

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

April 11, 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 5:37 p.m. in the Mike Balkman Chambers at City Hall and via Webex.

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

Council Member McMorris exited the meeting at 1:10 a.m.

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Mayor Lee invited public comment.

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

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

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: Arcadia, et al. v. Southern California Edison, et al.
Case No. 20CV02026
Pursuant to Government Code Section 54956.9(d)(1)

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CS-2 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John Nachbar;
Assistant City Manager Onyx Jones
Employee Organization: Culver City Police Officers Association;
Culver City Police Management Group; Culver City Fire Fighters
Association; Culver City Fire Management Association
Pursuant to Government Code Section 54957.6

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CS-3 CC - Conference with Legal Counsel - Existing Litigation
Re: Yes In My Back Yard, et al. v. City of Culver City, et al.
Case No. 20STCV43253
Pursuant to Government Code Section 54956.9(d)(1)

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CS-4 CC- Conference with Real Property Negotiators
Re: 9814 Washington Boulevard
City Negotiators: John M. Nachbar, City Manager Sol Blumenfeld,
Community Development Director; Todd Tipton, Economic
Development Manager; and Todd Mooney, City Special Counsel
Other Parties Negotiators: Center Theater Group
Under Negotiation: Both Price and Terms of Payment
Pursuant to Government Code Section 54956.8

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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 7:06 p.m. with all Council Members present.

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Recognition Presentations

Item R-1

CC - A Proclamation Declaring April 22, 2022 as Earth Day in Culver City

Jeremy Bocchino, City Clerk, presented the proclamation declaring April 22, 2022 as Earth Day in Culver City.

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Item R-2

CC - A Proclamation Declaring April 29, 2022 as Arbor Day in Culver City

Jeremy Bocchino, City Clerk, presented the proclamation declaring April 29, 2022 as Arbor Day in Culver City.

Alicia Ide, Management Analyst, announced that Culver City had been recognized as a *Tree City USA* for the fifth year; she discussed Tree City communities across the country; events and activities to celebrate Arbor Day and Earth Day; signage installed; International Compost Awareness Week, May 1-7; social media and other outreach; and she indicated that additional information was available at the www.arborday.org or by emailing public.works@culvercity.org.

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Pledge of Allegiance

Mayor Lee led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Lee indicated nothing to report out from Closed Session.

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Community Announcements by Members/Information Items from Staff

Council Member McMorris noted that April is National Child Abuse Prevention Month and Sexual Assault Prevention Month, and she indicated that resources were available from the National Sexual Violence Resource Center and from Los Angeles County.

Council Member Fisch recognized the Culver City Police Department (CCPD) Baker to Vegas running team for winning their category; announced the free compost event on April 30 at Culver City Park; and indicated that an e-waste and paper shredding event on May 7 would be held at Syd Kronenthal Park.

Council Member Eriksson thanked the City Manager, Fire Chief and Assistant Fire Chief for their presentations at the recent Independent Cities Association Seminar and reported on interesting presentations on best practices from other cities.

Vice Mayor Vera expressed appreciation to the community for their patience noting that the City Council was finally able to meet in person again.

Mayor Lee personally acknowledged that the meeting was being held on the land of the Gabrieleño-Tongva peoples; noted that the City Council had agreed to return to in-person meetings with the requirement that everyone wear masks; and he requested feedback from the rest of the City Council as to whether those who were not masked be asked to leave and participate online.

Discussion ensued between staff and Council Members regarding support for keeping the community safe; public health concerns; courtesy to fellow citizens; agreed upon requirements; the pandemic; the rule in the public order; Item C-3; at what point enough would be enough; and conditions of attendance.

The public was asked to keep their masks on at all times and informed that masks were available at the registration table in the lobby.

Ken Powell, Fire Chief, recognized the 100th Anniversary of the Culver City Fire Department (CCFD); he provided background on CCFD; and discussed recognitions.

Mayor Lee thanked CCFD for the work done in the City and across California.

Jeremy Bocchino, City Clerk, welcomed everyone back to in-person meetings; discussed efforts to keep things consistent for those attending in-person and on Webex; procedures for making public comment; parking validation; restroom location; and, responding to inquiry, she indicated that assistance was available for those without the capability of using QR codes on their phones.

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Joint Public Comment - Items NOT on the Agenda

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Leslie Ostrin ceded her time to Ron Ostrin.

Sara Saez was registered on Webex but was not present on the call or in Council Chambers.

Carolyn Libuser discussed the homeless situation in front of the Senior Center; intimidation; a woman who reported that she had not been offered lodging or help from St. Josephs; fire hazards with people smoking meth in their tents; she questioned what the City Council was doing to help; and indicated difficulty getting a response from the City.

