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(310) 253-5851



Mayor Göran Eriksson  
Vice Mayor Alex Fisch  
Council Member Daniel Lee  
Council Member Meghan Sahli-Wells  
Council Member Thomas Small

## City Council Meeting Agenda

### Special Meeting - Rent Control/Tenant Protections Discussion

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**6:00 PM**

**Monday, September 21, 2020**

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#### MEETING INFORMATION AND ACCOMMODATION:

To combat the spread of the coronavirus respiratory disease (COVID-19), the City proclaimed a local emergency on March 14, 2020 and issued subsequent public orders beginning March 16, 2020. In accordance with such orders City Hall has been closed to the public and in-person meetings have been discontinued until further notice.

City Council meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Frontier FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing.

Meetings can also be viewed live online at 1) <http://www.culvercity.org/meetings> and clicking on the "In Progress" meeting, 2) the Culver City youtube channel: [Youtube.com/CityofCulverCityGov](https://www.youtube.com/CityofCulverCityGov) or 3) Via the Webex App, which requires registration at [culvercity.org/agendas](http://culvercity.org/agendas).

Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or via email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

\*For complete information on how to attend and participate in a City Council meeting and provide public comment, please visit [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

**PUBLIC COMMENT:**

For those who wish to speak and provide oral public comment during a meeting, please register to attend the meeting via Webex at [culvercity.org/agendas](https://culvercity.org/agendas) and indicate the agenda item(s) for which you wish to make a comment. This will serve as a virtual speaker card. Speakers will be called in chronological order, based on when they registered to attend. A tutorial on Webex Registration is available at Culver City's YouTube page (<https://youtube.com/watch?v=q3NX-9lhSoU>.)

Members of the public may submit written comments in advance on the City's website via eComment. To submit, go to [www.culvercity.org/meetings](http://www.culvercity.org/meetings), locate the appropriate meeting and click on the highlighted eComment link. As a new user you may need to register once. There is a new user tutorial at the City of Culver City's YouTube page (<https://youtu.be/ckjtduK9B9s>). Written comments may also be sent via [public.comment@culvercity.org](mailto:public.comment@culvercity.org), or mail. Written comments, received by 3:00 PM on the day of the City Council meeting, will be compiled and provided to Council Members to ensure sufficient time for Council Member review. These comments will become part of the official record through a motion to receive and file correspondence. Please be advised, written comments WILL NOT be read aloud during the City Council Meeting.

The City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

Each speaker may address the City Council for up to three minutes. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

**AUTHORITY OF PRESIDING OFFICER:**

Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore, the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

**AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:**

The Agenda, staff reports and attachments are available online at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by contacting the City Clerk's Office at City Hall via phone at (310) 253-58591 or email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

**NOTE: AT OR ABOUT 11:00 P.M., MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.**

**CALL TO ORDER & ROLL CALL:**

**CLOSED SESSION - 5:00 PM**

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- CS-1. [21-310](#) CC - CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
6030A BRISTOL PARKWAY, 3846 CARDIFF AVE, AND PUBLIC RIGHTS-OF-WAYS THROUGHOUT CITY  
NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; JESSE MAYS, ASSISTANT CITY MANAGER; CHARLES HERBERTSON, PUBLIC WORKS DIRECTOR/CITY ENGINEER; MICHELE WILLIAMS, CHIEF INFORMATION OFFICER  
OTHER PARTIES NEGOTIATORS: TING INTERNET UNDER NEGOTIATION: BOTH TERMS AND PRICE PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-2. [21-311](#) CC - CONFERENCE WITH LABOR NEGOTIATORS  
CITY DESIGNATED REPRESENTATIVES: CITY MANAGER JOHN NACHBAR; ASSISTANT CITY MANAGER SERENA WRIGHT  
EMPLOYEE ORGANIZATION: CULVER CITY EMPLOYEES ASSOCIATION; CULVER CITY MANAGEMENT GROUP; CULVER CITY POLICE OFFICERS ASSOCIATION;  
CULVER CITY FIRE FIGHTERS ASSOCIATION; CULVER CITY POLICE MANAGEMENT GROUP; CULVER CITY FIRE MANAGEMENT ASSOCIATION; EXECUTIVE MANAGEMENT EMPLOYEES  
PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

**REGULAR SESSION - 6:00 PM**

## **PLEDGE OF ALLEGIANCE**

## **REPORT ON ACTION TAKEN IN CLOSED SESSION**

## **COMMUNITY ANNOUNCEMENTS BY MEMBERS/INFORMATION ITEMS FROM STAFF**

Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

## **JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)**

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must be submitted to the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each comment may be up to three minutes in length.

## **RECEIPT AND FILING OF CORRESPONDENCE**

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails sent to [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org)) on subjects not appearing on the agenda that were received by the City Clerk's Office. Comments received in writing by 3:00 PM on the meeting date will be distributed to the City Council Members and become part of the official record of the meeting.

## **ORDER OF THE AGENDA**

Note: The presiding officer or City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

## CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), or because a public comment card(s) has been filed with the City Clerk, may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

- C-1. [21-275](#) **CC - APPROVING AND RATIFYING THE SUBMISSION OF GRANT APPLICATIONS TO CYCLE 5 OF THE ACTIVE TRANSPORTATION PROGRAM FUNDING FOR THE PROJECTS: (1) OVERLAND TO TRANSIT CENTER BICYCLE AND PEDESTRIAN CONNECTOR, AND (2) EXPO TO DOWNTOWN BICYCLE, PEDESTRIAN, AND TRANSIT CORRIDOR**

**Attachments:** [Attachment 1 - Overland-Transit Center Connector Alignment.pdf](#)  
[Attachment 2 - Kilmore-Overland Redesign.pdf](#)  
[Attachment 3 - Expo-Downtown Connector Alignment.pdf](#)

## PUBLIC HEARINGS AND ACTION ITEMS

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

## ACTION ITEMS

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- A-1. [21-174](#) CC - (1) INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.200, ET SEQ., RENT CONTROL; (2) INTRODUCTION OF AN ORDINANCE AMENDING CHAPTER 15.09, RENTAL HOUSING, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 15.09.300, ET SEQ., TENANT PROTECTIONS; (3) CONSIDERATION OF CITY'S ROLE, IF ANY, IN ELLIS ACT PROCEDURES FOR REMOVAL OF RENTAL UNITS FROM RENTAL HOUSING USE; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2020-09-21 ATT 1 Proposed Tenant Protection Ordinance.pdf](#)  
[2020-09-21 ATT 2 Proposed Rent Control Ordinance.pdf](#)  
[2020-09-21 ATT 3 Interim Rent Control Ordinance.pdf](#)  
[2020-09-21 ATT 4 BAE Urban Economics Study.pdf](#)

**PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)**

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**