

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

February 14, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Lee 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 5:34 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 McMorris, Council Member

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Mayor Lee invited public comment.

Jeremy Green, City Clerk, indicated that no requests to speak had been received and that Item CS-3 would not be heard in Closed Session.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER

CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

**Closed Session**

At 5:36 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 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-3** CC - Conference with Legal Counsel - Anticipated Litigation  
Re: Initiation of Litigation (To File Amicus Letter With California Supreme Court Supporting The City of Long Beach's Petition For Review In The Matter of Lejins v. City of Long Beach, Case No. S272594)  
Pursuant to Government Code Section 54956.9(d) (4)

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**CS-4** CC - Conference with Real Property Negotiators  
Re: 9240 Culver Boulevard  
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager  
Other Parties Negotiators: K-ZO Restaurant  
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations  
Pursuant to Government Code Section 54956.8

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**Reconvene**

Mayor Lee reconvened the meeting of the City Council for Recognition Presentations at 6:52 p.m. with all Council Members

present.

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**Report on Action Taken in Closed Session**

Mayor Lee indicated nothing to report out from Closed Session.

Jeremy Green, City Clerk, indicated that Item CS-3 had not been heard in Closed Session.

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**Recognition Presentations**

Item R-1

**CC - Proclamation in Honor of Black History Month 2022**

Jeremy Green, City Clerk, presented the proclamation in honor of Black History Month 2022.

Mayor Lee expressed concern with information in the proclamation regarding the location of the Mayme A. Clayton Library.

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**Recess**

At 6:57 p.m. Mayor Lee called a brief recess of the City Council meeting until time for the regular session.

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**Regular Session**

Mayor Lee reconvened the meeting of the City Council, the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. with all Council Members present.

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**Report on Action Taken in Closed Session**

Mayor Lee indicated nothing to report out from Closed Session except that Item CS-3 had not been heard.

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**Pledge of Allegiance**

Mayor Lee led the Pledge of Allegiance.

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**Community Announcements by Members/Information Items from Staff**

Council Member McMorris wished everyone a happy Black History month; expressed appreciation for the recognition; acknowledged the past and current work of many people in different areas; wished everyone a Happy Valentines' Day; discussed fostering community; the 2022 Liberty Hill Wally Marks Leadership Institute Commissions Training Program; and she indicated that additional information was available at [libertyhill.org](http://libertyhill.org).

Mayor Lee reported participating in an Environmental Justice Fellowship with the Liberty Hill Foundation when he was at UCLA and he noted that Wally Marks Jr. is an active business leader in the community.

Council Member Fisch announced the 10<sup>th</sup> Anniversary Celebration of Walk and Rollers at the Wende Museum and he indicated that additional information was available at [walkmorebikemore.org](http://walkmorebikemore.org).

Council Member Eriksson wished everyone a Happy Valentines' Day; was pleased to be celebrating Black History month again; and he noted that the Mayme A. Clayton Museum was no longer at the previous location but he expressed hope that something else would be figured out.

Council Member Vera wished everyone a Happy Valentines' Day; was pleased to be celebrating Black History month; and he echoed comments regarding the Mayme A. Clayton Museum.

Mayor Lee discussed his experiences growing up in Alabama; encouraged people to visit the Legacy Museum in Montgomery, Alabama; discussed the extent and viciousness of racism in the country; the substantive undercount of personal violence that Black Americans were subjected to not that long ago; the 1612 Project; Critical Race Theory; he felt it was informative to engage with the actual history of the country rather than simplified versions taught in schools; he encouraged anyone who wants to celebrate Black History month in a transformative way to educate themselves; noted the importance of open and honest

engagement; and he clarified that history is not an accusation, but rather an affirmation.

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

Mayor Lee invited public comment.

Jeremy Green, City Clerk, discussed procedures for making public comment.

The following members of the public addressed the City Council:

Bubba Fish was called to speak but was not present on Webex.

Jim Buck was called to speak by was not present on Webex.