Laura Stuart was called to speak but was not present on Webex or in Council Chambers.

Melissa Sanders discussed concern with potential harassment of people attending the Farragut Elementary School Fundraiser at the Senior Center by homeless individuals; asked the City Council to allow CCPD to do what they are legally allowed to do and stop letting the homeless impede daily activities and putting others in danger; and she wanted the City to prioritize residents over the homeless.

In response to requests to cede time, Jeremy Bocchino, City Clerk, explained that only one person at a time may cede one minute to another.

Ron Ostrin recommended the book: *The Least of Us: True Tales of America and Hope in the Time of Fentanyl and Meth* by Sam Quinones; he discussed the plague of synthetic drugs; the failure of City Council policy for the homeless; dehumanizing

the homeless population; callous disregard for the welfare of the homeless and Culver City citizens; increased numbers of overdoses; the proposal to build a bulb-out on Washington Boulevard; concern with being overrun by homeless people due to attractive City policies for the homeless; increased crime; ideological policies; progressive politics; he encouraged the City to use laws to move the homeless off the street and out of the area; and he felt that the City was being ruined.

Kelli Estes welcomed everyone back to in-person meetings; congratulated the City Clerk on her name change; discussed allowing CCPD to do their job; concern that the City is making matters worse for everyone; criminal intent, drug abuse, and mental health issues; those who refuse housing; and she wanted the City Council to admit that they do not have an answer to homelessness.

Marci Baun asserted that if people can go other public places without masks, they should be allowed to attend City Council meetings without masks; she questioned why The Plunge was not back to being fully opened; discussed other people-friendly pools with better policies; ADA (Americans with Disabilities Act) violations for the north and south side of Washington Boulevard at the 405 underpass; crime spilling over into nearby areas; she felt that the City was not helping the homeless; and she discussed a recent incident where CCPD was called to address a situation with a homeless individual.

Linda Newsom expressed concern with the proposed addition to the encampment on Washington Boulevard under the 405 by expanding the sidewalk; discussed access to the bus; lost revenue with the removal of parking spaces; her proximity to the area; and an incident where a houseguest was accosted by a homeless person.

Max Gabl discussed fighting for the safety of the community; concern with attempts to defund CCPD and make the community unsafe; increases in crime; Council Members who are ruining the City; and the hard work rather than privilege required to live in Culver City.

Mario Rodriguez provided background on himself; discussed concern with the loss of parking noting that Sawtelle is the only street without permit parking; the Tito's side of the street; concern with his daughter being accosted when walking home from school; and he expressed disappointment in the City noting that he was thinking about leaving.

Lucas Conley echoed comments made by the previous speaker; discussed Item C-7; consistent issues; concern with the safety of people on the street; and inviting more activity and problems to the area.

Frank Clark provided background on himself; presented pictures of the area; discussed the new skid row; allowing the situation to continue on; endangering citizens; crime; the need to address the different causes of homelessness; he felt that CCDP should be allowed to do their job; and he asserted that things were not fixed.

Karim Sahli expressed appreciation for the ability to speak from home; discussed the importance of hybrid meetings; lockdowns related to new variants in other areas; people who still do not wear masks properly; anti-vaxers; following health rules; and he asked that all City meetings be required to be hybrid.

Mayor Lee encouraged those wanting to speak to sign up and asked those in Council Chambers to refrain from outbursts.

Lulu Hernandez provided background on herself; expressed concern with increased homelessness in the City and the proposed sidewalk widening; she wanted to see the homeless removed and a safe walkable sidewalk provided; felt that the homeless received more consideration than residents; discussed schools in the area; hotels purchased to house the homeless; concern with allowing encampments to grow; and she wanted to see the sidewalk cleaned up.

Catherine Silman provided background on herself; discussed feeling uncomfortable walking in her area; she felt that widening the sidewalk would not help pedestrians; and she asked to see the homeless cleared from the area.

Monica Richardson provided background on herself; wanted to empower CCPD; discussed empowering the homeless over tax-paying citizens; homeless tents in Veterans Park; police response time in Los Angeles; she felt that it was not up to three people to decide what everyone wants; and she wanted the City to untie the hands of the police.

Indra Yee asserted that he had not gotten notice about the proposal to expand Washington Boulevard and he expressed opposition to the project.

Robert Zirgulis provided background on the Culver City Kennedy Democrats; asserted that the Culver City Democratic Club had been hijacked by leftist activists; felt the City was being destroyed by a minority of residents with a disproportionate impact; expressed disagreement with statements made by Mayor Lee; and discussed race baiting.

