting to find out if there are any other events that could need support; the number of cars involved; cost per vehicle to register; increased costs to do the event; money lost at the 2023 4<sup>th</sup> of July event; legacy and signature events; complexities associated with shutting down streets and traffic control; costs of doing business; the thoughtful process in determining allocations for off-cycle events; ensuring a fair process; the intent to support as many events as possible, even if the full amount cannot be granted; the special 20th anniversary event; the draw of the Car Show; the importance of bringing people into downtown Culver City; being mindful of other areas competing for business; support for in-kind donations; costs paid for by the City when President Biden was in town; admonishment for the Exchange Club to make sure they are requesting an on-cycle event next year; clarification that if the money is granted to The Exchange Club, there would be no money available for a City-sponsored Juneteenth event; the ability of the City Council to use contingency funds; clarification that The Exchange Club made an initial request for \$15,000, then a request for an additional \$15,000, and they will also request direct funding at a future City Council meeting to take funding from the July 4<sup>th</sup> event; the ability of the City Council to fund future events; making a budget amendment with a 4/5<sup>th</sup> vote to provide funding for

Juneteenth; money currently appropriated in the budget; money appropriated for the July 4<sup>th</sup> fireworks show in the current year budget; the need to agendize appropriation of funds; the ability to transfer appropriated funds; and the inability of the Exchange Club to conduct the 4<sup>th</sup> of July event.

Council Member Eriksson moved to appropriate the \$30,000 being requested.

Mayor McMorris discussed the impacts of climate change as a result of the interdependence on fossil fuels and car culture; the message being sent about City Council values to use the entire off-cycle special event grant monies for the Car Show; the need to encourage transit and alternative modes of transportation as the reality of climate change is acknowledged; appreciation to the Chief Finance Officer for providing context; concern with climate issues; she the only Complete Street in the community is downtown; and she expressed concern with use of the corridor to amplify car usage rather than highlighting transit and alternative modes of transportation.

Additional discussion ensued between staff and Council Members regarding the need for consensus to consider utilizing the allocation currently appropriated in the budget for fireworks for additional funding for the Car Show or any other events.

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

1. AWARD AN IN-KIND, OFF-CYCLE SPECIAL EVENTS GRANT TO THE CULVER CITY EXCHANGE CLUB IN THE AMOUNT OF \$30,000 AND DESIGNATE THE 20TH ANNUAL CULVER CITY CAR SHOW ON MAY 11, 2024 AS A CITY-SPONSORED EVENT; AND,
2. APPROVE RELATED STREET CLOSURES IN DOWNTOWN CULVER CITY; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE APPLICABLE CITY PERMITS AND LICENSES REQUIRED TO PRODUCE THE EVENT; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding agreement to consider requests for future agenda items at the end of the meeting.

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Item C-6

**CC - Approval of a Professional Services Agreement with Keen Independent Research LLC in an Amount Not-to-Exceed \$99,000 for the Phase One Preparation of a Racial Equity Action Plan (REAP) for the City of Culver City**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KEEN INDEPENDENT RESEARCH LLC IN AN AMOUNT NOT TO EXCEED \$99,000 FOR THE PHASE ONE PREPARATION OF A RACAL EQUITY ACTION PLAN FOR THE CITY OF CULVER CITY; 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

**CC - Approval of a Five-Year Professional Services Agreement with Marina Landscape Services, Inc. for the City-Wide Rain Gardens and Culver Boulevard Landscape Maintenance Program in an Amount Not-to-Exceed \$117,576 Annually**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE SERVICES, INC FOR THE CITY-WIDE RAIN GARDENS AND CULVER BLVD LANDSCAPE MAINTENANCE PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$117,576 ANNUALLY; AND,

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

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

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Item C-8

**CC - Approval of a Professional Services Agreement with WBCP, Inc. in the Amount of \$57,500 for Executive Recruiting Services for the City's Transportation Department**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$57,500 WITH WBCP, INC. FOR EXECUTIVE RECRUITING SERVICES IN THE TRANSPORTATION DEPARTMENT; AND,

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

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

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Item C-9

**CC - Approval of a Professional Services Agreement with Insight Investment for Investment Advisory and Portfolio Management Services**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH INSIGHT INVESTMENT FOR INVESTMENT ADVISORY AND PORTFOLIO MANAGEMENT SERVICES THROUGH MARCH 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.

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4 AND C-6 THROUGH C-9.

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**Public Hearings**

Item PH-1

**CC - Appeal of the Administrative Approval of Wireless Telecommunication Facility Encroachment Permit to Crown Castle for 5587 Sepulveda Boulevard, Culver City Permit Number U23-0274**

Council Member Vera indicated that due to the proximity of the site to his residence, he felt the need to recuse himself from consideration of the item and, he exited the dais.

