

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

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

October 24, 2022
7:00 p.m.

Call to Order & Roll Call

Vice Mayor Vera called the regular meeting of the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:38 p.m. in the Mike Balkman Chambers at City Hall.

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

*Mayor Lee arrived at 5:45 p.m.

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Closed Session

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

At 5:39 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation - 1 Item
Pursuant to Government Code Section 54956.9(d) (2)

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CS-2 CC - Conference with Real Property Negotiators
Re: 9505 W. Jefferson Boulevard (Public Works Yard), 4117 Overland Avenue (Veterans Park), and 9910 Jefferson Boulevard (Bill Botts Field)
City Negotiators: John Nachbar, City Manager; Jesse Mayes, Assistant City Manager
Other Parties Negotiators: Verizon; AT&T
Under Negotiation: Both Price and Terms
Pursuant to Government Code Section 54956.8

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

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Reconvene

Mayor Lee reconvened the meeting of the City Council at 6:53 p.m. with five Council Members present.

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Recognition Presentation

Item R-1

CC - Presentations of a Proclamation in Honor of Women in Business Week 2022 in Culver City

Council Member McMorris presented a proclamation in Honor of Women in Business Week 2022 in Culver City.

Candance Simmons accepted the Proclamation and thanked the City Council for the recognition; she noted that former Mayor Eriksson had established the Proclamation; acknowledged Women in Business Council Members, honorees and Chamber of Commerce Board Members present; she provided background on the organization; and she invited everyone to the 7th Annual Women in Business Awards at the Hilton on October 28.

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Item R-3

(Out of Sequence)

CC - Presentation of a Proclamation in Honor of Filipino American History Month 2022

Council Member Fisch presented a Proclamation in Honor of Filipino American History Month 2022.

Mayor Lee acknowledged that former Mayor Thomas Small had established the Proclamation.

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Item R-2

CC - Presentation of a Certificate of Recognition to Tori Bailey for her many Contributions to the Annual Culver City Martin Luther King Jr. Celebration

Mayor Lee presented the Certificate of Recognition and discussed his past experiences working with Tori Bailey on the Martin Luther King Jr. Celebration Committee.

Reverend Carolyn Wilkins expressed appreciation to Tori Bailey for her work.

Tori Bailey provided background on herself and her history in the City; acknowledged Bill Wynn for bringing her into the Martin Luther King Jr. Celebration Committee; and she thanked those who have participated and supported the event.

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Regular Session

Mayor Lee reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board at 7:07 p.m. with five Council Members present.

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Pledge of Allegiance

Mayor Lee led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Lee indicated nothing to report out of Closed Session.

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Community Announcements by Members/Information Items from Staff

Council Member McMorris indicated that she was wearing purple in honor of Domestic Violence Month; discussed available county services; the unhoused crisis; the importance of providing support; additional investment and resources; Diwali; traffic safety on Halloween night and making the streets safe for people; she wished everyone a safe Halloween; she discussed anti-Semitism; noted the continued presence of hate; she read a quote about neutrality; discussed equity; marginalization; the power of words; policies; and the importance of supporting those being marginalized.

Council Member Eriksson echoed comments made by Council Member McMorris; discussed his work to support a project to translate witness reports from a concentration camp for women and children and a related documentary coming out on January 19; and he congratulated Vice Mayor Vera for winning the Franklin Delano Roosevelt Award for Democrat of the Year 2022.

Council Member Fisch wished everyone a Happy Diwali; encouraged people to drive safely on Halloween or not at all; discussed the long history of anti-Semitism; the personal experience of his family; and he denounced the demonstration over the 405 on October 23.

Vice Mayor Vera concurred with comments made by other Council Members and he received agreement from Council Members that the meeting be adjourned in memory of Sandy Segal.

Mayor Lee discussed the Interceptor in Ballona Creek; reported attending the Asian World Film Festival Kick Off Party noting that the organizers had a strong connection to the City, though the events would not be held in the City this year; he encouraged everyone to attend the festival from November 9-14; announced the Women in Business Luncheon on October 28 at the Hilton; reported communication with the Ivy Station about a Kwanza Night Market on December 16; discussed coordination with the Culver City Chamber of Commerce; Halloween; pedestrian safety; Dia de Los Muertos; and he acknowledged that the meeting was being held on unseated Gabrielino Tongva land noting that the statement was being made personally and not on behalf of the City.

Jeremy Bocchino, City Clerk, announced that changes had been made to the way people can attend meetings remotely and in-person; she encouraged anyone having difficulty attending to go to culvercity.org/agendas to find a link to attend; she indicated that there was a separate link to register to make public comment; she reported that Veterans Memorial Building would be opening as a vote center on October 29; she indicated that many voting options were available at lavote.gov; reported that Vote By Mail ballots had been mailed; she encouraged anyone having issues to contact lavote.gov or (310) 253-5851; and she indicated that a four-day vote center would be open from November 5-8 in the Patacchia Room at City Hall.

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Joint Public Comment - Items NOT on the Agenda

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Seth Mason provided background on himself; thanked the City Council for the changes made on Washington Boulevard that have

made his commute downtown much easier; he felt that he and his family were safer when riding bikes downtown; and he expressed support for keeping the bike lanes.

Carolyn Libuser was called to speak but did not respond.

Jett Galindo expressed support for MOVE Culver City; discussed safety concerns crossing Venice Boulevard; changes that helped her commute; local surroundings that are missed when driving a car; she felt empowered to ride more, explore neighborhoods, and support local businesses; intended to continue to use her bike and public transit; and she expressed appreciation for efforts to make the City more bike and pedestrian friendly.

Melissa Stucky was called to speak but could not be heard.

Melissa Sanders asserted that the MOVE Culver City bus lane had been a failure; she wanted to see things re-worked; felt that traffic was abysmal; discussed fake data; thanked Albert Vera for his ice sponsorship at the Farragut Fall Festival; and she indicated that she would not be able to attend the Planning Commission meeting on October 26 but wanted to see the City decline tearing down affordable rentals for nine expensive condos.