Marta Valdez echoed the comments of previous speakers; did not want to see homeless individuals at the Senior Center; expressed concern that extending the sidewalk would encourage homelessness; and she addressed certain Council Members regarding their comfort-level with homeless encampments in the City.

Joy Rodriguez asserted that wearing masks should be optional; discussed those who wear masks; zoning; parking; speed bumps; increased crime; the clean-up planned in Los Angeles; concern with tying the hands of CCPD; and protecting the City.

Jeanne Black asked about the CCPD Emergency Response (SWAT) Team; increased property crime; the external police report completed for CCPD in 2020; taking officers away from patrol to train for the SWAT team; militarization of the City; and she asked that the annual needs assessment be considered by the City Council with input from the Chief of Police.

Amy Levit was called to speak but was not present on Webex or in Council Chambers.

Melissa Minkin was called to speak but was not present on Webex or in Council Chambers.

Shira Teitelbaum expressed concern with the CCPD draft policy for California AB 481; discussed access to military weapons; increases to civilian death and harm and decreases to public safety; concern with vague language used to give CCPD blanket discretion with no oversight; lack of accountability, compliance mechanisms or firm response time; she asserted that the proposal had not been presented in good faith; discussed lack of notice for the Public Hearing; different versions of the document; and she asked that the process not be rushed, with time taken to make decisions that keep the City faithful.

Stephanie McEwan expressed concern regarding the encampment under the 405; discussed chaos created by moving the Venice encampment to a small hotel on her street; increased crime in the area; lack of response by St. Joseph or from Council Member

Fisch; she expressed support for CCPD and Council Member Eriksson; and concern with Council Members showing contempt for community members expressing concerns.

Pamela Leveau thanked the City Council and described her experiences with homeless individuals in the City.

Discussion ensued between staff and Council Members regarding the purchase of two hotels on Sepulveda Boulevard for permanent, supportive, and transitional housing; the special meeting to present actions taken by the City to address homelessness in Culver City; the status of The Plunge; the encampment building up around the Senior Center; engagement by the MET Team and St. Joseph Center; and implementation of 24-hour security in the area.

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Receipt and Filing of Correspondence

Jeremy Bocchino, City Clerk, indicated that 37 pages of correspondence had been received.

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

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Order of the Agenda

Items C-3 and C-7 were considered separately at the end of the Consent Calendar, and Item A-2 was heard before Item A-1.

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Consent Calendar

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-4, C-5, AND C-6.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for March 19, 2022 to April 1, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 5, 2022 TO APRIL 1, 2022.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of March 28, 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 MARCH 28, 2022.

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Item C-4

(Out of Sequence)

CC - (1) Adoption of a Resolution Confirming the March 29, 2022 Forty-First Supplement to Public Order, Further Extending to August 31, 2022 Temporary Use Permits Issued During the COVID-19 Pandemic to Expand Outdoor Dining and Other Uses on City Sidewalks, the Public Right-of-Way, and on Private Property, and Further Extending the Waiver of Outdoor Dining License Fees and Valet Parking License Fees to August 31, 2022; and (2) Adoption of a Resolution Revising Outdoor Dining Standards and Procedures to Include the Additional Sidewalk Areas Recently Constructed in Downtown and Rescinding Resolution No. 2009-R078 Related Thereto

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION CONFIRMING THE 41ST SUPPLEMENT TO THE PUBLIC ORDER EXTENDING TEMPORARY USE PERMITS ISSUED FOR USE OF PRIVATE PROPERTY AND USE OF THE PUBLIC RIGHT-OF-WAY, AND TO CONTINUE TO WAIVE OUTDOOR DINING LICENSE FEES AND VALET PARKING PERMIT LICENSE FEES UNTIL AUGUST 31, 2022; AND,

2. ADOPT A RESOLUTION REVISING THE CITY'S OUTDOOR DINING STANDARDS AND PROCEDURES TO INCLUDE USE OF THE ADDITIONAL

SIDEWALK AREAS RECENTLY CONSTRUCTED DOWNTOWN AND TO RESCIND RESOLUTION NO. 2009-078; AND,

3. WITH EXCEPTION TO THE CITY OF LOS ANGELES SEWER CONNECTION FEES, WHICH ARE DUE UPON ISSUANCE OF THE OUTDOOR DINING PERMIT, INSTRUCT STAFF TO OFFER OUTDOOR DINING PERMIT APPLICANTS FOR USE OF THE ADDITIONAL SIDEWALK AREAS THE OPTION TO PAY THEIR REMAINING STARTUP FEES IN 12 EQUAL MONTHLY PAYMENTS, WHICH FEES ARE COMPRISED OF A MAINTENANCE DEPOSIT, AND CULVER CITY SEWER FEES, APPLICATION FEES, TECHNOLOGY SURCHARGE FEES, ISSUANCE FEES, AND A PRO-RATED LICENSE FEE.

