

OFFICIAL MINUTES

SPECIAL MEETING OF THE  
CITY COUNCIL  
CULVER CITY, CALIFORNIA

December 10, 2021  
5:00 p.m.

**Call to Order & Roll Call**

Mayor Fisch called the special meeting of the City Council to order at 5:09 p.m. in the Mike Balkman Chambers at City Hall via Webex.

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

\*Council Member Vera left the meeting at 8:25 p.m.

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Mayor Fisch invited public comment.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN TO CLOSED SESSION.

**Closed Session**

At 5:10 p.m. the City Council 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)  
Attachments: October 23, 2021 Threat of Litigation

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**Regular Session**

Mayor Fisch reconvened the City Council at 6:10 p.m. with all Council Members attending.

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**Pledge of Allegiance**

Mayor Fisch led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Fisch indicated noting to report out from Closed Session.

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

Mimi Ferrel, City Clerk Specialist, announced vacancies on the Advisory Committee on Housing and Homelessness, the Civil Service Commission and the Fiesta La Ballona Committee with applications accepted until January 31, 2022 and more information available online at [culvercity.org/serve](http://culvercity.org/serve) or by calling (310) 253-5851.

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**Receipt and Filing of Correspondence**

Mayor Fisch indicated that 368 pages of correspondence had been received.

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

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**Order of the Agenda**

Item C-11 was considered separately at the end of the Consent Calendar.

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**Consent Calendar**

MOVED BY VICE MAYOR LEE, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH AND C-10.

Item C-1

**(1) Rejection of G.B. Cooke, Inc.'s Bid Proposal as Non-Responsive; (2) Award of a Construction Contract to Beador Construction Company in the Amount of \$1,259,700 for the Mesmer Low-Flow Diversion Project, PR-005 as the Lowest Responsive and Responsible Bidder; and (3) Authorize the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$125,970**

THAT THE CITY COUNCIL:

1. REJECT G.B. COOKE, INC.'S BID AS NON-RESPONSIVE; AND
2. AWARD A CONSTRUCTION CONTRACT TO BEADOR CONSTRUCTION INC. IN THE AMOUNT OF \$1,259,700 FOR THE MESMER LOW-FLOW DIVERSION PROJECT, PR005 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER; AND,
3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT TO EXCEED \$125,970; 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.

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Item C-2

**CC- (1) Authorization to Award \$170,015 to 23 Organizations for the 2022 Performing Arts Grant Program, and Designation of Related Performances as City-Sponsored, as Recommended by the Cultural Affairs Commission; and (2) Approval of Related Grantee Contracts**

THAT THE CITY COUNCIL:

1. AUTHORIZE THE AWARD OF \$170,015 TO 23 ORGANIZATIONS FOR THE 2022 PERFORMING ARTS GRANT PROGRAM, AND DESIGNATE RELATED PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION, AND AS OUTLINED IN THE STAFF REPORT; AND,
2. APPROVE THE RELATED GRANTEE CONTRACTS; 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-3

**CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with Center for Transportation and the Environment in an Additional Amount Not-to-Exceed \$651,264 for Architectural and Engineering Services for the Implementation of Phase III of the Transportation's Facility Electrification Plan; and (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Amendment**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CENTER FOR TRANSPORTATION AND THE ENVIRONMENT IN AN AMOUNT NOT-TO-EXCEED \$651,264 FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE IMPLEMENTATION OF PHASE III OF THE TRANSPORTATION'S FACILITY ELECTRIFICATION PLAN; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

**CC - (1) Approval of the Santa Monica Basin Groundwater Sustainability Plan (GSP); and (2) Appointment of the City Manager or their Designee to be the City's Representative to the Santa Monica Basin Groundwater Sustainability Agency Board of Directors**

THAT THE CITY COUNCIL:

1. APPROVE THE SANTA MONICA BASIN GROUNDWATER SUSTAINABILITY PLAN (GSP); AND,
2. APPOINT THE CITY MANAGER OR THEIR DESIGNEE TO BE THE CITY'S REPRESENTATIVE TO THE SANTA MONICA BASIN GROUNDWATER SUSTAINABILITY AGENCY BOARD OF DIRECTORS.