Yanni Demitri, Public Works Director, introduced the item.

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

Discussion ensued between staff and Council Members regarding clarification that the City has no jurisdiction over radio frequency emissions, or FCC (Federal Communications Commission) standards.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER PUZA THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, MCMORRIN, O'BRIEN, PUZA  
NOES: NONE  
RECUSED: VERA

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Ron Peled, Appellant, read a letter advocating for the health and safety of the community; expressed opposition to the proposed cell tower; suggested that a location closer to the highway be chosen; discussed proximity to residents; EMF (Electro Magnetic Field) radiation guidelines; lack of research

for long-term health effects of 5G towers; use of old guidelines based on old research; the World Health Organization (WHO); distance of the proposed towers to townhomes; the RF (Radio Frequency) Emissions Report from Crown Castle; increased risk of liability for the City and the operator; and he recommended that the City err on the side of caution and not put corporate greed ahead of the lives of City residents and constituents.

Brad Ladua, Crown Castle, asserted that the FCC is the sole regulatory agency that establishes RF guidelines for small cell facilities; stated that a jurisdiction may not deny a wireless application based on concerns of RF exposure if a facility complies with FCC's established guidelines; discussed collaboration with City staff; email received from residents expressing RF concerns; he questioned why residents were allowed to appeal applications based solely on RF concerns when certified reports are being provided indicating that they are within FCC guidelines and standards; discussed City response to resident emails; staff workload; defending an approval already given; he asked the City Council to work with Crown Castle to amend the current process for review of small cell facilities; reported experience working with other jurisdictions with similar concerns; discussed streamlining the process; growing demand for wireless service; and he offered to connect City staff with the government affairs team to work toward a more streamlined process for the future.

Ron Peled, Appellant, offered to provide the details of a court case where a city denied an application, was sued, and the judge affirmed the denial.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER PUZA THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, MCMORRIN, O'BRIEN, PUZA  
NOES: NONE  
RECUSED: VERA

Discussion ensued between staff and Council Members regarding acknowledgement of resident concerns; proving that the installation is safe; overruling by the FCC; ensuring that every city does not apply their own standards to the process; design guidelines that are met; the suggestion by the appellant to move the location of the tower; lack of City jurisdiction on the RF issue; acknowledgement of health concerns; random emission



checks indicating a low number of emissions; the importance of hearing from neighbors who have health and safety concerns; the fact that the City has the inability to act due to the regulatory nature of the process; support for allowing neighbors and community members to be heard; and clarification that if the appeal is denied there is no need to have a notice of decision.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR O'BRIEN THAT THE CITY COUNCIL: DENY THE APPEAL AND APPROVE CROWN CASTLE'S WIRELESS ENCROACHMENT PERMIT APPLICATION FOR 5587 SEPULVEDA BOULEVARD, CULVER CITY PERMIT NUMBER U23-0274, BASED ON THE FINDINGS SET FORTH IN THE SEPTEMBER 20, 2023 NOTICE OF APPLICATION APPROVAL (ATTACHMENT 1) AND SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN ATTACHMENTS 5 AND 6 OF THE REPORT; AND ADOPT A FINDING THAT THE APPROVAL IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES §15303(E).

Council Member Vera returned to the dais.

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Item PH-2

**CC - Appeal of the Administrative Approval of Wireless Telecommunications Facilities Encroachment Permit to Crown Castle for 6292 Buckingham Parkway, Culver City Permit Number U23-0278**

Yanni Demitri, Public Works Director, provided a summary of the material of record; indicated that staff asks carriers a lot of questions as part of the process; and he received clarification that the proposed installation fills a gap in coverage.

MOVED BY VICE MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

E. Scott, appellant, discussed concerns raised in the previous item; radio frequencies; proximity of the tower to residents; acknowledged that the FCC guidelines make it difficult for cities to sanction proposals; research indicating that local planning does have the authority regarding placement; she asked the City to consider the perspective of residents; discussed

radiation and aesthetics; negative affects to property values and ability to attract a buyer; the cell site outside of her bedroom; negative impacts to mental and physical health; the suggestion from the Crown Castle representative to engage with the City to amend the process; she stated that the City should not be looking for ways to get around the process, but rather should work to make the process more transparent as the current process is not transparent; she indicated that it was not clear where the purported significant gaps exist; pointed out the need for balance between research and transparency of information for the residents and for the vendor who is applying; she questioned how close was too close noting that the proposed installation was about 15 feet away from her bedroom; she asked that the City consider relocating the cell site noting that some communities in California had engaged setback rules prohibiting small cell sites within 500 feet of their residents; cited examples where distance has been regulated and set for residents; she provided background on herself and her experience in the City noting that the community is very important to her; she stated that the corner is a gathering spot for the community; and she asked that the City consider relocating the tower.