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Item C-5

CC - Approval of a Professional Services Agreement with NBS Government Finance Group, DBA NBS to Prepare a Five (5) Year Sewer User's Service Charges Rate Study, for an Amount Not-to-Exceed \$45,100

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NBS GOVERNMENT FINANCE GROUP, DBA NBS TO PREPARE A FIVE (5) YEAR SEWER USER'S SERVICE CHARGES RATE STUDY FOR AN AMOUNT NOT-TO-EXCEED \$45,100.

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-6

CC - Consideration of an Appointment of a Labor Representative to Fill a Finance Advisory Committee Vacant Labor Seat

THAT THE CITY COUNCIL: APPOINT ALEC DEMATTOS TO THE VACANT LABOR REPRESENTATIVE SEAT ON THE FINANCE ADVISORY COMMITTEE WITH NO TERM LIMITS.

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CC - Adoption of a Resolution Confirming the March 16, 2022 Fortieth Supplement to Public Order: (1) Rescission of Requirements under Thirty Eighth Supplement for Proof of COVID-19 Vaccination to Enter Certain Indoor Businesses and Indoor City Facilities; (2) Requirement of a Well-Fitted Mask for Members and for the Public to Attend In-Person City Council Meetings and all In Person City Commission, Board and Committee Meetings, Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic

Council Member Eriksson questioned what the data point was to eliminate mandatory masks for City Council meetings; he discussed county statistics; Health Department recommendations; the Centers for Disease Control (CDC); and the actions of other cities.

Moved by Council Member Eriksson and seconded by Vice Mayor Vera that the City Council replace the word "mandatory" with "recommended" for mask wearing in the order from the City Manager.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Karim Sahli felt that all City meetings should be hybrid; expressed concern with people who are not able to follow agreed upon rules; and noted the importance of acknowledging different viewpoints.

Discussion ensued between staff and Council Members regarding masking proven as keeping people safe; reinstatement of indoor masking by the city of Philadelphia; and those unable to be vaccinated.

Mayor Lee cautioned that audience members would be removed if they continued to disrupt the meeting.

Additional discussion ensued between staff and Council Members regarding ensuring that those with health concerns are protected; keeping the community as safe as possible; the importance of allowing the City Council to hear each other and deliberate; the current significant uptick in cases; the strong

recommendation from the governor and from the CDC (Centers for Disease Control) to wear masks; data from the Waste Water Board; government public meetings; intimidation; the importance of civility and politeness; the actions of other cities; recent COVID outbreaks; wearing proper masks; use of the terms highly recommended vs. mandatory; defining what "a little bit longer" means; the report from the Sanitation Department; the percentage of vaccinated residents; and courtesy toward neighbors.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR VERA THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE MARCH 16, 2022 FORTIETH SUPPLEMENT TO PUBLIC ORDER: (1) RESCISSION OF REQUIREMENTS UNDER THIRTY EIGHTH SUPPLEMENT FOR PROOF OF COVID-19 VACCINATION TO ENTER CERTAIN INDOOR BUSINESSES AND INDOOR CITY FACILITIES; (2) RECOMMENDATION OF A WELL-FITTED MASK FOR MEMBERS AND FOR THE PUBLIC TO ATTEND IN-PERSON CITY COUNCIL MEETINGS AND ALL IN PERSON CITY COMMISSION, BOARD AND COMMITTEE MEETINGS, ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC AS AMENDED.

THE MOTION FAILED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE MARCH 16, 2022 FORTIETH SUPPLEMENT TO PUBLIC ORDER: (1) RESCISSION OF REQUIREMENTS UNDER THIRTY EIGHTH SUPPLEMENT FOR PROOF OF COVID-19 VACCINATION TO ENTER CERTAIN INDOOR BUSINESSES AND INDOOR CITY FACILITIES; (2) REQUIREMENT OF A WELL-FITTED MASK FOR MEMBERS AND FOR THE PUBLIC TO ATTEND IN-PERSON CITY COUNCIL MEETINGS AND ALL IN PERSON CITY COMMISSION, BOARD AND COMMITTEE MEETINGS, ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the 2022 Pavement Rehabilitation Project, PS-005

Responding to inquiry from Vice Mayor Vera, Yanni Demitri, Public Works Director, discussed the Pavement Condition Index (PCI).