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Item C-5

**CC - (1) Approval of Professional Services Agreement with Michael Baker International for Construction Management & Inspection Services for the Washington Boulevard Stormwater and Urban Runoff Diversion Project, PR001, in an Amount Not-to-Exceed \$667,689 (Proposed Fee \$606,900 with 10% Contingency, \$60,699); (2) Authorization to the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement up to the Contingency Amount.**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR THE CONSTRUCTION MANAGEMENT AND INSPECTION FOR THE WASHINGTON BOULEVARD STORMWATER AND URBAN RUNOFF DIVERSION PROJECT, PR-001 IN AN AMOUNT NOT-TO-EXCEED \$606,990; AND,
- 2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC. IN A CONTINGENCY AMOUNT NOT-TO-EXCEED \$60,699 FOR ADDITIONAL CONSTRUCTION MANAGEMENT AND INSPECTION; 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

**CC - Approval of a Three-Year Memorandum of Understanding, with Two Additional One-Year Options, with the City of Santa Monica to Continue Providing Bus Advertising Services**

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING, FOR A THREE-YEAR TERM AND TWO ONE-YEAR EXTENSIONS, WITH THE CITY OF SANTA MONICA TO PROVIDE BUS ADVERTISING SERVICES; 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 - Receipt and Filing of FY2020/2021 4th Quarter Measure CC and C Sales Tax Status Reports and Measure RE Property Tax Report as Approved by the Finance Advisory Committee**

Erica McAdoo, provided a summary of the material of record.

Mayor Fisch invited public comment.

Mimi Ferrel, City Clerk Specialist, indicated that no public comment had been received.

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC, C AND RE STATUS REPORTS.

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Item C-8

**CC - Approval of a Five-Year Extension to the Existing Agreement with Tyler Technologies, Inc., for ExecuTime, a Web-Based, Cloud-Hosted Timekeeping System, in a Total Amount Not-to-Exceed \$300,000 (\$278,867 for Five Years of Annual Subscription Plus \$21,133 in Contingency Authority)**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR EXTENSION TO THE EXISTING AGREEMENT WITH TYLER TECHNOLOGIES, INC. FOR EXECUTIME, A WEB-BASED, CLOUD-HOSTED TIMEKEEPING SYSTEM, IN AN AMOUNT TOTALING \$278,867; AND,
2. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO APPROVE AMENDMENT(S) TO THE TYLER TECHNOLOGIES AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$21,133, FOR UNANTICIPATED COSTS; 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-9

**CC - Approval of an Amendment to the Existing Professional Services Agreement with Avenu/MuniServices to Continue Quarterly Utility Users Tax (UUT) Compliance, Administrative and Revenue Protection Program Services for an Additional Three-Month Period in An Amount Not-to-Exceed \$15,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH AVENU/MUNISERVICES FOR A PERIOD OF THREE MONTHS IN AN AMOUNT NOT TO EXCEED \$15,000; AND,
2. AUTHORIZE THE CITY ATTORNEY'S OFFICE TO REVIEW/PREPARE THE NECESSARY DOCUMENTS. AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

**CC - Approval of an Amendment to the Existing Professional Services Agreement with Integrated Media Systems (IMS) dba Cashel Corporation Extending for On-Call Support Services through June 30, 2023 in an Amount Not-to-Exceed \$65,000 per Fiscal Year**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH INTEGRATED MEDIA SYSTEMS (IMS) DBA CASHEL CORPORATION THROUGH JUNE 30, 2023 IN AN AMOUNT NOT-TO-EXCEED \$65,000 PER FISCAL YEAR; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

**CC - (1) Approval of a Three-Year Professional Services Agreement with Fortress Armored Services Company for Armored Carrier Services; and (2) Authorization to the City Manager to Exercise Two One-Year Options to Extend the Agreement**

John Nachbar, City Manager, discussed the need for armored carrier services.

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

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH FORTRESS ARMORED CARRIER SERVICES, INC. FOR ARMORED CARRIER SERVICES; AND,
2. AUTHORIZE THE CITY MANAGER TO EXERCISE TWO ADDITIONAL ONE-YEAR OPTIONS FOR RENEWALS; 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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**Public Comment - Items Not on the Agenda**

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Jim Clarke, Culver City Arts Foundation, requested Council consensus to consider co-sponsorship of the Small Book Publishers Fair on February 26 at the Wende Museum; discussed reserved parking spaces; the off-cycle event; the 2019 event; the L.A. Times Book Festival; collaborators; and staff coordination.

Council Members reached consensus to agendaize consideration of the item.

Ronald Ostrin discussed Senate Bill (SB) 9 and R4 zoning; the ability for owners to split a lot; and responding to Mayor Fisch, he clarified that his comments did not relate to Item A-1.