Brad Ladua, Crown Castle, stated that Culver City's design and development standards had been followed; discussed items taken into consideration; replacement of the pole with a similar pole; and he asserted that the FCC was the governing body that regulates health concerns.

Discussion ensued between Mr. Ladua, staff, and Council Members regarding replacement of the existing streetlight and pole; the ability to relocate the space; the alternate site analysis; the small cell tower being proposed; a suggestion to move the pole 60 feet to the side of Buckingham where the park is; other potential locations; opening up a can of worms when someone else is unhappy; whether there is another light pole on the other side of the street that could work; existing power at the location; items that can disrupt the propagation; the cemetery; the engineering studies conducted by Crown Castle; the small range of the micro-sites; impacts to transmission coverage; and the impact of trees.

Judi Sherman read an amendment approved by the City Council limiting where wireless facilities can be installed; noted the proximity to the park; asserted that the appeal should be granted; discussed outdated FCC Guidelines; impacts to safety; the fact that the FCC is a captured agency, overly influenced by the telecom industry; and she hoped that California would do

as other states have by providing more safety with additional legislation.

Deborah Wallace was called to speak but was not present in Council Chambers or on Webex.

Oscar Mora indicated living within 100 yards of the location; discussed 5G; invisible EMFs; radiation; concerns about safety; links to cancer; current limits set by the FCC; and he noted that regulations had not been updated since the 1990s.

E. Scott clarified that Hillside Memorial is right across the street; asked whether other feasible options and locations were considered and wanted to know what they were; she discussed streetlights in the area; local autonomy to determine locations; other cities that have pushed back and legislated placement; and she asked the City Council to consider an alternative location.

Brad Ladua, Crown Castle, was invited to speak but indicated no further comment was desired.

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

Discussion ensued between staff and Council Members regarding the questionable location; whether the difference of 60 feet made that much of an impact; concern that the location chosen at the intersection was the only one with a residential component; the fact that alternative locations were not made available to the City Council for review; assurances that staff made a site visit with the applicant and evaluated all conditions; acknowledgement of resident concerns; transparency; support for requesting another look at the location; the need to have Crown Castle agree to a delay; legal deadlines; continuing the hearing to the next meeting; the potential two week delay; and other choices available.

Brad Ladua, Crown Castle, indicated that their goal was not to upset people; suggested that the delay could be a good learning experience; and he agreed to toll the shot clock until March 13, 2024.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL TO CONTINUE THE PUBLIC HEARING TO MARCH 11, 2024.

Heather Baker, City Attorney, indicated that the City Council needed to make the second motion for a notice of decision for Item PH-1.

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Item PH-1  
(Continued)

**CC - Appeal of the Administrative Approval of Wireless Telecommunication Facility Encroachment Permit to Crown Castle for 5587 Sepulveda Boulevard, Culver City Permit Number U23-0274**

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR O'BRIEN THAT THE CITY COUNCIL: DIRECT PUBLIC WORKS STAFF TO PREPARE AND ISSUE, PURSUANT TO CCMC SECTION 11.20.065.G.2, A WRITTEN NOTICE OF DECISION, SIGNED BY THE MAYOR, CONSISTENT WITH THE CITY COUNCIL'S FINDINGS AND DECISION SET FORTH IN THE FEBRUARY 26, 2024 RECORD AND THE NOTICE SHALL BE ISSUED NO LATER THAN FEBRUARY 28, 2024.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, MCMORRIN, O'BRIEN, PUZA  
NOES: NONE  
RECUSED: VERA

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**Action Items**

Item A-4  
(Out of Sequence)

**CC - Consideration of a Request from Bike Culver City for a Letter in Support of its Application for the Southern California Association of Governments Go Human Community Streets Program Grant Funds and, if Desired, Authorization of such Letter of Support to be Signed by the Mayor**

Yanni Demitri, Planning Director, provided a summary of the material of record noting that he had reached out to Bike Culver City but had received no response.

Council Member Vera received clarification that a copy of the application had been requested from Bike Culver City but had not been provided.

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Bubba Fish expressed support for the grant application noting that the organization gave a lot to the community.

Mary Daval, Bike Culver City, indicated that they had not been contacted by the City; urged the City Council to authorize a signature on the grant entitled "Traffic Safety in Culver City: Maximizing Active and Public Transportation," created and managed by Art Nomura; discussed the previous award of a grant by SCAG (Southern California Association of Governments) to Art Nomura which he used to launch and manage Project Visibility; the Commendation issued by the City Council last year in recognition of Mr. Nomura's efforts; positive impacts to the community; clarification that there is no obligation to the City related to the grant; the form letter generated by SCAG; and she indicated that if the grant was received, collaboration would be welcomed.

Art Nomura, grant applicant, discussed the grant; traffic safety; encouraging people to be active and public transportation oriented; competitiveness of the grant; and he indicated that there was no guarantee that the grant would be awarded, but applying for it required a signature from the City.