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jennifer Wong was called to speak but was not present on Webex or in Council Chambers.

Janet Wong was called to speak but was not present on Webex or in Council Chambers.

Karim Sahli discussed people injured on the road or by traffic violence; the importance of improving safety; the Bicycle and Pedestrian Action Plan; Vision Zero; and ensuring the installation of Class 4 bike lanes wherever possible.

Ron Ostrin expressed agreement with comments regarding support for hybrid meetings to allow for additional inclusion of the public.

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

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE 2022 PAVEMENT REHABILITATION PROJECT, PS-005; AND,
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE 2022 PAVEMENT REHABILITATION PROJECT, PS-005.

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Public Hearing Items

Item PH-1

CC - Introduction of an Ordinance Approving a City-Initiated Zoning Code Amendment Allowing Additional Types of Ground Floor Uses in the Commercial Downtown Zone

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

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

Sol Blumenfeld, Community Development Director, indicated that the code amendment would allow for the expansion of the outdoor dining program in conjunction with MOVE Culver City without the requirement of additional onsite parking.

Discussion ensued between staff and Council Members regarding ground floor uses; use requests; changes to the world of retail; limited interpretations allowable by the Director; determining personal services used by employees; pedestrian related uses; and the downtown commercial requirement to activate street life.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

David Voncannon, Interim Director of the Chamber of Commerce, reported Chamber support for the Code Amendment; discussed offering the opportunity to fill vacant spaces; increased foot traffic; diversity of businesses in the downtown area; and support for recovering businesses.

Denise Renteria discussed walkable parking; changes to the retail experience; diversified retail; and she asked that the amendment be approved.

Amy Levit ceded her time to Ron Ostrin.

Jamie Wallace, Culver City Neighbors United, indicated that they had been asking for the action for a long time; expressed support for the ordinance; and she asked whether the ordinance was limited to the downtown area.

Discussion ensued between staff and Council Members regarding use restrictions in the downtown area; changes to the zoning code City-wide; the need for similar code changes for mixed-use; and additional consideration of other areas City-wide.

Ron Ostrin commended staff on an excellent report that clarified the item; noted that the item was limited to the downtown area with limited parking restrictions; discussed the bike lobby in the City; bad social planning; lack of mass public transit infrastructure in place; concern with moving forward ideologically and creating more carbon emissions with reduced parking; issues with MOVE Culver City; reevaluation of MOVE Culver City; and the false belief that removing parking will alleviate global warming.

Stephen Jones expressed support for the zoning code amendment and indicated that he was looking forward to more reductions to parking requirements based on evidence that it would help address climate issues.

Karim Sahli felt the ordinance was going in the right direction, but was not enough; wanted to see minimums turned into maximums; discussed new development; allowing people to enjoy the pedestrian experience downtown; climate change; and he asked the City Council to choose the lower minimum to move away from an outdated car-centric mindset.

Darrel Menthe stated that if the amendment were not adopted, there would be parking requirements that people would not be able to comply with; discussed complicated parking requirements; collective allocation of public parking spaces; allowing more businesses to go in; the difficulty of changing uses; parking minimums; and he urged support of the amendment.

Michelle Williams was called to speak but was not present on Webex or in Council Chambers.

David Metzler expressed support for the flexible use of space and appreciation for the focus on pedestrian friendly businesses coming in; discussed re-opening Main Street to cars; expansion of outdoor dining; use of a pedestrian scramble at Main Street

and Culver; and the ability to engineer back to the original design for public transit in Culver City.

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

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; cohesion; providing equal pedestrian priority to the Arts District; support for enhancing flexibility in use and parking; and the importance of supporting the needs of the business community.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE ALLOWING ADDITIONAL GROUND FLOOR USE TYPES IN THE COMMERCIAL DOWNTOWN ZONE.

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Item PH-2

CC - (1) Introduction of an Ordinance of the City of Culver City Adding Subchapter 3.04.400 to Title 3, Chapter 3.04 of the Culver City Municipal Code, Governing the Use of Military Equipment by the Culver City Police Department and Approving the Military Equipment Funding, Acquisition and Use Policy Pursuant to Assembly Bill 481; and (2) Provide Direction to the Police Chief as Deemed Appropriate

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF MAILING, PUBLISHING, AND POSTING OF THE PUBLIC HEARING NOTICE.

Manuel Cid, Police Chief, provided a summary of the material of record.