Emily Baldwin discussed the No Kid Hungry campaign; childhood hunger; length of time Taste of the Nation has been held in Media Park; and she asked that the City consider sponsoring the June 5 Taste of the Nation No Kid Hungry event in Media Park.

Discussion ensued between staff and Council Members regarding consideration by the Special Events Committee; the off-cycle request; and City Council consensus to agendaize a discussion of the request.

Maria Schultz was called to speak but was not present on Webex.

Stephen Jones discussed action at the previous meeting to adopt the Housing Element; the actions of neighboring cities; support for the action taken by Culver City; efforts to be compliant; and potential litigation.

Denice Renteria thanked the Equity and Human Relations Advisory Committee (EHRAC) and City staff for making sections of the City's website available in Spanish, and she asked what language was next.

Freddy Puza wished everyone a Happy Valentine's Day and Black History Month; thanked the City for their support of Pride 2021; discussed positive feedback; studies on the risk of suicide for LGBTQ youth; access to spaces that affirm sexual orientation and gender identity; unseen benefits; and he requested support from the City.

Discussion ensued between staff and Council Members regarding agendizing consideration of support for the 2022 event planned for June; City Council policy; the special event designation; City costs; and annual consideration.

Philip Lelyveld was called to speak but was not present on Webex.

Colin Diaz expressed appreciation for the celebration of Black History Month; discussed his experience being the first Black Chief Executive Officer and President of the Chamber of Commerce; he invited everyone to the Chamber's Centennial Celebration on March 4 noting that additional information was available at [culvercitychamber.com](http://culvercitychamber.com); and he asked that the City Council consider awarding a proclamation to the Chamber.

Mark Lipman was called to speak but was not present on Webex.

Discussion ensued between staff and Council Members regarding City Council consensus to agendize consideration of awarding a proclamation to the Chamber of Commerce for their centennial and to agendize consideration of support for Pride 2022.

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

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

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

Items C-6 through C-8 were considered at the end of the Consent Calendar.

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#### **Consent Calendar**

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-5, C-9 AND C-10.

Item C-1

**CC:HA:SA - (1) Approval of Cash Disbursements for January 15, 2022 to February 4, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 15, 2022 TO FEBRUARY 4, 2022.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of January 24, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF JANUARY 24, 2022.

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Item C-3

**CC - Adoption of a Resolution Adopting a Notification of Intent to Comply (NOI) with SB 1383 Regulations and Authorizing the Submittal of the NOI to CalRecycle, in Compliance with SB 619**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPTING A NOTICE OF INTENT TO COMPLY WITH SB 1383 REGULATIONS AND AUTHORIZING THE SUBMITTAL OF THE NOI TO CALRECYCLE IN COMPLIANCE WITH SB 619.

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Item C-4

**CC - Approval of a Professional Services Agreement with Bucknam Infrastructure Group, in an Amount Not-to-Exceed \$32,886, for Update of the Pavement Management Program, PZ-546**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BUCKNAM INFRASTRUCTURE GROUP, IN AN AMOUNT NOT-TO-EXCEED \$32,886, TO UPDATE THE PAVEMENT MANAGEMENT PROGRAM, PZ-429, 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-5

**CC - Approval of Amendments to Existing On-Call Professional Services Agreements with Ayala Engineering, Amireh Sewer Contractor, Escobar Contracting, Inc., GRBCON, Inc., and Charles King Company for Emergency Sewer Repair Services in an Aggregate Amount Not-to-Exceed \$100,000**

THAT THE CITY COUNCIL:

1. APPROVE AMENDMENTS TO THE EXISTING ON-CALL PROFESSIONAL SERVICES AGREEMENTS WITH AYALA ENGINEERING, AMIREH SEWER CONTRACTOR, ESCOBAR CONTRACTING INC., GRBCON, INC., AND CHARLES KING COMPANY FOR EMERGENCY SEWER REPAIR SERVICES IN AN AGGREGATE NOT-TO-EXCEED AMOUNT OF \$100,000, AND,

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

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

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Item C-9  
(Out of Sequence)

**CC - Receipt and Filing of the First Quarter Fiscal Year (FY) 2021/2022 Unaudited Financial Report for the General Fund**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE FIRST QUARTER FY 2021/2022 UNAUDITED FINANCIAL REPORT FOR THE GENERAL FUND.