Bryan Sanders reported being contacted by the California Department of Housing and Community Development (HCD); he responded to Mayor Fisch and clarified that his comments related to HCD, not Item A-2; he discussed a community meeting arranged to address concerns with a lack of outreach for the General Plan Element; and state efforts to elevate resident voices.

Jeannine Wisnosky Stehlin discussed concern displayed by HCD; holding a City Council meeting on a Friday night during the Jewish holidays; equity; she asked that if a meeting is held on a special day, that extra attention be paid to better notification; and she expressed concern with seeing someone from the dais argue with a member of the public after their microphone has been turned off.

Discussion ensued between Council Members regarding clarification that none of the Council Members wanted to have a meeting on a Friday night; fulfilling duties; City Council agreement to have an extra meeting to add transparency; difficulty finding an evening when all five Council Members were available; and apologies for the unfortunate scheduling.

Mimi Ferrel, City Clerk Specialist, reported that Scott McKinley, Jake Willins, and Steve Siegel had signed up to speak but had not joined the meeting.

Mark Lipman, Advisory Committee on Housing and Homelessness, reported that the Committee had voted unanimously to approve a policy for a Direct Housing pilot program for consideration by the City Council as an actionable item on a January City Council meeting agenda; he discussed timing; support from the Culver City Democratic Club; and he reported that the Committee had also voted to recommend the removal of parking requirements for residential properties and set parking maximums near transportation facilities.

Jamie Wallace expressed appreciation for the new circulator service and asked when it might be expanded.

Rolando Cruz, Chief Transportation Officer, discussed the first attempt at addressing the first/last mile connection; the pilot program; and identification of areas to improve circulation or mobility in other regions.

Andrea Harnack was called to speak but did not respond.

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#### **Action Items**

##### Item A-1

#### **CC - Discussion of a Resolution Directing the Preparation of an SB 9 Implementation Ordinance and Direction to the City Manager as Deemed Appropriate**

William Kavadas, Assistant Planner, provided a brief presentation on the item.

Mayor Fisch invited public comment.

The following members of the public addressed the City Council:

Stephen Jones asserted that the proposed changes would not result in any affordable housing; discussed Culver City Neighbors United; and single family housing.

Patrick Meighan discussed the housing shortage in California and in Culver City; support for SB 9; legalization of more homes in California; hurdles to minimize the construction of new housing; and he wanted to see fourplexes legalized by-right with no restrictions and 100% affordable sixplexes allowed everywhere.

Nancy Barba was called to speak but did not respond.

Bryan Sanders reminded everyone of the close working relationship between City officials and Professor Elmendorf of University of California (UC) Davis to craft the housing policy up for consideration noting that Professor Elmendorf had crafted the guiding principles, not the consultants hired to do the job.

Suzanne Debeneditis discussed litigation involving SB 9; fracking; concern that SB 9 is a giveaway to Wall Street; escalating environmental impacts; holding the state accountable for the adverse impacts of densification; rapidly diminishing natural resources; environmental impacts; long term cost benefits; drought; the urban forest; air quality; the need for truly affordable housing; and achieving net zero pollution and waste.

Nancy Barba indicated being in a place that was too loud for her to speak.

Eric Ferkel was called to speak but did not respond.

Kelli Estes expressed concern that potential attendees might have been confused since the start time listed was for the Closed Session, not for the actual meeting; discussed speakers being interrupted; opposition to SB 9 and the proposed ordinances; concern with not allowing people to do as they wish with their properties; litigation; and the consequences of implementing the proposed ordinances.

Ron Ostrin discussed SB 9, eliminating R1 housing to encourage R4; owner residency requirements; multi-generational housing; the Turner Center; the far-right libertarian agenda; concern with losing the family-oriented community; Wall Street investors; and hedge funds.

Darci Parsons was called to speak but was not on Webex.

Jeannine Wisnosky Stehlin expressed support for SB 9; discussed local control; she proposed adding a "keep or replace"

requirement for trees; discussed open space recalculations; objective zoning subdivision design standards; concern with aggressive density; the potential to turn a single family home into 8 units; parking requirements; setbacks; occupancy; affordable housing requirements; in lieu fees; unavoidable adverse impacts; and notification requirements.

Steven Gourley was called to speak but was not on Webex.

Cindy Bailey discussed passage of SB9; City discretion; she did not feel that the City needed to go above and beyond what is required; she echoed concerns voiced by Kelli Estes regarding litigation; and she expressed concern with a one size fits all approach.

Michael Bailey, James Meehan, Marta Valdez, and Karim Shahabi were called to speak but were not on Webex.