Lisa Vidra, Assistant City Attorney, discussed adoption of the City ordinance as it relates to AB 481; required City approval; procedural requirements met by Culver City Police Department (CCPD); the timeline for the approval process; required findings including that the policy and inventory of equipment are necessary because there is no reasonable alternative that can

achieve the same objective of civilian and officer safety, and the proposed military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties; if purchasing, the equipment is reasonably cost effective compared to available alternatives; prior military equipment use complied with the policy at that time; remedial action to be taken for any non-conforming uses to ensure compliance; policy approval; codification of state law requirements in the municipal code; and annual reports for City Council review.

Discussion ensued between staff and Council Members regarding ranking of Culver City on the SafeWise website; data; context; daytime population; proximity to Los Angeles; holding people accountable; and appreciation for the hard work of CCPD.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

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

Jim MacGaffey expressed concern with the militarization of police departments across the country; discussed the history of entrenched racism; excessive use of force, and immunity from accountability; a recent article in *Los Angeles Times* about illegal gun sales by Los Angeles Police Department (LAPD) officers and blatantly racist and corrupt police officers in the Torrance Police Department; accountability as a goal rather than the norm; the need for transparency; funding vs. defunding the police; 2020 total pay and benefits information; funding for other services; housing the homeless and making the streets safer rather than pushing problems to another location; and compensation of the governor and the LAPD Chief vs. the CCPD Chief and sworn officers.

Leah Pressman discussed loopholes in the draft policy as posted; lack of mechanisms for independent review and oversight; transparency; compliance with AB 481 and AB 48; data indicating that military weapons increase harm to civilians and decrease public safety; failure to specify critical incidents outside of which use is not authorized; the ban of tear gas by the Geneva Convention; lack of legal enforceable sanctions for violation

of the policy; private right of action; making police above the law; ensuring response to citizen complaints in a timely manner; the need to fix the policy; time to revise and adopt a decent policy; and she urged the City to take the time to get it right.

Freddy Puza expressed support for increased transparency with AB 481; discussed creating a culture of fear by militarizing CCPD; studies indicating that militarizing the police does not reduce crime or protect officers; the need for more clarity in the policy; defining uses; prohibited uses when a clear need is not defined; impacts on civilians; and the hard work to continue the dialogue to create a community of care and respect.

Khin Khin Gyi expressed concern with an article in the *Culver City Observer* on April 7 highlighting the ranking of Culver City in terms of safety; she discussed daytime vs. nighttime population of the City; support for the budgetary restraint and judgement of Chief Cid; and she wanted CCPD equipped to keep the City safe again.

James Meehan ceded his time to Ron Ostrin.

Pete Akemann was called to speak but was not present on Webex or in Council Chambers.

Peter Stern expressed appreciation to Chief Cid and discussed recent situations that were deescalated.

Kate Ainslie thanked the City Council for their efforts; expressed hope that the City Council would delay the process and require that the draft be more specific and contain additional accountability; she discussed AB 481; concern with vagueness on response time for complaints and mechanisms for compliance; wanted to see less money spent on high tech equipment and more spent on social services; and she indicated the need to focus on preventing the need for scarcity motivated crime.

Sebastian Hernandez, Culver City Action Network (CCAN), thanked those who have framed the conversation around the problematic use of military equipment and weapons; discussed dangers to public safety; AB 481; mitigating the damage to public safety; concern with the lack of accountability; the need to include a mechanism for compliance; the number of revisions; lack of notice or specificity; origin of the weapons vs. what is covered by the law; and concern with language that is vague or misleading, and disingenuous.

Amy Ellzey expressed support for CCPD; discussed the current safety crisis; the SafeWise report; Neighborhood Scout; the national median; crimes per square mile; and she felt the hands of CCPD were tied.

Ron Bassilian discussed the lame duck Council; Daniel Lee's congressional race; activists who push to defund CCPD; disingenuous statistics about the police; Freddy Puza's Council run; finding other ways to defund the police; and he noted that drones are considered military weapons.

Peter Akemann discussed his experience with CCPD; the broad definition of military equipment; legitimate police equipment that saves lives; and he wanted to reject the proposed policy and enact more sensible policy.

Andrew Manoff was called to speak but was not present on Webex or in Council Chambers.

Jeff Schwartz discussed those who stood with Black Lives Matter and the Abolitionist Movement in 2020; those who object to the defunding the police; support for militarizing the police; acceptable alternatives; limiting the acquisition of weapons of war for use against civilians; he wanted to see the City adopt a policy modeled after the Americans Friends Service Committee's Guidelines noting that a markup had been sent to the City Council; discussed the version presented by Chief Cid vs. the draft policy from CCPD; the policy modeled with the aim of protecting CCPD from the legal consequences of their actions rather than limiting their actions; he wanted to see the draft rejected, with a new draft created including input from the Public Safety Subcommittee and the City Attorney; noted the opportunity to lead on the issue; and he did not want to see fear used on friends and neighbors.