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Item C-10



**CC - (1) Approval of a Professional Services Agreement with The [Re]DESIGN Group for the Purchase, Configuration, and Installation of a Dell EMC VxRail System to Replace and Enhance Storage Capacity in the City's Data Center, in an Amount Not-to-Exceed \$146,056.29; and (2) Approval of the [Re]DESIGN Group's Buyback of the City's Legacy Hardware System**

THAT THE CITY COUNCIL:

1. APPROVE OF A PROFESSIONAL SERVICES AGREEMENT WITH THE [RE]DESIGN GROUP FOR THE PURCHASE, CONFIGURATION, AND INSTALLATION OF A DELL EMC VXRAIL SYSTEM TO REPLACE AND ENHANCE STORAGE CAPACITY IN THE CITY'S DATA CENTER, IN AN AMOUNT NOT-TO-EXCEED \$146,057; AND,
2. APPROVE THE [RE]DESIGN GROUP'S BUYBACK OF THE CITY'S LEGACY HARDWARE SYSTEM FOR A PURCHASE CREDIT OF \$84,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6  
(Out of Sequence)

**CC - Approve a Five-Year and Four Month Agreement Amendment for Emergency Police and Fire Dispatch Services with the South Bay Regional Public Communications Authority (SBRPCA) to Provide Police and Fire Dispatch and Vehicle Builds in an Amount Not-to-Exceed \$15,504,853.00 through June 30, 2027**

Responding to Council Member McMorris, Police Chief Manny Cid discussed extension of the current contract; Regional Communications Center (RCC) handling of 911 dispatch for Police and Fire; implementation of the mobile crisis unit; the Public Safety Review; unwillingness of RCC to dispatch the mobile crisis unit; and continued work to solve logistical issues and challenges.

John Krok, RCC, indicated that the mobile crisis unit was not something normally provided to the cities served.

Discussion ensued between staff and Council Members regarding the need for dispatch inclusion; finding a dispatch solution; measuring effectiveness of the program; identification of other options; facilitating a process; working around the traditional model; the ability to amend the RCC contract; moving forward with mobile crisis response; work being done with Ben Climer; and taking a different logistical approach to accomplish the same goal.

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR AND FOUR MONTH AGREEMENT AMENDMENT FOR EMERGENCY POLICE AND FIRE DISPATCH SERVICES WITH THE SOUTH BAY REGIONAL PUBLIC COMMUNICATIONS AUTHORITY (SBRPCA) TO PROVIDE POLICE AND FIRE DISPATCH AND VEHICLE BUILDS IN AN AMOUNT NOT-TO-EXCEED \$15,504,853.00 THROUGH JUNE 30, 2027; 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 - Authorization of Free Fare Days for Culver CityBus in Association with (1) Bike to Work Day (Friday, May 20, 2022), (2) Clean Air Day 2022 (Wednesday, October 5, 2022) and (3) Election Day (Tuesday, November 8, 2022)**

Council Member Eriksson discussed partnerships for Bike to Work Day and Free Fare Days noting the need for buy-in from large corporations in the City.

Discussion ensued between staff and Council Members regarding past practices for Bike to Work Day; the county-wide campaign; communication with local bike groups and the Chamber of Commerce; regional collaboration; openness to suggestions; adding the June election to the list of Free Fare Days; the intent to align with the county calendar; the importance of the partnership with LA Metro; and support for more democracy.

THAT THE CITY COUNCIL:

1. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO RIDERS WITH A BICYCLE AND/OR BIKE HELMET ON BIKE TO WORK DAY, FRIDAY, MAY 20, 2022, AND,
2. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON CLEAN AIR DAY, WEDNESDAY, OCTOBER 5, 2022, AND,
3. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON ELECTION DAY, TUESDAY, NOVEMBER 8, 2022.