Disa Lindgren urged the City Council to enact a robust ordinance to implement SB 9; discussed the need for more dense communities and public transit to address climate change; and she expressed appreciation for consultation with subject matter experts to address issues.

Charles Sisk discussed the impacts of the proposed changes on the over-crowded school system; inappropriate comparisons to other states; creation of the housing plan for the City by someone from UC Davis; and concern with turning Culver City into New York City.

Discussion ensued between staff and Council Members regarding crafting City regulations with regard to SB 9; creation of an ordinance based on the resolution; and support for adding protection for trees into the ordinance.

Council Member Vera indicated that he was not feeling well and asked to incorporate his comments for both agenda items into the current discussion.

Additional discussion ensued between staff and Council Members regarding concern with giving developers a free hand; monumental changes to the City with the proposed changes; SB 9; resistance to change; community involvement; creating meaningful housing; Regional Housing Needs Assessment (RHNA) numbers; development on corridors vs. infill development; resident upset; concern with insufficient outreach; gaining buy-in for the state mandate; repurposing shopping centers; focusing development on

the corridors and Transit Oriented Development (TOD) areas; and developer expectations.

Further discussion ensued between staff and Council Members regarding the task to determine the content for a local SB 9 implementation ordinance and whether to move forward; lived experience with navigating housing; whether adding homes destroys a community; providing opportunity; demonization of developers; equitable housing distribution in the community; meeting the jobs/housing imbalance; addressing the environmental crisis; compliance with state law; permit students; support for a local ordinance that encourages the production of new housing; prioritizing affordable housing; issues specific to Culver City; the trend towards affluence in the City; providing opportunities for home ownership; the feeling that zoning changes would not compromise safety; people who have to leave the City to find housing; the brain trust that works in the City but does not live here; multi-family living; open communal space; environmental impacts; drought conditions; greenhouse gas emissions; water coming from the Owens Valley; the need for recycled water; densification; natural gas; encouraging lot splits that produce more housing; transportation policy; the dedicated bus/bike lane; housing people close to their jobs; putting local input on SB 9 into ordinance form; active work to move public transportation forward to support the increased number of people in the City; the prior focus on efficient throughput of cars; and Culver City as a destination.

Additional discussion ensued between staff and Council Members regarding RHNA numbers; creating a realistic plan to achieve the required numbers; compliance with state law; the speculative market; history of the country and the City; support for the tree replacement requirement; the intent of the ordinance; suggestions for tweaks to SB 9; tenant occupancy requirements; demolition requirements; setbacks; Accessory Dwelling Units (ADUs); lot splits; the Turner Center Study; projected number of additional units in the City under AB 9; owner occupancy requirements; identification of neighborhoods in the City for reasonable likelihood for development; and the required affidavit.

Council Member Eriksson moved to direct staff to develop an SB 9 local ordinance based on the draft ordinance and discussion and return to the City Council for consideration.

Additional discussion ensued between staff and Council Members regarding equity; differences of opinion among Council Members;

staff agreement to return to the City Council with a menu of options; the inability to find unanimity; opposition to basing the local ordinance on SB 9; a suggestion that staff present choices available under SB 9 based on the City Council discussion; and items that require further guidance.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO RETURN WITH A MENU OF OPTIONS WITH REGARD TO SB 9 BASED ON THE CITY COUNCIL DISCUSSION AT THE MEETING OF DECEMBER 10, 2021.

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Item A-2

**CC - Review of the Revised Draft 2021-2029 Housing Element Update Pursuant to California Department of Housing and Community Development (HCD) Comments after its 60-Day Review**

Sol Blumenfeld, Community Development Director, introduced the item.

Lauren Marsiglia, Advance Planning Manager, provided an overview of the item; noted that the meeting was informational only; discussed the agenda; continued review of comment from the public and HCD; clarification that the draft does not include comment from the November 30 Planning Commission meeting; the intent to receive comment from the City Council and the public on the progress of the draft Housing Element so far; formulation of the final draft at the January 6, 2022 Planning Commission hearing; the Housing Element Update Process; outreach; the HCD review process; next steps; the environmental analysis; the Environmental Impact Report (EIR); the tribal consultation period; and the Negative Declaration.

Veronica Tam, Housing Element Consultant, discussed comments from HCD and changes made to address them; Planning Commission and City Council comment; re-submission to HCD; incremental infill; resident comments; requests for removal of properties from the site inventory list; and the proposed incremental infill land use designation.

Lauren Marsiglia, Advance Planning Manager, discussed additional opportunity sites to consider proposed by the Planning Commission.