Jamie Wallace expressed concern with actions being taken by an outgoing group; discussed eliminating parking; seismic retrofit; and she questioned whether residents had been informed of SB (Senate Bill) 9 in the Crest.

Dana Sayles discussed streamlining the housing process; City Council consideration of density bonus projects that are statutorily ministerial by the state; and she wanted to see expedient action to create modifications to the zoning code to eliminate the requirement for housing projects to have to go before the Planning Commission and City Council when there are density bonus actions that are deemed to be ministerial and exempt from CEQA (California Environmental Quality Act).

Council Member Fisch expressed support for putting consideration of the suggestion on a City Council agenda.

LaRhonda Smith, Southern California Hospital Culver City, expressed gratitude for City Council support of a \$25 minimum wage for healthcare workers; discussed direction to staff on August 18 to draft an ordinance; and she noted the urgency of

placing the item on the next City Council agenda as healthcare workers are being lost.

Luis Vallejos Juarez was called to speak but was not present online.

Kenny Luisania was called to speak but was not present online.

Kathleen Pittman was called to speak but was not present online.

Rosa Cruz was called to speak but was not present online.

Rosi Gabl provided background on herself; discussed illegal campaigning by candidate Freddy Puza at the High School with the help of school officials; discussed the lack of an apology; expressed concern with influencing the students; and expressed concern with a totalitarian mindset.

Edvin Bautista was called to speak but was not present online.

Mimi Williams was called to speak but was not present online.

Nicole Udeogu was called to speak but was not present online.

Vennie Hawthorne was called to speak but was not present online.

Jamal McDaniel reported working at Southern California Hospital and asked the City to act on direction given by the Mayor on August 8 to draft an ordinance on a minimum wage for healthcare workers.

Roydell Ceaser, Southern California Hospital employee, urged the City Council to look into passing the \$25 healthcare minimum wage to support workers and bring value back to the City.

Erik Radcliff was called to speak but was not present online.

Steve Cusiana was called to speak but was not present online.

Alonzo Price was called to speak but was not present online.

Ron Bassilian was called to speak but did not respond.

Maky Peters indicated representing healthcare workers at Southern California Hospital; discussed direction to draft an ordinance for a \$25 per hour healthcare minimum wage; staffing issues; people working full time who are not paid enough to make

ends meet; and she asked that the matter be placed on the next City Council agenda.

Andrew Lachman, Finance Advisory Committee Chair, expressed appreciation for the comments regarding anti-Semitism; discussed a letter distributed to Council Members; utilizing Committees and Commissions better; moving forward positively; Measure RE; concern with not being included in the process; a recommendation that the City Council provide space on agendas for regular reports to the City Council from Committees and Commissions; and opportunities to work with the City Council in an advisory capacity.

Karim Sahli discussed the need to capture grants to improve City streets; information received at the previous Bicycle and Pedestrian Advisory Committee (BPAC) not to pursue grants this year; staff burnout; the need to allocate funding for an emergency grant writer; the Vision Zero Plan; the Mobility Plan; traffic violence; climate change; and he reminded the City Council that Culver City police officers should not appear in uniform on a political brochure.

Larry Kringen, Southern California Hospital, discussed staffing issues; people who have to take multiple jobs to survive; and he indicated that he would vote for those who support them.

Rafael Alvarez, Culver City Football Club, provided background on the organization; discussed efforts to establish a futsal facility in the City; work with the Planning Department and the Board of Zoning Adjustment (BZA); modifications to the code; submission of plans; he asked that they be allowed to move forward during the process; and responding to inquiry, he indicated that he had emailed Council Members in the past, but would follow up again.

Krist Colocho discussed efforts to establish a new facility; the process; the inability to move forward; creating a futsal facility for kids to play in a safe environment; he indicated that they would send email; and he asked the City Council to help them move forward.

Marci Baun wanted to see Freddy Puza drop out of the race due to his electioneering on a school campus; discussed City policy; expressed opposition to MOVE Culver City as she said it added to pollution with traffic created; asserted that the outgoing City Council should not be making decisions; and she questioned

when The Plunge would be fully opened noting that all the other pools in the area had opened back up.

Nancy Barba indicated speaking on behalf of herself; asked that the City Council take action to reconsider increasing the affordable housing commercial development fee; discussed the actions of Santa Ana to raise fees; the urgent need for housing; the experience of Santa Clara county; Planning Commission approval of commercial development; and she asked that the budget be built to support affordable housing in the City.

Ron Ostrin, with time ceded by Leslie Ostrin, asked that the agenda item that most people are interested in at the end of agenda be moved forward or continued to another meeting where it could be earlier on the agenda; discussed the mudslide in 2005; ingress and egress in the Culver Crest; changes to the hillside ordinance on a lot by lot basis; responsibility for loss of life and property with overdevelopment; money spent remediating damage to the slope; attorney fees; the high fire area; he encouraged the City to take their time and hire an attorney for an outside opinion on SB 9; and he expressed concern with putting the City at great risk by approving SB 9 in the Crest.

Khin Khin Gyi provided background on herself; expressed appreciation for Item A-6; discussed fairness, equity, and inclusivity by including Blair Hills due to the similar topography; and she asked that a carve out for provisions to SB 9 be created in Culver Crest and in Blair Hills.

Carolyn Libuser was called to speak but did not respond.

Ron Bassilian indicated that he would try to speak on A-5 if it is not too late; echoed sentiments expressed by Jamie Wallace and Ron Ostrin; discussed slash and burn tactics by an outgoing Council; the previous decision on SB 9 and the Crest; minimum wage for a specific set of workers; the goals of activists who speak vs. what residents want; illegal campaigning at the High School; the need to address issues; affordable multi-family housing in the City; making soft story retrofit cooperative rather than punitive; rent control; and he indicated that additional information was available at info@protectculvercity.org and culvercity.org/vote.

Melissa Stucky questioned what was going to be done to address illegal campaigning by Freddy Puza at the High School; discussed violation of Culver City Unified School District (CCUSD) policy,

bylaws, and state education codes; the need for the City Attorney to address any issues with candidates involved with the City; repercussions to illegal activity; and she asked that Council Members address those issues and issues of homelessness.