Michelle Weiner discussed her work on the previous grant that awarded by SCAG to distribute lights and helmets for those who cannot afford them, and she encouraged the City Council to sign on to the letter and to support the volunteer efforts of Mr. Nomura.

Council Member Puza reported serving on the Economic and Human Development Committee of SCAG noting that he was aware of the grant opportunity and had alerted CCUSD (Culver City Unified School District) and Walk and Rollers; discussed the Go Human program; and he offered to review the application and potentially sign the letter for Bike Culver City.

Discussion ensued between Ms. Daval, staff, and Council Members regarding lack of information available about the application

or grant from staff; a request for additional information to be brought back to the City Council; time constraints of the application; precedent with approving grants that have a goal of safety without knowing the details; goals of the grant program listed on the website; lack of obligation; benefits provided by Bike Culver City; the large impact of the thankless work being done; the need to do more to ensure the safety of neighbors; and lack of consensus from the City Council.

Vice Mayor O'Brien asked that a copy of the application be forwarded to him as well as to Council Member Puza.

Mayor McMorris offered to be a backup in support of the program.

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Item A-1

**CC - (1) Presentation of the Fiscal Year 2023-2024 Mid-Year Budget Monitoring Report; (2) Receipt and Filing of the Fiscal Year 2023-2024 Mid-Year Budget Monitoring Report; (3) Notification to Public Inviting Comment and Input for the Upcoming Proposed Budget for Fiscal Year 2024-2025; (4) Approval of Proposed Blanket Purchase Order Amendments; (5) Approval of Personnel Position Allocation Amendments; and (6) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Proposed Budget Amendments**

Lisa Soghor, Chief Finance Officer, provided a summary of the material of record; discussed a correction in the note included in the City Attorney's section to indicate: "reclassification of one Deputy City Attorney II position to a Deputy City Attorney III"; milestones in the upcoming budget process; and she invited anyone interested to attend a community budget workshop on March 7 in the Rotunda Room of the Veterans Memorial Building at 7:00 p.m.

Discussion ensued between staff and Council Members regarding number of years the City can continue to operate at the current rate of expenditure; depletion of reserves after a period of ten years; continuing ongoing expenditures; one-time costs; the increase in Housing and Human Services; making it clear that the county and the state need to step up as the City cannot sustain the costs; having the Mayor speak to the LAHSA Board to try to get more of Proposition H money to the City; clarification on the community workshop time and location; deficit and sales tax; decreases to sales tax revenue; receipts for the first quarter of the fiscal year; the strike; reclassification of

revenue; CalRecycle; increased trucking costs for trash; the unassigned General Fund balance; and assigned reserves.

Mayor McMorris invited public input.

The following members of the public addressed the City Council:

Judi Sherman provided background on herself; indicated that the Fox Hills community had been anxiously awaiting proposed traffic calming measures for many years; wanted to see the 2024 budget prioritize measures that were unable to be completed in the prior year due to lack of funding; discussed staff efforts to complete traffic bumps; near misses involving pedestrians; the fatality in 2022; and she noted that prioritization of funding is a cornerstone of good government and leadership,

Meg Sullivan, with one minute from Steve Roe, discussed the staff request for mulch for the land flanking the Bike Path that parallels the train between Wesley and Syd Kronenthal Park in the Arts District; she indicated that she and her husband had planted the area due to the lack of landscaping; she discussed the work of other volunteers to increase the planted area; the need for mulch to ensure the community gets the most benefit out of the plantings; she expressed hope that the City would approve the expenditure; and she felt that landscaping was an important part of inspiring the neighborhood to make the most of the community asset.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; an observation that the budget reflects the values of a city; the importance of transparency and educating the public; one-time expenditures that resulted in revenue being below expenditures; property taxes; increasing needs faced by the City; the importance of defining values; investing in people; the Strategic Retreat to define City priorities moving forward; the importance of community involvement; the Community Budget Information Session on March 7; appreciation to the volunteers for working to beautify the Bike Path along the Expo Line; increasing population as increasing the workload on staff and the need for additional staff; meeting RHNA (Regional Housing Needs Assessment) numbers; the need to get creative to meet needs; lack of ongoing revenue generated by building new dwelling units; appreciation for community engagement efforts; clarification that the March 7 community meeting would not be hybrid, but the presentation would be recorded and available on the City website; the Question and Answer period provided as

part of the community meeting; the importance of providing transparency so people can see where resources are going; identification of who is getting investment and how that is determined; appreciation for the consistency of Judi Sherman in advocating for safety mechanisms in Fox Hills; items that are funded quickly and those that are not; balancing everyone's needs; reality and practical numbers; being good stewards over the community's resources; implementation of a new budgeting mechanism for Capital Improvement Projects (CIPs); and coordination with the City's strategic goals.