Discussion ensued between staff and Council Members regarding unused parking at Westfield, Dollar Tree, Pavilions, and Marshalls; treating the La Cienega Station as a TOD; outreach to developers; timing and likelihood of development; support for Option 5 and for taking infill off the table; the small amount of units generated with infill development; realistic planning; support for live/work and light industrial in the Hayden Tract; retail and entertainment; streamlining projects; adding meaningful developer incentives; and relaxing parking requirements in exchange for affordable housing.

Council Member Vera indicated that he was not feeling well and exited the meeting.

Additional discussion ensued between staff and Council Members regarding the reasoning behind moving spaces from low-income housing to moderate income housing; state definition of sites feasible for low-income housing; the RHNA Sites Inventory; minimum site size; 100% affordable housing; lot consolidation; historical records; the affordable housing overlay; facilitating the development of a large amount of affordable housing; direction to staff to prioritize investigation of an affordable housing overlay; streamlining mixed-use projects; placing the focus on affordable housing; economical construction; the Marshall's site; and the need to communicate with area property owners.

Mayor Fisch invited public comment.

Mimi Ferrel, City Clerk Specialist, discussed procedures for making public comment.

The following members of the public addressed the City Council:

Ron Ostrin expressed concern with outreach during the pandemic; discussed active residents; eliminating R1 in favor of R4; affordable housing; site requirements; infrastructure; schools; and he asked that elimination of R1 be taken off the table.

Ron Bassilian was called to speak but was not on Webex.

Jamie Wallace discussed philosophy and a political agenda running up against reality; the expense of building affordable housing in residential areas; concern with the focus on R1 areas rather than on affordable housing; suggestions from staff to focus on corridors and adaptive reuse; owner intent; people who

have indicated that they do not plan to redevelop; and she asked the City to stick with SB 9 and ADUs.

Stephen Jones asserted that the plan would not meet housing goals; discussed the site inventory analysis by MapCraft Labs; Housing Element assumptions; recommendations to address needs; the state directive to build programs to overcome identified patterns and trends and make commitments to specific housing outcomes by specific dates; and he wanted to see an affordable housing overlay implemented City-wide by January 2023, identification of a pilot site for a municipal social housing project by March 2023, Article 34 authority and funding via a ballot measure in the 2022 general election, a commitment to rezoning for further density again by 2024 if not on track to meet RHNA mid-cycle, and specific direction provided to the consultant.

Patrick Meighan asked that new and affordable housing be implemented in every neighborhood; discussed furthering fair housing; compliance with the City Council resolution and federal law; easing of permitting and design restrictions; parking requirements; the housing emergency; ministerial approvals; the HCD deadline; and creating a more sustainable, affordable and equitable future.

Elias Platte-Bermeo discussed the need to comply with HCD requirements; affirmatively furthering fair housing; creating opportunities in all Culver City neighborhoods; identification of more sites; eliminating residential parking requirements and restrictions that prevent affordable housing from being built; approval of by-right fourplexes and 100% affordable sixplexes; prior creation of intentional policies to keep people out of certain communities; people who stand to benefit from removing barriers to housing; representation; the commitment of the City to right injustices; and he expressed concern with appeasing those resistant to change.

Nancy Barba provided background on herself; asked the City Council to be bold; discussed progress made and work to be done; equity; consideration of who is being served by City policies; level of density; the need for an affordable overlay zone in the City; density bonuses; improvement needed; and compliance with HCD requirements.

Bryan Sanders discussed controversy; difficulty for ordinary residents to understand what is going on with the Housing Element; confusion caused by the City Council; clarification

that the City is out of compliance; and the need for more public outreach and engagement and less backroom conversations that the public does not hear about until later.

Ronald Boykin provided background on himself; discussed difficulty finding housing; housing costs; and he expressed support for the agenda of Culver City for More Homes.

Nick Guthman and Leah Pressman were called to speak but were not on Webex.

Jared Morgan provided background on himself; expressed appreciation for the work of the City Council; felt that the City Council was engaging with the community, but the community was not engaging with the policy makers; he asked that the City ensure the availability of more affordable and equitable housing; he wanted to see fourplexes be by-right; and he wanted all neighborhoods in the City to accept affordable housing.

Bryan McMahon provided background on himself; asserted that building affordable housing would not work for all economic levels; and he wanted to see more affordable housing units spread throughout the City and by-right fourplexes.

Melissa Sanders discussed inclusion of housing in the Hayden Tract and Blackwelder area; designation of onsite housing for new businesses coming into the City; confusion as to neighborhood and land use designations; and the need for large developments to accommodate affordable housing.