Mayor Lee received City Council consensus from Vice Mayor Vera, and Council Members Fisch and McMorris to support consideration of streamlining projects with a state density bonus; he did not receive City Council support for pushing forward with the healthcare minimum wage; he discussed the American Rescue Plan; the unprecedented amount of money available; encouragement for departments to apply; funding available at the state and federal level for infrastructure; jurisdiction of the School Board regarding Freddy Puza; jurisdiction of the FPCC (Fair Political Practices Commission) regarding the issue of the Culver City police officer on a political flyer; and clarification that the City did not do punitive measures in that regard.

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Receipt and Filing of Correspondence

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

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Order of the Agenda

Item R-3 was presented before Item R-2, Items C-6, C-7, C-8 were considered separately at the end of the Consent Calendar; Item A-6 was considered after Item A-4; and Item A-5 was considered after Item A-6.

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Consent Calendar

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-5 AND C-9.

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Item C-1

CC:HA:SA - Approval of Cash Disbursements for October 1, 2022 to October 14, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 1, 2022 TO OCTOBER 14, 2022.

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Item C-2

CC:HA:SA - Approval of Minutes of the Regular City Council Meeting on October 10, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON OCTOBER 10, 2022.

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Item C-3

CC - (1) Approval of the Downtown Culver City Business Improvement District Advisory Board's Annual Work Program and Budget; and (2) Adoption of a Resolution of Intention to Levy the Downtown Culver City Business Improvement District Assessment for 2023 and Set a Public Hearing for November 14, 2022

THAT THE CITY COUNCIL: APPROVE THE DCCBID ADVISORY BOARD'S 2023 ANNUAL REPORT AS FILED WITH THE CITY CLERK AND ADOPT A RESOLUTION OF INTENT TO LEVY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2023 AND SETTING NOVEMBER 14, 2022, AS THE DATE FOR THE REQUIRED PUBLIC HEARING.

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Item C-4

CC - (1) Approval of an Agreement with Konica Minolta for Digitalization of Property Building Records and Final Building Plans in an Amount Not-To-Exceed \$129,000 Plus 5% Contingency; and (2) Authorization to the City Manager to Approve Four, One-Year Renewals for On-Going Digitalization Services Not-To-Exceed \$25,000 Plus 5% Contingency Annually

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH KONICA MINOLTA FOR DIGITALIZATION OF PROPERTY BUILDING RECORDS AND FINAL BUILDING PLANS IN AN AMOUNT NOT-TO-EXCEED \$129,000 PLUS 5% CONTINGENCY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE FOUR, ONE-YEAR RENEWALS FOR ON-GOING AMOUNTS NOT-TO-EXCEED \$25,000 PLUS 5% CONTINGENCY, ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of a Two-Year Professional Services Agreement with Kristi Callan for Providing Meeting Transcription Services for City Council and Commission, Board and Committee Meetings and Preparation of Summary Minutes for Approximately 130 Meetings Per Year in an Aggregate Amount Not-to-Exceed \$66,400 Annually, with an Option for Three Additional One-Year Extensions

THAT THE CITY COUNCIL:

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES IN ACCORDANCE WITH CCMC SECTION 3.07.075.F.3; AND,
2. APPROVE A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH KRISTI CALLAN (IN AN AMOUNT NOT-TO-EXCEED \$66,400 ANNUALLY), AND;

3. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE THREE OPTIONAL ONE-YEAR EXTENSIONS TO THE AGREEMENT; 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 COUNCIL.

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Item C-9
(Out of Sequence)

CC - (1) Approval of the Culver City Arts District Business Improvement District Annual Work Plan and Budget; and (2) Adoption of a Resolution of Intention to Levy the Culver City Arts District Business Improvement District Assessment for 2023 and Set a Public Hearing on November 14, 2022

THAT THE CITY COUNCIL: APPROVE THE CCADBID ADVISORY BOARD'S 2023 ANNUAL REPORT AS FILED WITH THE CITY CLERK AND ADOPT A RESOLUTION OF INTENT TO LEVY THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR 2023 AND SETTING NOVEMBER 14, 2022 AS THE DATE FOR THE REQUIRED PUBLIC HEARING.

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Item C-6
(Out of Sequence)

CC - (1) Adoption of a Resolution Accepting a \$645,750 Grant Award from the Federal Transit Administration's Route Planning Restoration Grant Program for the Culver City Comprehensive Mobility Service Analysis, and 2) FOUR-FIFTHS-VOTE REQUIREMENT: Approval of a Budget Amendment to Record the Revenue and Appropriate the Funding for this Project Upon Receipt of the Fully Executed Grant Agreements

Diana Chang, Transportation and Mobility Planning Manager, provided a summary of the material of record.

THAT THE CITY COUNCIL:

(1) ADOPT A RESOLUTION ACCEPTING A \$645,750 GRANT AWARD FROM THE FEDERAL TRANSIT ADMINISTRATION'S ROUTE PLANNING RESTORATION GRANT PROGRAM FOR THE CULVER CITY COMPREHENSIVE MOBILITY SERVICE ANALYSIS; AND,

(2) APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE AND APPROPRIATE THE FUNDING FOR THIS PROJECT UPON RECEIPT OF THE FULLY EXECUTED GRANT AGREEMENTS. (FOUR-FIFTHS-VOTE REQUIREMENT)

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Item C-7

CC - Approval of the Equity and Human Relations Advisory Committee's Work Plan for Fiscal Year 2022/2023

Council Member McMorris discussed consideration of doing more of a deep dive into the equity work and less public events and celebrations; the REAP (Racial and Equity Action Plan); collaboration with the Equity Subcommittee; and equity work that is at the heart of the Committee when it was created.

Helen Chin, Equity Analyst, discussed release of the RFP (Request for Proposals) for the REAP in conjunction with the EHRAC (Equity and Human Relations Advisory Committee).