Kelli Estes felt that AB 481 was a terrible law; stated that Chief Cid had gone beyond what was required; expressed support for the Police Chief and the Police Force; discussed politically motivated noise; solving crime after the fact; honest conversation; equipment requested to enhance the safety of citizens and CCPD; and she requested that the City Council follow the recommendations of the Police Chief to help build the police department that the majority of the public wants.

Ty McGillivray was called to speak but was not present on Webex or in Council Chambers.

Roberta Flusser was called to speak but was not present on Webex or in Council Chambers.

Jeanne Black provided background on herself; discussed the number of semi-automatic rifles vs. the number of sworn CCPD officers; the number of drones vs. frequency of use; and concern with use of a company banned by the United States Department of Defense as a security threat.

Denise Renteria discussed officer training to deescalate situations and she asked that CCPD be allowed to have the necessary equipment.

Stephanie McEwan expressed gratitude for CCPD; discussed increased crime with a homeless encampment on her street; the need to protect officers put in violent situations; officers who cannot afford to live in the City; and she wanted to see tools provided to the officers to keep them and the community safe.

Amy Levit was called to speak but was not present on Webex or in Council Chambers.

Amy Penchansky expressed gratitude to CCPD; discussed her personal experience with CCPD; officers who work hard to not use their weapons; she acknowledged that bad things happen, but did not feel that hardworking people should be punished; and she discussed her family history noting that she was within her rights to not wear a mask.

Marci Baun expressed support for CCPD; discussed her positive personal experiences; increased crime; and the City Council majority that has hamstrung CCPD.

Carolyn Libuser expressed gratitude to CCPD for their handling of situations with her adult son and she did not want to the CCPD defunded.

Monica Harte was called to speak but was not present on Webex or in Council Chambers.

Jamie Wallace acknowledged that much was asked of CCPD and congratulated them for their excellent work; discussed meeting the requirements of AB 481; and wanted to see the proposed document approved without any exceptions.

Ron Ostrin expressed concern with extra time given to other speakers; thanked the Chief for the thorough report and the excellent job protecting the City; discussed those who are anti-police; Council Members who have handcuffed the police and encourage and enable crime, drug addiction and mental illness; decreased safety in the City; the murder of George Floyd; opportunists attacking CCPD; the importance of the quality of the police officers; slander and libel against CCPD; and public safety.

Bubba Fish expressed gratitude to Council Members for keeping their composure; echoed previously expressed concerns with increased funding and authorization for CCPD to use militarized weapons in the City; discussed the ability to be respectful of police officers while feeling that CCPD is over-funded and inappropriately weaponized; peaceful protests in 2020; police presence at peaceful protests in full riot gear with weapons of war; increased conflicts between the police and civilians; the misleading presentation; and he encouraged the ordinance to be rejected due to its lack of specificity resulting in the effective authorization of all uses of military weapons.

Deborah Weinrach expressed regret with the collective disrespect shown to the City Council; discussed having an adequately equipped police force; improvements made to CCPD: the Chief's Advisory Panel (CAP); the term military equipment as used in AB 481; she felt that the City should listen to CCPD and support what they need to be effective; and she asked that the City Council approve the policy.

Stephen Jones expressed concern with allowing CCPD to police itself on the safe use of military weapons; asserted that CCPD had misled the public and not followed policy; discussed multiple changes to the policy to add more weapons and change limitations on use; use of flash bangs against protestors; he pointed out that the final policy had not been made available to the public for review for the required amount of time; discussed misleading the CAP regarding the urgency of the matter; studies showing that the increased use of military equipment results in greater escalation of violence and no increase in safety; and he asked that the policy be rejected with the matter remanded to the Ad Hoc Public Safety Subcommittee to strictly limit the use of the proposed weapons.

Melissa Sanders provided background on herself; discussed her interactions with CCPD; felt that the current City Council majority had tied the hands of CCPD; discussed response time on

Saturday night; active shooter situations; school shootings; and she felt CCPD should have the equipment they need to keep the City safe.

Judi Sherman discussed the importance of taking politics out of the situation and making an objective decision; engaging with people in the community who have a lot of knowledge in dealing with emergency situations; and development of a comprehensive and effective policy.