Annie Lefton and Constance Moffatt were called to speak but were not on Webex.

Joe Fuchs, Southwest Regional Council of Carpenters, provided background on himself; discussed impacts of changes; use of a local skilled workforce; investments in the workforce; climate mitigation efforts; apprentice programs; the experiences of other cities; boosting economic development; and reduced traffic.

Bubba Fish and Allison Kendall were called to speak but were not on Webex.

Jim McGaffey provided background on himself, expressed support for the efforts of the City Council to create affordable housing in all City neighborhoods; discussed compliance with affirmatively furthering fair housing; identification of

realistic sites for housing to be built; easing of permitting and design restrictions; by-right fourplexes and 100% affordable sixplexes; enhanced diversity; reduced traffic; and appreciation to staff, the City Council and residents for their efforts in the process and discussion.

Vincent Hartung discussed those who resisted meeting housing requirements but are now waiving all development requirements; the need for deliberate, moderately paced building of housing; space limitations; he noted that those who work in the City do not have to live here; discussed dense housing units being built in Los Angeles; RHNA requirements; and he asked the City Council to examine building housing along the corridors and reducing impacts to R1 housing.

Suzanne Debeneditis indicated that she was a landlord and would love to be involved; noted that she had signed up but had not been called to speak earlier in the meeting; discussed trauma experienced by school children who saw a dead man on the sidewalk; money allocated for the homeless; the need for truly affordable housing; keeping people from falling into homelessness; the need to fulfill RHNA; the requirement for mixed income housing; balancing City demographics; concern with promoting gentrification under the guise of equity; the need for government funding to provide affordable housing for everyone; examples in other cities; and becoming a model for the nation.

Ben Needleman was called to speak but could not be heard.

Barbara Hollander, Joe Handley, and Connor Finney were called to speak but were not on Webex.

Jeannie Wisnosky Stehlin discussed the false argument to house everyone who wants to live in the City; presuming that everyone who lives in the City must work in the City; Housing Element Appendix E; the percentage of residents who live near their jobs; comments on the Housing Element from HCD; the agreed upon need for affordable housing; recognition of inequity; and she asked to stop rhetoric regarding legalizing fourplexes.

Ben Needleman and Steven Gourley were called to speak but were not on Webex.

Cindy Bailey thanked everyone for their work on the process; discussed frustration with a pre-determined outcome without taking community input into account; concern that homeowners

would be the only ones profiting from the proposed changes; and concern with the impact of putting 400 units in the Hayden Tract on traffic.

Michael Bailey and Geneva Vogelheim were called to speak but were not on Webex.

Lucy Scardino thanked the City for their work; offered to help in planning new and affordable housing in every neighborhood; and expressed support for new, diverse neighbors.

Gary Brown and Jake Willens were called to speak but were not on Webex.

Mary Daval asked that the City Council comply with the law and show how fair housing policy would be complied with; discussed providing housing for those of all income levels in all neighborhoods; segregation of affordable housing; expansion of the sites inventory; evaluation of the likelihood of development; getting creative with finding locations for additional housing; by-right ministerial approvals for certain projects; lowering housing costs; incentivizing building more housing and housing for lower income neighbors; and she asked that an affordable housing overlay zone be instituted.

Frances Rosenau provided background on herself; felt that now was the moment for true leadership; noted the need for more housing; discussed interconnectedness; the need for sacrifices and intentional change for fair and affordable housing; equity in every neighborhood at every income level; affirming fair and affordable housing; streamlining restrictions; and support for by-right fourplexes.

Meghan Sahli-Wells discussed addressing the climate crisis as well as racial and social inequities; creation of a thriving city for all; by-right fourplexes; affirmatively furthering fair housing with an affordable housing overlay; and she expressed gratitude for the work done and for consultation with university professors.

Cara Giallanza and Lisette Palley were called to speak but were not on Webex.

Melissa Stucky thanked Manny Cid for his support at the High School; discussed in-person schooling; online meetings; other communities that hold in-person public meetings; elimination of R1 zoning; the need for affordable housing and urban

transportation; and she asserted that the roads downtown had too much over-stimulation and it was hard to tell what was going on.

Khin Khin Gyi discussed fair housing in the City; the Fair Housing Assessment; Racially/Ethnically Concentrated Areas of Poverty (RECAPs); tracts categorized as areas of high segregation and poverty; the Fair Housing Task Force; comments made at the Planning Commission meeting; objective data; diversity; and she expressed concern with misleading, inflammatory and unsubstantiated claims that cause divisiveness.