Onyx Jones, Assistant City Manager, reported work to create an outline for a program moving forward; noted programs in motion before COVID; discussed community involvement; other projects moving forward; agreement to provide an update to the Subcommittee on work being done; and involvement of the Special Events Coordinator.

Discussion ensued between staff and Council Members regarding involving the Equity Subcommittee in processes; combining the item with the workplan and budget sessions; events added by EHRAC after the budget process was complete; identification of sufficient budget for each event; and clarification that the request was for additional events.

THAT THE CITY COUNCIL: APPROVE THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE'S WORK PLAN FOR FISCAL YEAR 2022/2023.

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Item C-8

CC - (1) Adoption of a Resolution Declaring Property Owned by the City of Culver City at 3725 Robertson Boulevard to be Exempt Surplus Land Pursuant to California Government Code Section 54221(f)(1)(B); and (2) Authorize the City Manager to Take Related Actions

Council Member McMorris wanted to see City land allocated to affordable housing as much as possible and she questioned how more affordable units could be provided.

Todd Tipton, Economic Development Manager, indicated that it was too late to add additional units to the current project; discussed the City's contribution to the project; and he indicated that staff would make every effort to obtain additional units moving forward.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION DECLARING PROPERTY OWNED BY THE CITY OF CULVER CITY AT 3725 ROBERTSON BOULEVARD TO BE EXEMPT SURPLUS LAND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54221 (F) (1) (B); AND,
2. AUTHORIZE THE CITY MANAGER TO TAKE RELATED ACTIONS.

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-6, C-7, AND C-8.

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Public Hearings

Item PH-1

Adoption of a Resolution Approving Density and Other Bonus Incentives to Allow Construction of a 104-unit Residential Mixed-Use Development with Ground Floor Commercial Uses at 12727 Washington Boulevard (Project)

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

Jose Mendivil, Associate Planner, provided a summary of the material of record.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders expressed concern regarding bonus densities and exceptions when the percentage of affordable units is so small; agreement that the City needs more affordable units; discussed the loss of trees and greenspace; and she felt the City could be more restrictive with developers.

Jorge Torres felt that he would experience environmental impacts related to the project; wanted to see the City require future projects to hire locally, pay prevailing wages, and utilize workers from state certified apprentice programs; he asserted that workforce requirements reduce construction related environmental impacts and benefit the local economy and workforce development; and he discussed a recent report by the California Workforce Development Board that concluded that investments in California's workforce can have positive effects returns on climate mitigation efforts.

Carlos Gutierrez proposed low rent housing rather than low income housing; questioned who would manage the mixed use housing; and he suggested offering condos to allow people to build equity.

Michael Miller reported that he had come to the meeting on October 10 and no one would respond to him or address his comments; indicated that he lived across the street and would be directly impacted by the development; discussed the projected number of cars entering and exiting the development; he wanted the building to have access from Washington Boulevard; expressed concern with providing access from Meier and Zanja Streets; felt it was discriminatory to have buildings that would only allow younger people with a certain income level to live in them; and he stated that Los Angeles was having to take care of problems created by Culver City.

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

Discussion ensued between staff and Council Members regarding the number of affordable units; costs; the private developer; clarification that the City does not have discretion over the density bonuses; state law; removing pretextual limitations on projects in exchange for subsidized homes; previous consideration of the item; and public comment regarding access on Washington Boulevard.

Kevin Reed, Bastion Development, discussed traffic management issues and traffic policy in Los Angeles and Culver City to push curb cuts and drives onto secondary streets.

Additional discussion ensued between staff and Council Members regarding support for affordable units, reduced car parking, and additional bike parking; the inclusionary zoning discussion; the agreed upon 15% policy; support for local hire and union work; and the need for a specific project labor agreement.

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING DENSITY AND OTHER BONUS INCENTIVES TO ALLOW CONSTRUCTION OF A 104-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT INCLUDING 5 VERY-LOW-INCOME UNITS AND 11 WORKFORCE UNITS AND GROUND FLOOR COMMERCIAL USES AT 12727 WASHINGTON BOULEVARD.

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Action Items

Item A-1

CC - (1) Consideration of a Recommendation from the Cultural Affairs Commission Regarding a Concept for a Permanent Artwork by Charles Gaines for Washington and National Blvds.; 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in the amount of \$142,000; 3) Approve an Amendment to the Agreement with Dyson & Womack in the Amount of \$235,000; 4) Approve an Agreement with Charles Gaines Studio in the Amount of \$120,000; and 5) Direction to the City Manager as Deemed Appropriate

Christine Byers, Cultural Affairs Manager, provided a summary of the material of record.

Emily Womack, Dyson and Womack, apologized for not attending in person; thanked the City for their support through the process; provided background on the work of artist Charles Gaines; discussed project location; she introduced the project team; and she presented a video from the artist, Charles Gaines, describing the project.

Discussion ensued between project representatives, staff, and Council Members regarding lighting; costs; surveying; allowing for community input; maintenance; hours of lighting; concern with disturbing wildlife; funding by the Cultural Trust Fund; money from adjacent developers allocated toward the project; ensuring that people do not climb the piece; the next phase of the project; design; tree health; length of time for permanent public art pieces; height limits; and the height of the Sony Rainbow.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders expressed support for having an important art piece in the City.

Jamie Wallace asserted that art was for everyone; felt the project had been well vetted; and expressed support for having an iconic art piece in the City.

Karim Sahli felt the conceptual rendering was attractive; he asked about maintenance costs; expressed concern with being locked into specific technology; asked what would prevent people from climbing the structure; proposed having the lights turned off after a certain hour; asked whether the lights could provide a light show; and he felt it was a good change to have a Black conceptual artist represented in the City.

Ken Mand expressed support for the project; discussed funding; the process; lack of community engagement or stakeholder awareness; the industrial nature of the project; TOD (Transit Oriented Development) Visioning; and the contrast between the industrial component and nature.

George Montgomery expressed concern that people would try to climb the structure and noted the lack of public engagement in the process.