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

1. RECEIVE A PRESENTATION ON THE FISCAL YEAR 2023-2024 MID-YEAR BUDGET MONITORING REPORT; AND,
2. RECEIVE AND FILE THE FISCAL YEAR 2023-2024 MID-YEAR REPORT AS PROVIDED IN ATTACHMENT 1; AND,
3. PROVIDE NOTIFICATION TO THE PUBLIC INVITING COMMENT AND INPUT FOR THE UPCOMING PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; AND,
4. APPROVE THE PROPOSED BLANKET PURCHASE ORDER AMENDMENTS AS PROVIDED IN ATTACHMENT 2; AND,
5. APPROVE THE PROPOSED PERSONNEL POSITION ALLOCATIONS AS PROVIDED IN ATTACHMENT 3; AND
6. APPROVE THE BUDGET AMENDMENTS AS PROPOSED IN ATTACHMENT 4 (BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

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Item A-2

**CC - (1) Update on the Draft General Plan; and (2) Discussion and Comments as Appropriate**

Mark Muenzer, Planning and Development Director, introduced the item; discussed the overall process and community engagement for the General Plan Update; the focus on the land use and community design element; the zoning code update; introducing residential and mixed usage along all commercial corridors; redesignating to allow residential useage by right; commercial uses; increased unit densities to meet policy goals to increase housing opportunities for residents; meeting RHNA numbers;



adoption of objective design standards; elimination of review by City staff; special study areas; the Fox Hills and Hayden Tract Specific Plans; the October 15, 2024 deadline to remain in compliance with the certified, previously approved Housing Element; existing land use designations; changes that substantially increase residential uses; development applications filed with the City; proposed number of dwelling units; percentage of affordable housing units; and applications under review.

Troy Evangelho, Advance Planning Manager, highlighted items in the overall General Plan Update process; discussed updates posted on the Picture Culver City website; land use and community design; the land use map; Planning Commission recommendations; density and building height; the mixed-use corridor; local incentives; state density bonus; the Inglewood Oil Field (IOF); examination of increasing the height limits above 56 feet in the work plan; increased height in different zones; unit size; setbacks; parking; concern expressed by the Fox Hills community regarding increased density; community engagement; efforts to improve community participation; SB1000 neighborhoods; implementation of sustainability changes; base densities; local City incentives; Transit Priority Areas (TPAs); state density bonuses; larger sites vs. smaller sites; and next steps.

Discussion ensued between staff and Council Members regarding concern with competition between the EIR (Environmental Impact Report) scoping meeting planned for March 7 and the community budget workshop also being held on March 7; determining the fiscal impacts of turning 82% of City properties into mixed-use residential areas; lost revenue; increased costs; the need for a financially sustainable General Plan; the need for outside assistance to conduct the requested analysis; studies done within the General Plan; special study areas; funding for the Fox Hills Specific Plan and the Hayden Tract Specific Plan; the EIR in Fox Hills; shifting weather patterns; Planning Commission recommendations; accommodating proposed densities within the existing 56-foot height limit; incentives layered on base zoning; studying the overall limit; the Housing Element of the General Plan; the planned feasibility analysis; the 35 unit per acre designation; utilization of every incentive to get to 113 units per acre; lot size; number of units if sites are developed to their maximum potential vs. RHNA numbers; addressing the missing middle housing; neighborhoods behind the corridors; and staff agreement to provide a copy of the slides to Council Members.

Mayor McMorris invited public comment

The following members of the public addressed the City Council:

Kate Ainslie was called to speak but could not be heard.

Bubba Fish with one minute ceded by Aaron Lieberman, discussed median rent and home costs in Culver City as compared to the city of Los Angeles; number of new multi-family housing units in the past 16 years; underbuilding; providing community and easy access to amenities with housing on a dense mixed-use corridor; changing single-use neighborhoods into mixed-use neighborhoods; missed opportunities; the fact that Fox Hills has already shouldered the vast majority of multi-family housing despite having few amenities; underinvestment in transit; concern that the proposed zoning map puts most new density increases away from amenities and high quality transit; untouched neighborhoods; the need to bring more housing to the downtown area and along major corridors; promoting affordability and sustainability; allowing for more multi-family housing where it is needed most; and he hoped the City Council would make meaningful progress toward providing a livable, affordable and sustainable Culver City.

Andrew Flores discussed underwhelming community outreach efforts and engagement since the General Plan was released; hiring staff with expertise in community engagement or hiring a consultant; RHNA numbers; the approved Housing Element; the current General Plan; and he felt that 100 units per acre was problematic.