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Item C-8

**CC - Approval of an Agreement with ABM Building Solutions, LLC for an HVAC Replacement Project in the Transportation Facility in an Amount Not-To-Exceed \$545,644 (\$363,112 BASE, \$109,910 OPTIONS, AND \$72,622 CONTINGENCY)**

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

Mayor Lee invited public comment.

Bud D. was called to speak but was not present on Webex.

Council Member Eriksson received clarification from the City Attorney that she did not have a problem with the letter and was comfortable with the City Council moving forward on the item.

THAT THE CITY COUNCIL:

1. APPROVE AGREEMENT WITH ABM BUILDING SOLUTIONS, LLC FOR AN HVAC REPLACEMENT PROJECT IN THE TRANSPORTATION FACILITY IN AN AMOUNT NOT-TO-EXCEED \$545,644 (\$363,112 BASE, \$109,910 OPTIONS, AND \$72,622 CONTINGENCY); 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 COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-6, C-7 AND ITEM C-8 WITH CHANGES AS

PRESENTED BY CHIEF TRANSPORTATION OFFICER ROLANDO CRUZ REGARDING OPTIONS FOR ALLOCATION WHILE REPAIR AND REPLACEMENT IS TAKING PLACE.

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**Public Hearings**

Item PH-1

**CC - PUBLIC HEARING: Introduction of an Ordinance Amending Culver City Municipal Code (CCMC) Sections 17.400.046, 17.230.015 (Table 2-8) and 17.260.035 (Table 2-11), Relating to Emergency Shelters**

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

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

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

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Kelli Estes discussed notification on the item; incorrect links; concern with confusion caused by incorrect information being put out obscuring what was to be discussed; bypassing the process to involve the community in the zoning change; transparency; and she commented on the process for a redevelopment of a single family home to a four unit apartment in a different city.

Mark Lipman was called to speak but was not on Webex.

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 removing barriers to providing support for those who need

assistance; application requirements for the Homekey grant; elimination of discretionary approval; competitiveness of the application; discretionary review; the ministerial conformance review; the update on the funding for operations; consultants retained; examination and pricing of necessary improvements; the MOU (Memorandum of Understanding) with the facility operator; Culver City as the only city in the county applying for operational funding; addressing the remaining amount of money set aside for Homekey operating funds; appreciation for the work done; mistakes made with the link; confirmation that there is no hidden agenda to avoid public input; the need to act quickly; one-time monies; the need to support continued operational costs; the zoning item at hand; confusion that Culver City is the only City to apply for operational funding; collaboration with Exodus to apply for funding from certain foundations; and ensuring long-term sustainability of the program.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE THE ORDINANCE APPROVING ZONING CODE AMENDMENT P2022-0002-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) SECTIONS 17.400.046, 17.230.015 (TABLE 2-8) AND 17.260.035 (TABLE 2-11), RELATING TO EMERGENCY SHELTERS.

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#### **Action Items**

##### Item A-1

**CC - (1) Consideration of a Request from Hackman Capital Partners, LLC to Place a Permanent Art Installation within the Town Plaza Expansion Area Subject to Cultural Affairs Commission Review and Approval of the Art Concept; and (2) Direction to the City Manager as Deemed Appropriate**

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

Discussion ensued between staff and Council Members regarding transparency; providing access to the attachments in the staff report; and City Council review of the project.

Beau Bass, LeBasse Projects, discussed their work as Art Consultants on the project; goals for the project; creating a landmark artwork for the City; the artist selection process;

providing a space for community connection and public performances; creation of a multi-functional element in the plaza; the current lack of shade in the plaza; increasing public usage of the space; engineering elements in the proposal; the draft rendering; the concept inspired by the jacaranda trees in the City; events that take place in the plaza; the intent to provide a visual landmark and destination; lighting; and feedback from the Cultural Affairs Commission.