Ron Ostrin expressed support for the project; reported serving on the committee that wrote the original 1% for Art Ordinance; he complimented Council Members for taking their time and asking thoughtful questions about the project; discussed the artist, Charles Gaines; civic engagement; the process; legitimate questions regarding cost and safety; planting another tree if the original one dies; support for the reputation of Charles Gaines; adding to the Public Art collection; and he felt that art should live for 100 years.

Meg Sullivan was called to speak but was not present online.

Additional discussion ensued between staff and Council Members regarding community engagement; the timeline; safety and maintenance concerns; knowledge of Public Art; concern that the project looks like a fence; the height limit; requirements for granting a height exception; the conceptual phase of the project; and adjusting the project if there is no height exception.

Further discussion ensued between project representatives, staff, and Council Members regarding allowing funding necessary for the architect, engineering, and arborist to finish final development including height, engineering, and answering questions regarding maintenance; the need for permission to move forward; accommodating the height limit; design approval conditional upon verification of the height issue and compliance with code provisions; ensuring that height is the first priority of the next phase; developers fulfilling the Art in Public Places requirement; resolution of criteria; costs for the Building and Installation Phase and additional review and approval by the City Council; concern with spending Phase 2 money if the project is not going to move forward; consultation with the artist about making a change to the project; approval of the Sony Rainbow with the Comprehensive Plan; the Open Space provision; the need to update the concept; the need for a final determination as to whether the height limit applies; the design fee; the feasibility budget vs. the artist fee; proportions; funding to get a proper height survey; safety concerns related to climbing; concern with people wanting to take a selfie and standing in the street; use of the area as a park; lighting concerns with nearby residents; lighting up the grid for events; the piece on Washington; and moving forward with the item with a condition that the height limit be addressed with input from the artist.

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

1. APPROVE AN ART CONCEPT FOR WASHINGTON AND NATIONAL BLVDS. BY CHARLES GAINES TITLED, A FRAME FOR A TREE; AND,
2. APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$142,000 (REQUIRES A FOUR-FIFTHS VOTE); AND,
3. APPROVE AN AMENDMENT TO THE AGREEMENT WITH DYSON & WOMACK IN THE AMOUNT OF \$235,000; AND,
4. APPROVE AN AGREEMENT WITH CHARLES GAINES STUDIO IN THE AMOUNT OF \$120,000 WITH A CONDITION THAT THE HEIGHT CONDITION IS EITHER APPROVED OR THAT IT COMES BACK TO THE CITY COUNCIL; 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; AND,
7. PROVIDE OTHER SUCH DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item A-2

CC - Adoption of an Ordinance Approving a City-Initiated Zoning Code Amendment, Amending Title 17: Zoning Code of the Culver City Municipal Code (CCMC) as it Relates to Minimum Required Off-Street Parking, Automated Parking/Parking Stackers, Bicycle Parking, and Loading (Project)

Gabriela Silva, Associate Planner, provided a background on the item.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Carolyn Libuser expressed opposition to the parking zoning; noted current issues with parking; expressed concern with allowing developers to provide less onsite parking; felt there would be many problems; noted comment made earlier in the

meeting regarding entrances to large developments on residential streets; and she expressed opposition to the item.

Melissa Stucky was called to speak but was not present online.

Melissa Sanders asserted that the outgoing City Council should not be making the decision on the matter; discussed limiting parking; limiting events at Vets Park; reducing accessibility to the downtown area; concern with hindering the City; discouraging businesses that cannot provide access to their customers; stacked and automated parking; the need to improve mass transit; she noted that not everyone could ride a bike; and she felt that the ends did not justify the means, no one would buy an expensive place to live without parking, and that reducing parking would be doing a disservice.

Jamie Wallace, Culer City Neighbors United, felt that the complex issue would not benefit from a "one size fits all" solution; discussed the elimination of loading zones; the need for a proper analysis; the belief that parking affects who visits the City; parking structures that are already full in the City; narrow streets; people who are unable to park on their streets; making an exception for specific projects rather than an overall change; and she asked the City Council to hold off making a decision as she felt that process had been rushed.

Karim Sahli asserted that the "one size fits all" approach had been in place for 80 years and was a disaster; discussed climate change and greenhouse gases generated by cars; he felt that cars needed to be removed; wanted to see children go to school safely; asserted that parking minimums did not mean that cars would be taken away; and he felt that changes needed to happen immediately.

Marci Baun expressed disagreement with the previous speaker; asserted that getting rid of parking spaces did not get rid of cars; she noted that eliminating parking would mean that only the very wealthy would be allowed to pay for parking and keep cars; indicated that the middle and lower classes would drive around looking for parking and create additional pollution; and she asked the City Council not to remove parking minimums.

Linda T. expressed support for the edits to the code; discussed expensive units as including parking; land costs; allowing developers to make the decision as to whether they provide parking or not; lowering the cost of the development and passing along savings to the buyer; she asserted that everyone pays for

parking one way or another noting that parking is never free; and she felt that the code change allowed for the option to provide lowered rents.

Ron Ostrin, with one minute ceded by Leslie Ostrin, noted that the proposed item was a massive change; he felt that Council Members had not had sufficient time to read all of the materials and consider the item; questioned where the electric cars that replace the gas cars would be parked and charged; expressed concern with a "one size fits all" approach; discussed impacts to the City; increased carbon emissions as people search for parking; he felt the change was a gift to developers, YIMBY, and the bike lobby; he wanted to see people have more time to consider the item; wanted to see the same attention that had been given to the artwork be given to the proposed changes; and he expressed concern with harm done by rushing the process and not considering all potential impacts.

Khin Khin Gyi asserted that the parking ordinance was currently written generally and not in compliance with provisions of SB 9 which did not provide for the total elimination of parking minimums, and she felt it appropriate for the City Council to be in compliance with SB 9.

Cary Anderson discussed the word "infestation" used by Karim Sahli to describe cars noting that Mr. Sahli worked at home and did not need one; he questioned where people would charge their electric cars; discussed people getting their catalytic converters stolen; data indicating that 15% of parking spaces should be open at any time; removal of commercial parking requirements downtown; and he felt that the City Council was not making rational decisions.