Liz Gosnell discussed the interconnectedness of zoning and the General Plan; the Inglewood Oil Field (IOF); disappointment in the map presented; the open space designation for the IOF; the county map; incorrect zoning noted; agricultural usage; concern with continued misrepresentation of the space; the new map; the incorrect housing designation; and she noted that the county map rated the space as A-2.

Michelle Weiner expressed concern with the IOF; discussed making changes to the General Plan now in order to be making plans for the future; the proposed study; she referenced an AQMD (Air Quality Management District) meeting several years back where neighbors spoke expressing concerns with lack of proper remediation; and she wanted to ensure that whatever zoning is done does not allow any housing at the location.

Stephen Jones, Planning Commissioner, indicated that he was speaking on behalf of himself; asked that the MU-1 zoning designation be changed to match the density of MU-2; discussed agreement that additional housing is needed on the commercial corridors that are currently zoned MU-1; small apartment complexes; lot sizes that can't accommodate low income units that are needed for density bonuses; the small size of 90% of the lots on MU-1; and he expressed concern that housing is planned for a small number of large lots in the most ethnically and economically diverse neighborhoods like Fox Hills and Clarkdale.

Disa Lindgren was called to speak but was not present in Council Chambers or on Webex.

Judi Sherman discussed inequitable distribution of the 3,341 housing units in Fox Hills south of Slauson; three developers with proposals totaling 1,709 units; she recommended that the high density designation be placed on the north side of Slauson which is adjacent to public transportation and has very little traffic or housing, and decreasing the density designation on the south side; discussed comments made by a developer at a Planning Commission meeting that the density designation on the south side of Slauson was low; the history of racially discriminatory housing practices in the City; Fox Hills as the most ethnically diverse area in town; issues related to density in Fox Hills; and resident input during the General Plan outreach process.

Denise Neal discussed the IOF; the proposal by the Baldwin Hills Conservancy to produce and sell renewable jet fuel; consideration of building housing on the Arts Corridor by Helms; designated funds from Apple; missing infrastructure for EV (electric vehicle) chargers; utility taxes; the offer of help from Manchester Bidwell; public/private partnerships; and making money for the Olympics and other sporting events coming up.

Jack Walter expressed support for the General Plan and zoning update in its current form; discussed money spent on studies; support for mixed-use and high density in the under-used Fox Hills area; open space created by the cemetery and the IOF; and he asserted that one did not feel the traffic, and that the tennis courts and pickleball courts were always empty.

Kevin Brogan spoke representing owners of 45 acres in the IOF; discussed zoning; the opportunity for multi-family zoning; and avoiding impacts to Fox Hills.

Kate Ainslie was called to speak but could not be heard.

Discussion ensued between staff and Council Members regarding appreciation for the public comment; the process; the General Plan Advisory Committee; measuring the effectiveness of outreach; the multi-year process; the pandemic; staff turnover; consequences of missing the looming deadline; the ability to make updates in subsequent years; SB1000; support for small businesses; the Racial Equity Action Plan (REAP); arts and culture; incorporation of comments from the public; large companies in the City; small businesses in the creative economy; gentrification's impact on affordable spaces, small and mid-sized businesses and how to engage artists; economic development; sales tax revenue sources; new fiscal revenue sources; learning from Sister City Iksan, South Korea; business incubation; zoning; number of units already planned; RHNA numbers; difficulty providing affordability; changes since 2019; the declining population in California; the need to meet the requirements of the law; the need for a proposal for a consultant who can examine the financial impacts of actions being taken; ensuring a financially sustainable City; density; equity; different types of housing to meet different interests; the American dream to have your own house with a back yard; the value of R-1 and R-2 zones; increased density in R-1 due to state law; the false argument that everywhere in the City should have the same density; different needs at different times of one's life; the need for the plan to look at financial viability; the discussion of the zoning code framework in Item A-3; densities set in the General Plan; the need for City Council consensus to evaluate the feasibility of reducing the proposed density of the Fox Hills neighborhood; the need for specificity with regard to reduced density; mixed-use medium; ensuring that RHNA numbers are met; and environmental concerns.

Additional discussion ensued between staff and Council Members regarding the amount of affordable housing being built; building subsidies; comments made by the Fire Chief at the Strategic Planning meeting about the need to find a way to handle the new people in the City; focusing on managed growth; bumping up M-1 to M-2; bonus and affordability bonuses; growing the affordability index; the potential to accelerate growth to a point where the City cannot handle it; the importance of equity in the General Plan; a graphic displayed by the Los Angeles

county representative during the General Plan process illustrating equity; the history of the City as an exclusionary Sundown Town; ensuring support for all; the flat population due to exclusionary policies; creating policy and budget choices that welcome everyone into the City in 2045; uniform support for more housing on the corridors; real costs of entry into the community; addressing costs to provide accessibility; the price being paid by everyone for the lack of support for new neighbors in the community; concern with the process and lack of diversity in survey participation; efforts to be innovative while meeting the aggressive timeline; and staff efforts to move the March 7 meeting to eliminate having community meetings at the same time.