Discussion ensued between Mr. Bass, staff, and Council Members regarding placement of the tree trunks; the budget for the project; displacement of the Holiday Tree Lighting location; maintenance; concern with children climbing the structure; the Building and Safety and permitting process; safety requirements; longevity of the paint applications; appreciation for the renderings; bringing an outdoor screening series to the City; vendor ideas for screen placement; materials used that do not require repainting; providing a photo opportunity location; creating a natural amphitheater and using the steps as a natural seating element; activating the installation; use of enamel coated aluminum panels; creating a project that is experiential in scale and on a human level; and dynamic and engaging installations created by Marc Fornes.

Mayor Lee invited public comment.

Jeremy Green, City Clerk, indicated that no requests to speak had been received and she noted that Vice Mayor Vera had lost connection and was working to reconnect.

Discussion ensued between staff and Council Members regarding use of City space; trust in the Cultural Affairs Commission to examine the item; enhancing usage; aesthetics; the importance of shade and casual seating space; and providing a space for people to sit on grass.

Vice Mayor Vera re-joined the meeting.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AUTHORIZE HACKMAN CAPITAL PARTNERS, LLC TO PLACE A PERMANENT ART INSTALLATION WITHIN THE TOWN PLAZA EXPANSION AREA SUBJECT TO CULTURAL AFFAIRS COMMISSION REVIEW AND APPROVAL OF THE ART CONCEPT.

Mayor Lee noted several theatrical productions that could be performed in the space.

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Item A-2

**CC - Appointments to the Advisory Committee on Housing and Homelessness; Civil Service Commission; and Fiesta La Ballona Committee; and (2) Approval of Recommended Appointment of Greg Maron as the Culver City Unified School District Representative to the Bicycle and Pedestrian Advisory Committee**

Jeremy Green, City Clerk provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding applicant availability to speak; appreciation for the strong pool of applicants; concern with the potential for conflicts between appointed Members who are lawyers with City lawyers; support for various applicants; proactive engagement by various applicants; and concern with the viability of the Civil Service Commission.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

John Buck provided background on himself; expressed appreciation for the invitation to participate on the Advisory Committee on Housing and Homelessness (ACOH); and he indicated that he would also be pleased to participate on the periphery to address homelessness issues.

Tristan Ezidore provided background on himself; requested appointment to the ACOH; he was looking to continue work that he is already doing to increase housing security; discussed his goals and strengths; constituent perspectives; providing a voice for the under-represented; and the importance of centering equity and the voices of those with lived-experience.

Stephen Johnson, provided background on himself; discussed his desire to give back to the community; intervention of special populations; and providing clear and measurable impacts.

Lizbeth Mendez provided background on herself; discussed her desire to serve on the ACOH; increased rents; housing

insecurity; providing solutions and stable rent conditions; diversity; and moving forward in creating a better City.

Elias Platte-Bermeo provided background on himself; discussed the need for the City to do more to address the homelessness crisis; the role of the ACOHH; lack of mediations for the Landlord Tenant Mediation Board; and appointments to better represent the community at large.

Jessica Laird provided background on herself and expressed eagerness to serve on the ACOHH.

Additional discussion ensued between staff and Council Members regarding length of the term for the Youth Seat on the EHRAC; diversity; providing (Federal Emergency Management Agency) FEMA-level response to homelessness; encouragement for anyone not appointed to reapply; encouragement to Mr. Ezidore to apply for the Youth Seat on the EHRAC; appointees; and length of terms.

Elizabeth Mendez indicated that she was in her first year of college and willing to serve the unexpired term and the next four years thereafter.

Further discussion ensued between staff and Council Members regarding additional applications received for the Fiesta La Ballona Committee; timely submission of applications; qualified applicants; and the position on the Bicycle and Pedestrian Advisory Committee (BPAC) selected by the Culver City Unified School District (CCUSD).

Greg Maron expressed appreciation for being considered and eagerness to serve on the BPAC.