Dan O'Brien expressed concern with a blanket removal of parking minimums coupled with SB 9; proposed looking at the City neighborhood by neighborhood to gauge impacts; discussed the ReThink building; he expressed support for providing homeowners with the whole lot option; and support for opening up options for reconstruction of homes.

Bubba Fish congratulated Mayor Lee and Council Members Fisch and McMorris for their work on the matter; discussed the Planning Commission recommendation to eliminate parking minimums City-wide; bringing down housing costs and VMT (Vehicle Miles Travelled); lack of evidence that reducing parking minimums causes people to circle the block and increase emissions; induced demand; studies on the issues; Donald Shoup

and parking requirements; AB 2097; arbitrary requirements in the 50s or 60s; and allowing people to get where they need to go in a more sustainable and equitable way.

Discussion ensued between staff and Council Members regarding clarification that the issue pertained to eliminating parking requirements in new construction and substantial remodels, not eliminating existing parking; the climate crisis; responsibility for taking action to create sustainable communities; the need for guard rails; looking at neighborhoods or zoning separately; the percentage of people who work in the City vs. those who live in the City; the need for practical solutions before eliminating parking minimums; and insufficient public transportation.

Council Member Eriksson read an email submitted to the City Council from Cindy Bailey in support of improving mass transit and in opposition to eliminating parking minimums.

Additional discussion ensued between staff and Council Members regarding concern with creating big problems for a large portion of the population; bringing the item up with a new City Council; wasting time by having a new City Council consider the item all over again; AB 2097; political attack ads; high quality transit corridors; elimination of state mandated parking beginning in January 1, 2023; the push to eliminate the beginnings of a regional transportation network; the second reading; studies indicating that eliminating parking will encourage people to find other means of transportation; clarification on changes to loading zones; ensuring that required loading is more consistent with developments; the importance of taking action; the gradual nature of change; solving issues with parking benefit districts; thinking about the future of the City beyond November 8; allowing residents to use their driveway to parallel park; examining how each area will be affected by the proposed changes; concern with a lack of a robust regional transportation system; and clarification that developers can continue to build parking, the requirements are just eliminated.

Mayor Lee asserted that he is not a YIMBY; discussed getting around Los Angeles without a car; disagreements between Council Members on housing and parking policy; issues with frequency and availability of transportation; the importance of MOVE Culver City to connect with the larger transportation system in Los Angeles; using a combination of policies to address climate change; and he felt that policy makers should have an effect with every policy passed.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT THE ORDINANCE APPROVING THE CITY INITIATED ZONING CODE AMENDMENT P2022-0234-ZCA, AMENDING TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE, RELATING TO MINIMUM REQUIRED OFF-STREET PARKING, AUTOMATED PARKING, PARKING STACKERS, BICYCLE PARKING AND LOADING, AND ADOPTING AN EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15061(B) (3).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-3

CC - (1) Approval of the 100% Civil, 100% Structural and 100% Electrical Plans and Specifications for Phase I of the CityBus Electrification Infrastructure Project and Authorize Staff to Issue an Addendum to Bid #2302; and (2) Provide Direction to the City Manager, as Deemed Appropriate

Rolando Cruz, Chief Transportation Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding conductive and inductive charging; other vendors; the upcoming CTA Conference; the long-term electrification plan; pilot projects; work with LA Metro on a regional plan; on the street route charging; options available; the expanding market; maturing technology; capital costs; communication with New Flyer; rectifying issues with charge units; charge management software; and miles per week.

Mayor Lee invited public comment.

No requests to speak were received.

MOVED BY COUNCIL MEMBER FISCH, AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: APPROVE THE 100% CIVIL, 100% STRUCTURAL, AND 100% ELECTRICAL PLANS FOR THE CITYBUS ELECTRIFICATION INFRASTRUCTURE PROJECT AND AUTHORIZE STAFF TO ISSUE AN ADDENDUM TO BID #2302.

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Item A-4

CC - 1) Discuss and Provide Direction on Eligibility and Prioritization Parameters (Including Whether to Require Residency) for Placement of Persons Experiencing Homelessness in the Project Homekey Interim and Permanent Supportive Housing Project; and 2) Approval of the Culver City By-Name-List and SPDAT Score as the Eligibility and Prioritization Method for Project Homekey

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

Discussion ensued between staff and Council Members regarding Homekey requirements; chronic homelessness; the By Name List; those who are homeless for at least a year in Culver City; helping those who are recently homeless to get back on their feet; the Rapid Rehousing program; SPDAT (Service Prioritization Decision Assistance Tool); and commonly used tools to determine level of need.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Melissa Sanders was called to speak but was not present online.

Nancy Barba was called to speak but was experiencing sound issues.

Ron Ostrin, with one minute ceded from Leslie Ostrin, discussed the actions of other jurisdictions; the number of units available; reasonable residency requirements; rules; harm reduction; concern that the area will become blighted; treating those with mental health issues; recovery for those with drug addiction; the obligation for those being housed to help themselves; he encouraged everyone to read *San Fransicko: How Progressives Ruin Cities* by Michael Shellenberger; noted mischaracterizations of what is done in Europe; and he expressed concern that if requirements are too liberal, additional homeless individuals will be attracted to the City.

Cary Anderson discussed the increase in homelessness in Culver City vs. the level of increase in Los Angeles; rent control; City efforts to prevent people from being homeless; the summary

of unhoused residency requirements used in Santa Monica; an individual who was homeless in San Rafael for 40 years; and he felt that priority should be given to residents, rather than to those who come in.

Nancy Barba felt that access to housing should not be limited to only those within the City borders and she expressed support for starting with the By Name List.