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Item A-3

**CC - Update on Zoning Code Amendments for Implementation of the Draft General Plan; and (2) Discussion and Comments as Appropriate**

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

Simran Malhotra, Raimi + Associates, discussed proposed General Plan designations; implementing proposed zones; relationship to existing zones in the current code; high-level development standards; increases to density and heights to increase housing capacity in the City; the move toward mixed-use designations for most of the City; new mixed-use zones proposed; implementation of FAR (Floor Area Ratio); special purpose zones; the new Institutional zone created; nonconforming uses; and next steps.

Discussion ensued between Ms. Malhotra, staff, and Council Members regarding fiscal impacts of mixed-use replacing industrial commercial zoning; the transition of retail online, and reduced numbers of brick and mortar stores; increasing demand for dining and specialty retail; benefits of adding mixed-use; increases to maximum height with affordable housing; making the base density everywhere 35 units per acre since density can go up to 113 units per acre with bonuses; other high density sites throughout the City; the market return; location and size of parcels; development interest; small lots on the corridors; MU-2 on Sepulveda and Jefferson; using state density bonuses to create affordability; accumulation of parcels to build a larger development with more units; unit size; interest

in micro-units adjacent to transit; the missing middle; and providing units for families.

Mayor McMorris invited public comment

The following members of the public addressed the City Council:

Bubba Fish was called to speak but was not present online or in Council Chambers.

Steven Zuckerman indicated that his questions had been answered.

Andrew Flores discussed the 100 dwelling units per acre designation; zoning development standards necessary to support high quality development; current and future residents; the importance of the Specific Plan as a tool to encompass and contain high density development standards; the inadequacy of the Comprehensive Zoning Update to provide development standards to maintain the high quality of living in the City; and he saw the Fox Hills Specific Plan as an opportunity for meaningful community outreach and engagement.

Liz Gosnell indicated that she was speaking regarding land within Los Angeles county; hoped that the City would work to represent the Inglewood Oil Field and make it clear that a major portion of it is in Los Angeles county; discussed sphere of influence; the new map; wanted to see correct zoning reflected on the map; adoption of the map in 2007; she questioned why Culver City would not leave the matter to Los Angeles county; and she asked why the City would spend money on a study when the City has no zoning rights in Los Angeles county.

Shao Qian provided background on himself; discussed his efforts to locate a childcare facility in the City; the requirement of a Conditional Use Permit (CUP) for all childcare facilities; wanted to see childcare facilities be a by-right use in all commercial ordinance use zones outside of mixed-use industrial; discussed the 6-9 month process and uncertainty of receiving approval; lease payments before being able to renovate and operate; and challenging financial hurdles.

Deborah Wallace was called to speak but was not present online or in Council Chambers.

Denise Neal questioned how mixed-use corridors and density zoning affect where sidewalk vending zones would be established; asked whether all mixed-use projects within the Transit Oriented

Development (TOD) hub zone would carry the benefits that come within a five mile radius of the Expo Line; discussed holding Lowes accountable for providing their fair share of below-market rate units noting that they fall within the TOD; failure to provide the requisite housing; use of eminent domain to provide a multi-agency law enforcement substation in the area; the Inglewood Oil Field; the Baldwin Hills Conservancy; zoning for the Los Angeles portion vs. for the Culver City portion; the A-2 designation; she felt that mixed-use was the perfect solution to provide foot traffic to the Helms District; and she proposed collaboration with Apple to get their designated housing funding.

Jack Walter reported attending meetings; indicated that he was familiar with the existing ordinance; felt that the current ordinance was very clear for developers; asserted that parcels zoned for higher density might not get built; discussed the high cost of development; the expensive process; developers working on thin margins; he expressed support for the work of the Planning Department; and he wanted the City Council to support the Planning Commission recommendations.

Nancy Snowden was called to speak but was not present online or in Council Chambers.

Discussion ensued between staff and Council Members regarding the MU-1 designation; responsibility of staff to fix issues between the General Plan and zoning for the IOF; building height; the need to build more housing; the feeling that more housing would reduce the cost of housing and help the issue of homelessness due to the lack of affordable housing; the importance of equitable distribution of housing throughout the City; ending the racist legacy of exclusionary zoning; encouraging racial and economic diversity; climate change; concern with placing all the housing on commercial corridors and in Fox Hills; the Planning Commission recommendation to increase the base density for mixed-use corridors to mixed-use corridor 2; creating conditions for other parts of the City to absorb and distribute the density; ensuring that conditions are there to allow units to be built on the lots; concerns voiced regarding large increases to housing on mixed-use corridors; proposed increases in Fox Hills; prioritizing resources and services for Fox Hills; additional mobility infrastructure and City amenities; prioritizing the height limit study; concern with the habitability of the IOF; and evaluating the feasibility of changing the IOF zoning to open space and adding it to the public draft code to be brought back to the City Council.