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

1. APPOINT MICHELE VAN GELDEREN TO SEAT NO. 4 OF THE CIVIL SERVICE COMMISSION FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2023; AND,

2. APPOINT LEONARDO WILBORN TO SEAT NO. 4 OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS (ACOH) FOR A FULL TERM EXPIRING JUNE 30, 2024, AND APPOINT LIZBETH MENDEZ TO SEAT NO. 7 OF THE ACOHH FOR A PARTIAL TERM EXPIRING JUNE 30, 2022 AND THE NEXT FULL FOUR-YEAR TERM EXPIRING JUNE 30, 2026; AND,



3. APPOINT NANCY TRUJILLO TO FILL SEAT NO. 1 OF THE FIESTA LA BALLONA COMMITTEE FOR A FULL TERM EXPIRING ON OCTOBER 31, 2025 AND COLLEEN JONES TO SEAT NO. 4 FOR A FULL TERM EXPIRING OCTOBER 31, 2025; AND,

4. APPOINT GREG MARON TO THE CULVER CITY UNIFIED SCHOOL DISTRICT REPRESENTATIVE SEAT OF THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2023.

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Item A-3

**CC - (1) Discussion of Whether to Return to In-Person City Council, Commission, Board, and Committee Meetings and Whether to Require COVID-19 Vaccination Verification for In-Person Attendance at Such Meetings; or (2) Adoption of a Resolution to Continue the Ability to Hold Teleconference Meetings for City Council and all City Commissions, Boards and Committees, as Required by AB361 Every 30 Days, During the COVID-19 Proclaimed Local Emergency and California State of Emergency; and (3) Provide Other Direction to the City Manager if Deemed Appropriate**

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

Discussion ensued between staff and Council Members regarding masking requirements for in-person meetings; alignment with Los Angeles County Public Health recommendations; vaccination card requirements; social distancing; and the actions of other cities.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Khin Khin Gyi was called to speak but was not present on Webex.

Colin Diaz expressed support for use of a hybrid model; discussed equity; staffing issues; notification of the public; and timing for bringing back in-person meetings.

Michelle Weiner expressed concern with returning to in-person meetings; discussed those supporting health-compromised family members; distancing indoors; concern with putting people in the position of being required to be present; the climate crisis;

staff commutes; support for remaining remote until things are better; coaching people on how to get online; and benefits of remote meetings for those who cannot attend in-person.

Ken Mand expressed support for a hybrid model, and he wanted to see vaccination requirements noting the need to protect people who must be present.

Karim Sahli expressed support for vaccination requirements and a permanent hybrid option.

Discussion ensued between staff and Council Members regarding concern with public safety; varied levels of risk tolerance; length of City Council meetings; masking requirements; mask quality; enforcement; size of Council Chambers vs. number of people who participate online; social distancing; comfort level; data regarding transmissibility; the invocation of equity and transparency; ableism; when it is appropriate to lead the way and when it's appropriate to be cautious; protecting staff and Council Members; the importance of the discussion; concern with bringing back in-person meetings too quickly; support for continuing the hybrid model permanently; following the county order; the indoor mask mandate from the county; events with vaccination requirements or proof of a negative test; protecting those with health conditions; value of the interactions with each other before, during and after Council meetings; consideration of the way to run Council meetings in the future; providing greater access; ensuring involvement; logistical considerations; appreciation for the increased public engagement; continued conversation prior to the end of the county timeline to map out how things will move forward; changes to the way the City works due to the pandemic; the huge loss of life; increased tools to interact with people; continuing the current format; consideration of the matter again in 30 days; intentional discussion about increasing engagement; increasing equity; the childcare option; continuing to eliminate barriers; recognition of the need to ensure that people feel safe expressing their opinions; types of communication; divisiveness; violence toward City staff and elected officials; the increase in running over pedestrians during the pandemic; the deterioration of social cohesion; nationwide trends; re-engagement; taking the opportunity to improve discourse in the City; doing a World Café format State of the City; mixing people with different views to discuss issues pertinent to the City; (Assembly Bill) AB 361; Brown Act requirements; lack of kindness exacerbated by the pandemic; a suggestion to agendize a discussion of the continuing commercial eviction moratorium;

and the feeling that people get along better when they know each other.