Discussion ensued between staff and Council Members regarding the importance of investing in systems of care; helping people get on their feet with access to housing; providing supports for those struggling with addiction in the community; the Housing First model; concern with enacting additional barriers to support care and housing; policing other people; determining who is worthy, who receives the benefit of the doubt, and who is able to make mistakes and receive support; assisting people in getting off the street; comments received at each Council meeting; lowering the barrier to provide care rather than punishment; the finite amount of beds; recent investment in housing; the need to expand; supporting people without paperwork; policing who gets access to resources; the feeling that the issue is moot; appreciation to staff for their work on the matter; next steps; those on the list who will not end up at the hotels for different reasons; concern with social workers in the county trying to get their clients in the Culver City facility; establishing a concept for how to fill the list up; the need for formal residency requirements; ensuring that other cities take responsibilities for their residents; programs to reunite people with their families; additional conversation to be had vs. what is before the City Council on the agenda; support for the work done by staff; the method used going forward; transitioning people into permanent housing; and collaboration with St. Joseph.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE CULVER CITY BY NAME LIST AND SPDAT SCORE AS THE ELIGIBILITY AND PRIORITIZATION METHOD FOR PROJECT HOMEKEY.

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CC - (1) Discussion of Senate Bill 9 Application in the Culver Crest and the High and Very High Fire Hazard Severity Zones; and (2) Direction to the City Manager as Deemed Appropriate

Christina Burrows, Deputy City Attorney, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the ability to get fire apparatus into the high fire zone in the Culver Crest; concern with responding to a large scale incident; liquefaction compromising the roads; clarification that the area is generally safe; concern with access; concern with an uptick in the number of vehicles parked in the area; ingress and egress in a large scale incident; mitigation of parking with strategic red zones; response by outside agencies; and issues allowed to be considered as part of SB 9.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jonathan Glassman was called to speak but was not present online.

Sean Veder was called to speak but was not present online.

Melissa Sanders was called to speak but was not present online.

Jamie Wallace discussed narrow roads in the Crest; recent increases in fire activity; and she felt that SB 9 did not make sense in the Crest.

Melina Pillar provided background on herself; discussed the severe fire hazard zone; high insurance premiums; concern with single point failures where high risks are known; history of the area; the drought; rains; concern with allowing densification in the Crest; the survey by John Kaliski Architects; concern with disregarding technical experts and constituents; putting the City in financial peril; and she asked that the City prioritize safety and vote no on application of SB 9 in the Crest.

Ron Ostrin, was called to speak but did not respond.

Nancy Barba discussed the ban on ADUs (Accessory Dwelling Units_ in the area; required road width in high fire risk areas; the memo written in 2017 based on a request for how the City could mitigate ADUs in the Crest; she asked for objective standards; and she questioned the minimum width needed to access the homes.

Ron Ostrin, with one minute ceded by Leslie Ostrin, discussed increased property values with ADUs; safety concerns; he felt that per specific sections in the Government Code, SB 9 did not apply to the Crest; he discussed existing zoning requirements; the 2005 landslide; the single egress and ingress to the Crest for over a year; the expensive lawsuits; responsibility for mitigation efforts; allowing housing to be built in a dangerous condition; findings by experts hired by the City; he proposed tabling the item and gaining resident input; and he asked the City Council to do the right thing and not rush to high density in the Crest.

Sean Veder was called to speak but could not be heard.

Khin Khin Gyi provided background on herself; reminded the City of those neighbors who are not able to get fire insurance on their homes due to the high hazard fire severity zone; discussed the landslide hazard zone; the prohibition on ADUs in certain areas; adjacency to the liquefaction zone; absolving the City of liability; concern with forcefully applying SB 9 to the Crest; and she asked that a carve-out be created so that SB 9 does not apply to the Crest.

Paavo Monkkonen was called to speak but was no longer online.

Daniel Mayeda reported submitting written comments regarding the legal basis for the City to determine that SB 9 does not apply due to public safety concerns; the three landslides since 1990; the 2005 landslide; the three and a half year closure of one of the two roads into the area; concern that people could be trapped in the event of a fire; the inability to mitigate conditions; substandard streets; existing red curbs; blind curves on the hill; he questioned where people in four-plexes would park; and he urged the City Council to support option 3.

Paavo Monkkonen thanked the City Council for their efforts; acknowledged health and safety concerns in the fire zone; discussed large lots in the Crest that would make good subdivisions for two families rather than one family; concern with the families already living in the area; he proposed objective analysis to examine safety; expressed concern with

decisions being made on the preferences of neighbors; and he felt it unlikely that there would be a situation where adding one family would made it impossible to get down the hill.

Rich Kissel was called to speak but did not respond.

Discussion ensued between staff and Council Members regarding support for housing; basing the plan on objective information; the importance of safety and transparency; support for option 2 with an improved fire mitigation plan; clarification regarding options in the staff report; the problem with a "one size fits all" approach for the entire state; lack of consideration for liquefaction or landslide areas; support for sticking with earlier findings that the Crest is not suitable for SB 9; the legal standard in the Crest; the Housing Accountability Act; the obligation of the Building Official to make a determination; residents who can't get fire insurance; the need for a Fire Mitigation Plan; the importance of doing the right thing to keep the community safe; support for option 3; potential difficulty with response to a large scale incident by multiple agencies; involvement of law enforcement with evacuations; equal implementation of housing policies across the City; and legitimate concern with increased fire dangers.

Vice Mayor Vera moved to support option 3 and Council Member Eriksson seconded the motion.

Additional discussion ensued between staff and Council Members regarding household size in 1950s vs. now; the oil field blow out; and the ability of a future Council to consider the item.

Rich Kissel expressed opposition to the implementation of SB 9 in the Crest; cited Building and Safety data; fires, flooding, and landslides; reduced access for many years; putting lives in danger; noted email and analysis submitted by Daniel Mayeda; and he asked that staff be directed to specifically exclude the Crest based on the text of SB 9.

Further discussion ensued between staff and Council Members regarding conflicting high fire severity maps, one including Blair Hills and one that does not; addressing both areas at the same time; amending direction to staff to verify with the state which map should be used; substantive differences between the Crest and Blair Hills; grading; Brown Act concerns with acting on the item; considering all high fire zones together; procedures to continue the item; looking at how other cities handle the climate crisis; procedures for moving forward; and

clarification that if Blair Hills is considered separately notice would be provided to residents.