Additional discussion ensued between staff and Council Members regarding leaving MU-1 as is; the height study as part of the work plan; examining reducing units per acre in Fox Hills; impacts of changes to the bigger picture; value of keeping the MU-1 designation; creation of more affordable units; examination of the 56-foot height limit in the work plan; clarification that the entire City is being up-zoned; other high density areas; base densities; acknowledgement of public comment regarding childcare; the importance of investing in care infrastructure; support for caregivers; support for the Planning Commission recommendations; health concerns related to the IOF; ensuring that staff has what they need; City Council consensus and staff agreement to review the possibility of changing the zoning in the IOF to open space and to look at discretionary permits for daycare; traffic impacts; and a suggestion to do a fiscal study on the impacts of mixed-use vs. commercial.

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**Public Comment - Items Not on the Agenda (Continued)**

None.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Discussion ensued between staff and Council Members regarding length of time to conduct a fiscal study on the impacts of mixed-use vs. commercial; use of information in the EIR as it relates to City services; timing; and receipt of the report from the consultant related to development subsidies to create affordable housing.

Council Member Eriksson received City Council consensus from Vice Mayor O'Brien and Council Member Vera to agendize consideration of a fiscal study on the impact of mixed-use vs. commercial/industrial when not changing the zoning.



Council Member Vera requested consensus to consider reaching out to the developers at Culver/Sawtelle for a redo on the first community meeting.

Discussion ensued between staff and Council Members regarding reaching out to the developers at the Culver/Sawtelle project as neighbors felt that they had not received notification for the community meeting; staff agreement to return with information for City Council discussion after the next Council Policy Subcommittee meeting on public notification policy; timing; and expanding the scope of outreach.

Council Member Vera discussed serving on the Bill Botts Field and Vets Feasibility Subcommittee; extensive community outreach and input; data for the Parks Master Plan process; community support for improving the parks system as a whole including neighborhood parks; funding mechanisms and strategies; bathroom renovations; updating facilities; adding new fields; renovating facilities; he received consensus from Vice Mayor O'Brien and Council Member Eriksson to agendize consideration of funding mechanisms in conjunction with the work on the Parks Master Plan for all parks; and he asked that when the meeting is adjourned, that it be adjourned in memory of Diane Netzel, Virgie Eskridge, and Mark Winogron.

Mayor McMorrin discussed the reinvigoration of the Dr. Martin Luther King Jr. Committee; the nexus between Juneteenth and Martin Luther King Day; ensuring concerted year-round participation from community members and staff; she received full City Council support to agendize consideration of expanding the MLK Committee to include Juneteenth; discussed providing support for cultural events by the Education Subcommittee; the community calendar; partnership with the School Board; agreement to discuss collaboration with the subcommittee; she received Council consensus from Vice Mayor O'Brien and Council Member Puza to agendize reallocation of July 4<sup>th</sup> funding; discussed area cities with ambassador programs; allocating more resources into community engagement; and she requested consensus to agendize consideration of creating an ambassador program in Culver City to provide more of a public presence.

Discussion ensued between staff and Council Members regarding different models of community engagement; concern that the outreach for the General Plan was not reflective of the City's demographics; addressing gaps in feedback; the Communications Manager; the need for a specialist in the area; the need for

February 26, 2024

research into what other cities are doing; and consensus was not achieved to agendize the matter.

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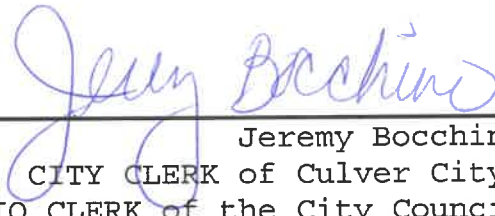
MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF DIANE NETZEL, VIRGIE ESKRIDGE, AND MARK WINOGROND.

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**Adjournment**

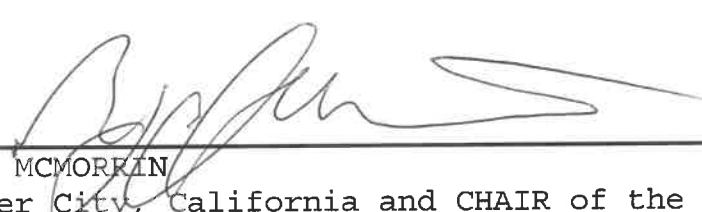
There being no further business, at 1:36 a.m., Tuesday, February 27, 2024 the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Diane Netzel, Virgie Eskridge, and Mark Winogron to a regular meeting to be held on March 11, 2024.

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



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YASMINE-IMANI MCMORRIN  
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: 3/11/2024