Karim Shahabi, George Dougherty, and William Herrera were called to speak but were not on Webex.

Kristen Torres-Pawling provided background on herself; echoed comments made by Patrick Meighan; she emphasized the elimination of parking requirements as a way to lower housing costs; stated that more units on a parcel delivered the greatest benefit; and she asserted that focusing on corridors did not do enough to affirmatively further fair housing.

George Dougherty discussed maintaining single family neighborhoods as they are; the characterization of homeowners in the debate; investment; family-oriented areas; privilege; and entitlement.

Jes McBride was called to speak but was not on Webex.

Charles Sisk discussed the "if you build it, they will come" attitude; Hong Kong; he pointed out that building units did not ensure affordable housing; noted that he was part of the next generation; discussed affordable housing; plans in Malibu and Beverly Hills to accommodate affordable housing; and developer profit.

Disa Lindgren described her neighborhood; discussed homeowner opposition to increased density; community resources; the need to help neighbors; climate refugees; and she encouraged the City Council to take to heart the advocacy presented by Culver City for More Homes.

Andrea Schainen was called to speak but was not on Webex.

Mark Lipman discussed rents in vacant high rise buildings being built; market rate housing for the already rich, labeled as

affordable; he reported that the state had sent the item back because the City had not met the lowest-income requirements; discussed deregulation for developers; the financial crisis; low-income housing justice; he proposed creation of a vacancy tax to fund housing subsidy programs for consideration on the November ballot; creation housing justice with a community land trust; addressing concerns over speculative investment; passing an ordinance that forbids corporations from purchasing residential properties; holding major corporations financially accountable for the chaos they are creating around housing and local infrastructure; creation of a major corporations tax by adjusting business tax rates; and maximizing financial contribution.

Michelle Weiner discussed the number of opportunities that the public has had to speak on the issue; expanding areas where housing is possible; creating a distributed solution all around the City; relaxing permit and design restrictions; and she wanted greenspace to be included as a part of design requirements.

Linda T thanked everyone for their efforts on the item; asked for information about developing retail, commercial, office, light industrial and wholesale; discussed incremental infill; and reducing front setbacks.

Philip Lelyveld noted that they were missing the holiday party at the Ivy Substation; discussed demonization of large complexes; creating large mixed income facilities; the R1 infill idea; placing low and medium income housing in transit areas near social resources rather than spreading them around; and concern with disadvantaging residents.

Michael Ainslie discussed leadership that is ready to face the future; changes at the state level; changes to RHNA; SB 9; jobs created vs. housing built in the City; reactionary politics of homeowners; the process; public input; infrastructure; the Housing Element; and he urged the City Council to ensure compliance with the law and to move forward with the next 10-year cycle in a feasible and livable way for everyone.

Sean Pawling expressed support for more housing in all neighborhoods; discussed those homeowners who want to keep their neighborhoods the same; inaction; the actions and experiences of other cities; results of not building affordable housing; and the housing crisis.

Discussion ensued between staff and Council Members regarding opportunity for the City Council to provide input on the entire document; highlighted items; previous consideration of the item; the obligation to address the housing imbalance as well as the housing and affordability crisis; investment in affordable housing; concern with people who have done everything right and still cannot afford to live in communities; investing in solutions to allow people from all backgrounds in the City; SB 10; support for fourplexes rather than McMansions; infill; equity; class segregation; giving something up for the greater good; concern with shopping centers being put forth as the only solution; equitable distribution of sites in the community; streamlining ministerial review; the vote by the Advisory Committee on Housing and Homelessness on residential parking requirements; greenspace; reduced setbacks; housing insecurity; those who have had to move out of the community; creating a clear process; the importance of moving forward quickly; furthering equity in the community; and adding neighbors across all income levels and backgrounds.

Additional discussion ensued between staff and Council Members regarding missed opportunities; reaching a broader consensus in the City; finding solutions that a larger majority would support; concern with holding a City Council meeting on a Friday night; comments from HCD indicating noncompliance in diligent efforts to encourage public participation in development of the Housing Element; passage of a resolution developed by outside academia to circumvent public comment and opposition to a controversial housing policy; emails obtained by public records requests; the coordinated effort to steer staff and hired professional consultants in a certain direction; derailment of the public discussion; effective creation of affordable housing; location; developer participation; Culver City Neighbors United; opposition; recall efforts; division within the community; responsibility of the majority; tyranny of the majority; the need to find consensus; middle of the road solutions; SB 9; support for options 3 and 5; consideration of the City by neighborhood vs. block by block; diversity; single family homes and R2 areas; value and character of neighborhoods to the City; benefits to everyone; the jobs/housing imbalance; areas surrounding the City; privilege; income levels; engagement; a suggestion to hold community town hall meetings after the holidays; and concern with the effects of divisiveness on the City over such a small increase in units.