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

1. ADOPT A RESOLUTION TO CONTINUE THE ABILITY TO HOLD TELECONFERENCE MEETINGS FOR THE CITY COUNCIL AND ALL CITY COMMISSIONS, BOARDS AND COMMITTEES, AS REQUIRED BY AB 361 EVERY 30 DAYS, DURING THE COVID-19 PROCLAIMED LOCAL EMERGENCY AND CALIFORNIA STATE OF EMERGENCY; AND,

2. DIRECT THE CITY MANAGER TO RETURN TO THE CITY COUNCIL IN 30 DAYS WITH ANOTHER AGENDA ITEM SUCH AS THIS.

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Item A-4

**CC - (1) Discussion of a Recommendation by the Economic Development Subcommittee to Consider the Installation of Two Freestanding Monument Directional Signs in the Expanded Portion of Town Plaza; and (2) Direction to the City Manager as Deemed Appropriate**

Todd Tipton, Economic Development Manager, provided a summary of the material of record.

Mayor Lee requested that the proposed signage plans be presented for the public to review.

Council Member Eriksson noted that the Economic Development Subcommittee felt that the full City Council should consider the matter as there were multiple issues to be resolved.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Michael Racine, Hackman Capital Partners (HCP), discussed businesses that do not have visibility; the intent to raise public awareness; and he indicated that he was present to answer questions.

Michelle Weiner indicated that, while she was Chair of the Bicycle and Pedestrian Advisory Committee, she was speaking as an individual; she discussed concern with the signage proposed

for the public island; setting an uncomfortable precedent; visibility of signage on the Plaza side; ensuring that there is plenty of room for pedestrians; increased distractions on public sidewalks and right of way; and she asked the City Council to consider strategic placement of signs on property that is not closing in on the public right of way.

Karim Sahli acknowledged the thoughtful and beautiful design of the signs; discussed placement; signage intended for cars rather than for pedestrians; the need to create a sense of public space; moving freely; positions of the signs as impeding access on Main Street; and he asked the applicants to come up with a more discreet but visible solution such as is utilized at The Platform.

Discussion ensued between staff and Council Members regarding signage geared to cars rather than to pedestrians; encouraging new modes of transportation; infrastructure investment; and growing alternate types of transit.

Michael Racine, HCP, indicated that placing signage on private property would not resolve the needs of the businesses; discussed the intent to help businesses in the Plaza; the lack of signage for pedestrians or cars; signage in the public right of way; code compliance; the blank space on the back of the signs; coordination with the Culver City Education Foundation (CCEF) for public art; landscaping behind the signage; and the intent to activate the Plaza and engage the community.

Additional discussion ensued between Michael Racine, staff, and Council Members regarding public vs. private land; concern with placing signage in the island area; visibility of the businesses prior to construction of The Culver Steps; placement of the signage by the rail that already obstructs the path in the Plaza; concern that the signage is geared toward cars; the unique situation; support for the concept; the need for buy-in; justification for finding a solution; suggestions to enhance signage with backlit letters; effective use of space; increasing visibility to help the businesses be successful; collaboration with staff to improve the look and feel of the signage; activation of the Plaza; collaboration with the schools with art on the signage; materials used to integrate the signage into the area; addressing fears and concerns; use of space; signage for cars and pedestrians; fine-tuning the design; forming a partnership with CCUSD; expanding community outreach; architects and urban planners who might be able to improve upon the designs; use of directional arrows; the Metro station

wayfinding signs; expanding bike racks in the area; visibility; lighting; putting bike and scooter racks on the back of the signage; adding wayfinding elements on blank spaces on the signage to serve both a public and a private interest; providing information for City facilities if space is available; and empty storefronts.