MOVED BY VICE MAYOR VERA AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: DIRECT THE CITY MANAGER TO IMPLEMENT SB 9 TO PROHIBIT SB 9 PROJECTS IN THE SAME AREAS AS ADUS AND JADUS BASED ON THE TWO JKA MEMORANDA AND RETURN WITH AN ORDINANCE TO THAT EFFECT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Eriksson failed to receive City Council consensus to agendize consideration of joining a lawsuit filed by a group of charter cities against SB 9.

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Item A-5

CC - Discussion and Direction on Implementation of the City's Soft Story Seismic Retrofit Program, Including Financial Incentive Programs, Tenant Cost Sharing, and Staffing

Tim Koutsouros, Building Official, introduced the item.

Jeff Roi, Degenkolb Engineers, provided a presentation on the Soft Story Retrofit Program; discussed the Soft Story City Incentives summary; plan check and permit fees; the actions of other cities; staffing; and property tax reductions.

Daniel Zapeda, Degenkolb Engineers, discussed Soft Story Incentive Loan programs used in various cities; grant programs; the pass-through program; amortization terms; and recommended motions.

Discussion ensued between the consultants, staff, and Council Members regarding the rental rehabilitation program; information provided by other cities; zoning waivers and rent control modifications; average cost; inflation; public outreach; and concern with the effect of the pandemic on smaller landlords.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders was called to speak but was no longer online.

David Voncannon, Chamber of Commerce, discussed the importance of soft story retrofit; safety; ensuring that landlords hit hard by the pandemic and rent moratoriums be allowed to spread the cost over as many years as possible and recover the cost; allowing landlords to break even; Chamber members who offer the applicable services; he encouraged landlords who need assistance to come to the Chamber of Commerce to find resources to get the job done; and he encouraged the City Council to ensure that landlords can make themselves whole.

Ron Bassilian was called to speak but was no longer online.

Michelle Durey, Zebra Construction, provided background on the company and services provided; discussed cost pass-through; SB 721; grants; requirements of financial institutions and insurance companies; educating property owners on the process; plan check; and the PACE (Property Assessed Clean Energy) program.

Discussion ensued between the consultants, staff, and Council Members regarding increased costs for renters; incentives to help the community; the actions of other cities in the area; efforts to accommodate and support the process; additional research for implementation; controversy surrounding the PACE program; foreclosures; loans as the most common form of support; fee waivers; length of the grant process; timing for grants; types of grants available; ensuring community members are kept safe in a non-cost prohibitive way that drives owners to sell; the maximum pass-through previously considered; concern with contributing to the homeless crisis; finding a balance; concern with potential unintended consequences; landlords who wait until the deadline and then sell their property for teardown; loss of affordable housing; the importance of communication with landlords to find something that works; a suggestion to put the item on hold until outreach to landlords can be done; SB 8 as a safeguard to prevent displacement of tenants; fearmongering; being realistic; moving forward while also communicating with landlords; the cost recovery program; the Beverly Hills mix of incentives; plan check fees; incentives; Capital Improvement Recapture; expanding plan check staff; landlords still recovering from COVID; length of time the issue has been considered; application for the FEMA grant and the CalCAP (California Capital Access Program); refunding permit fees if

work is completed within 18-24 months similar to what other cities do; refunding the property transfer tax; providing a longer time for the pass through; the seismic retrofit amortization; making a provision for when the landlord passes through costs to new tenants when the rent is raised; the opportunity for the landlord to bring the rent up to market rate; dictating that a portion of the larger rate is applied to the seismic retrofit amortization; full time staff vs. in-house consultants; and research on how other cities use the CalCAP.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO APPLY FOR THE FEMA GRANT, RESEARCH HOW OTHER CITIES USE THE CALCAP, AND UTILIZE IN-HOUSE STAFF FOR PLAN CHECK.

Additional discussion ensued between staff and Council Members regarding SB 8; low income households; and rent control.

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Item A-7

CC - (1) Consideration and Discussion of the Dissolution of the Committee on Permits and Licenses (COPL); (2) If Dissolution is Desired, Direction to Staff to Draft an Ordinance Amending Relevant Provisions of the Culver City Municipal Code and Authorization to Process COPL Approvals and Other Actions Administratively During this Interim Period; and (3) Direction to the City Manager as Deemed Appropriate

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the outdated Committee; administrative approvals; and the ability to create a different process in the future.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Carlos Gutierrez asked about tax collection; discussed wealth transfer; and he played a computer generated statement regarding United Dominion Realty.

Cary Anderson stated that if the Committee is outdated, then transparency, public input, and The Car Show are outdated; he

referenced email from April 2011 regarding the Beer Fest; discussed parking; the cause benefitted by the Beer Fest; distance to the Sony parking structure; lack of enforcement of parking permits; and he expressed concern with a lack of transparency, removal of public input, and staff actions done in secret.

Mayor Lee clarified that the Committee looked at business and special event permits, not taxes or parking.

Discussion ensued between staff and Council Members regarding establishing an appeals process as the Code is amended.

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

1. DISSOLVE THE COMMITTEE ON PERMITS AND LICENSES (COPL); AND,
2. DIRECT STAFF TO DRAFT AN ORDINANCE AMENDING RELEVANT PROVISIONS OF THE CULVER CITY MUNICIPAL CODE (CCMC) AND AUTHORIZE CONTINUED PROCESSING OF COPL APPROVALS, REVOCATIONS, AND OTHER ACTIONS ADMINISTRATIVELY DURING THE INTERIM PERIOD; AND,
3. REVIEW A POTENTIAL APPEALS PROCESS.

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Public Comment - Items Not on the Agenda

Mayor Lee invited public comment.

Alicia Ide, Management Analyst, reported that no additional requests to speak had been received.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 12:33 a.m., Tuesday, October 25, 2022 the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Sandy Segal to a meeting to be held on November 7, 2022.

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

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

Date: _____