Further discussion ensued between staff and Council Members regarding resistance to change; dictating how change will

unfold; interpretation depending on point of view; incorporating input; mischaracterization and polarization; ideology; oppression; offensive language; allowing affordable housing throughout the City; space limitations; commercial development vs. residential development; history of the City as a "Sundown Town"; being a welcoming City; putting conditions in place to encourage the desired type of development; support for the affordable housing overlay; streamlining the production of affordable housing; developing housing on the site of "big box" stores; unused space; thinking ahead; building housing that will help those who need it the most as soon as possible; placing the emphasis on affordable housing; moving forward with alterations on R1 to accommodate 137 families; support for ADUs; affordability covenants; support for a community land trust; misrepresentations about polarization; and home owners who support more housing units.

Discussion ensued between staff and Council Members regarding tolerating inequality if it serves the most vulnerable; the "veil of ignorance" test; helping the homeless; concern that the desire to come to consensus perpetuates or magnifies the problems; research and consensus in academia; land use patterns; Tejon Ranch; principals to guide the process; RHNA Cycle 6; cities that want a fake housing element; polling suggesting widespread support for 4 homes to an R1 lot; the appeal of incremental infill; serving the middle groups; historic land use; support for the process; input contained in the letter from HCD; direction to employ additional methods for public outreach for special needs and lower income households; the guidebook from HCD for affirmatively furthering fair housing; studying community land trusts; staff recommendations; exploring the minimum density floor in multi-family zones; financial incentives; fees for large single family homes in a multi-family zone; exploration of the site inventory; support for exploring streamlining permitting for mixed use development and expanding the threshold for ministerial review; recycling shopping centers for new mixed-use development; placing more emphasis on affirmatively furthering fair housing; commitment to a mid-cycle review if not on track to meet the numbers; by-right density bonuses if total production comes in under estimates; committing to ending parking minimums in the TOD area; focused height limit change through a voter initiative; tying the height limit to the production of affordable housing or other things the community wants; increasing the micro-unit limit; affordable housing in market-rate construction in the region; and timelines for project approval.

Mayor Fisch proposed conducting a study of streamlining the construction of 3 and 4 story buildings along the boulevards; expanding the TOD area to incorporate MOVE Culver City Phase 1; changing the multi-use ordinance and creating a different overlay without requiring floor retail; investigating whether passive house construction is affordable; low carbon buildings with long life spans and low energy consumption; eliminating parking requirements; covenants; permitting ground level residential uses; Americans with Disabilities Act (ADA) compliance; elimination of the 5,000 sq. ft. minimum lot size requirement and the 50 ft. width requirement, under the mixed-use designation for lots under 10,000 sq. ft.; alley and secondary street access; adjustments to height limits along corridors; transitional heights; amending the line of zoning setback; eliminating density restrictions up to 10 homes; the inclusionary zoning ordinance; eliminating front setbacks; having a community vote on designs; and the AARP Livable Communities Initiative.

John Nachbar, City Manager, agreed to meet and consider the proposal by the Mayor for development noting that staff had received sufficient feedback from the City Council.

Council Member McMorris agreed to participate in the meeting as a member of the subcommittee.

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

Mayor Fisch invited public comment.

Mimi Ferrel indicated that no additional public comment had been received.

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

Council Member Eriksson noted that Mayor Fisch would be presenting the award for Distinguished Citizen of the Year on December 13 at 6:30 p.m.

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**Council Member Requests to Agendize Future Items**

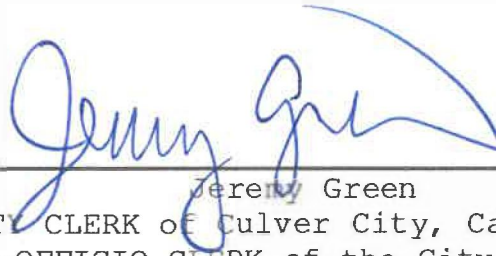
None.

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**Adjournment**

There being no further business, at 10:25 p.m., the City Council adjourned to a regular meeting to be held on December 13, 2021.

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Jeremy Green  
CITY CLERK of Culver City, California  
EX-OFFICIO CLERK of the City Council  
Culver City, California



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ALEX FISCH  
MAYOR of Culver City, California

Date: 10 January 2022