Further discussion ensued between staff and Council Members regarding clarification that the signage would be City-owned on City property and under City control; the design proposed by the developer; signage utilized by Platform; best practices; success of businesses in the area; supporting community benefit over business benefit; community space; the need for different location options and size/mass options; a suggestion to have staff continue to work with Hackman Capital; the original proposal from the developer to place signage on the side of their building; wayfinding as a separate sign design; electronic signs; providing another chance for the public to weigh in; and location choice.

Hilary Laffer, Part and Parcel, provided background on the company; discussed the study of optimal signage locations for vehicular and pedestrian visibility while not interfering with sightlines; avoiding the impression of advertising that might be at a shopping center; scale and size appropriate for the site conditions; and identification of seamless locations.

Discussion ensued between staff and Council Members regarding due diligence; concern with creating more work for staff or HCP; increasing the size of the signage if wayfinding is added vs. removing and adding information in empty spaces; participation in the signage program; support for the public art component; enhancing the area; directional signage; creating a directory that includes City facilities; extracting public benefit from allowing private companies to put signage in the public right of way; Council identified issues: location, design, wayfinding information, and temporarily changing out signage when vacancies arise; permissibility of utilizing signage for private business on public space; concern with normalizing private signage on the public right of way; ramifications of decisions made; restrictions on the public right of way; the sign program; City ownership of the signage on City property; sign permit fees; the public plaza being considered; the similarity to advertising on City buses; the ability to restrict usage; gaging Council support before spending too much staff time on the item; potential public benefit; moving forward with something that transgresses a policy that residents voted on; the decision of

the entire City to restrict billboards; ensuring as much community benefit as possible if the signs move forward; the need for more outreach; wayfinding; the decision as to whether to allow signs at all; keeping signage limited and simplistic; the ability to deny the signage; the unique situation where the plaza area was activated with store fronts; allowing advertising to benefit the public space; the public art as a community benefit; direction to staff to explore the item further with a few more options; making a decision when the item returns to the City Council; and staff agreed to continue work with HCP to refine the design and provide options.

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Item A-5

**CC - Approval and Authorization of the Transportation Department's Title VI and Limited English Proficiency Plan (LEP) Update for Filing with the Federal Transit Administration as Required for all Transit Operators with Bus Fleets in Excess of 50 Transit Vehicles in Service and Receiving Federal Assistance Awards**

Nick Szamet, Senior Management Analyst, provided a summary of the material of record.

Mayor Lee invited public comment.

Jeremy Green, City Clerk, indicated that no public comment had been received.

Discussion ensued between staff and Council Members regarding guidance from the Transportation Director on addressing employment issues.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE AND AUTHORIZE THE TRANSPORTATION DEPARTMENT TO FILE THE TITLE VI AND LIMITED ENGLISH PROFICIENCY PLAN WITH FTA REGION IX OFFICE OF CIVIL RIGHTS.

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**Public Comment - Items Not on the Agenda**

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Bryan Sanders was called to speak but could not be heard.

Karim Sahli pointed out that the event tab on the City website did not feature the meeting, nor did it feature upcoming meetings; he discussed difficulty finding information; information that is not being imported from one calendar to another; and the importance of notification to everyone.

Mayor Lee discussed communication with the Information Technology (IT) department to prioritize City Council meetings on the front page of the City website in addition to inclusion on the page with the meeting dates for all Committees, Boards and Commissions.

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#### **Items from Council Members**

None.

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#### **Council Member Requests to Agendize Future Items**

Council Member McMorris noted a suggestion from Judith Martin-Straw to create a policy for those involved with domestic violence.

Discussion ensued between staff and Council Members regarding City Council consensus to agendize consideration of creating a policy requiring action within 30 days after notice is made to any authoritative body regarding allegations of domestic violence by any appointees in the City; the need for timeliness to respond to issues; consideration by the Policy Subcommittee before coming before the City Council; and creation of official City policy.

Council Member Erikson received City Council consensus to agendize a discussion to consider removing the commercial eviction moratorium.

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**Adjournment**

There being no further business, at 12:02 a.m. Tuesday, February 15, 2022 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting on February 28, 2022.

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

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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: \_\_\_\_\_