Stephanie Benjamin, with time ceded from Shelia Benjamin, discussed divisiveness in the community; separating feelings from facts; the importance of properly equipping CCPD to keep them and the community safe; support for CCPD staff; opinions vs. education and experience; she congratulated CCPD for their performance in the Baker to Vegas event; and she indicated that it had been her pleasure to volunteer for CCPD.

Rosalind LaBriola provided background on herself; urged the City Council to stop hampering CCPD and officers from doing their job; and she asked the City Council to approve the policy as submitted and provide the proper funding.

Rosi Gabl was called to speak but was not present on Webex or in Council Chambers.

Alberto Medina provided background on himself and his experiences with CCPD; expressed concern with the views and actions of certain Council Members; and he asserted that abuses described had not happened.

Mayor Lee pointed out that just because something is repeated a lot does not make it true and he clarified that members of the public who want to be part of the conversation need to interact at designated times.

Manuel Cid, Police Chief, noted that the public had the opportunity to be heard by coming to the lectern to speak; he asked that order be kept in Council Chambers for the well-being of others and the purpose of what is trying to be accomplished; and he did not want to see people have to be escorted out.

Karim Sahli pointed out that the very people who were pro-law and order, were having difficulty abiding by the laws; discussed Mayberry vs. Ferguson; current weapons; future intent; department intention to acquire a Bobcat; taking into consideration those needing the most protection and who is dying

in the street; support for the current Chief of Police, but concern with who comes after; and a previous Chief who is responsible for the bad reputation of the City.

Maria Jacobo provided background on herself; expressed support for CCPD; wanted to see the City allow the necessary resources to serve and protect the community; thanked the Police Chief for the presentation; discussed law and order; safety and security; increased crime in the City; City ranking on the SafeWise report; concern with dismantling and gutting CCPD; businesses who feel vulnerable; and she asked the City Council to support the policy.

Michelle Weiner discussed hostility and fear being expressed; economic instability as a result of the pandemic; protests; First Amendment rights; the importance of specificity; creating a policy to protect everyone's safety; and she wanted to see the argument reframed to go along with what is actually being considered.

Simone Simard discussed improper framing of the discussion; military weapons; misleading language to provoke a reaction; safe and peaceful resolution of issues for all parties; officer safety; daily experiences of sworn officers; ride-alongs; increased crime in the City; concern with dismissing and degrading the hard work of police officers; the need for proper equipment to keep police officers safe and lower the level of potential daily violence encountered; appreciation for limitations discussed on the proposed equipment; and she asked that CCPD be funded for whatever they need.

Nancy Barba was called to speak but was not present on Webex or in Council Chambers.

Donna Kent was called to speak but was not present on Webex or in Council Chambers.

Shira Teitelbaum was called to speak but was not present on Webex or in Council Chambers.

Melissa Minkin was called to speak but was not present on Webex or in Council Chambers.

Kelli Estes was called to speak but was not present on Webex or in Council Chambers.

Joy Rodriguez was called to speak but was not present on Webex or in Council Chambers.

John Lindsay-Poland was called to speak but was not present on Webex or in Council Chambers.

Robert Zirgulis discussed statements declaring that all police are racist and bigots on January 25; haters who want to defund and destroy CCPD and the City; asserted that there would be blood on the hands of those who support defunding if people die due to lack of proper equipment; and he requested an apology for statements indicating that certain Council Members were White Supremacists and for statements against CCPD.

John Lindsay-Poland, American Friends Service Committee, noted that the Police Chief had cited their work but he could not detect any presence of their policy in the changes made; echoed comments that the policy required additional attention within the Public Safety Subcommittee; he noted that the discussion is about how equipment that is experienced by the public as militarized would be used; discussed the importance of providing guidance for officers; conversation between law enforcement and the community; reflecting the new state law regarding use of chemical agents and contact projectiles in policy language; restrictions on weapons during crowd control and compliance; and he urged that the matter be brought back to the Subcommittee and allow additional community conversation.

Nancy Barba echoed comments made by the previous speaker; expressed concerns with a lack of specificity; felt there was good reason to return the document for additional detail and clarity; discussed the intent of the law; providing a remedy for non-compliance with the plan; and being proactive about the document so that the public feels that questions have been addressed.

Marta Valdez provided background on herself; expressed support for providing needed tools to the top notch police department; discussed safety as the number one concern of the City; increased crime; daily risks to CCPD officers; she encouraged Council Members to go on a ride-along with the police to understand what they go through; and she asked that the policy be supported.

Jeff Cooper discussed the contentious City Council meeting four years ago where the use of drones was approved; responsiveness of CCPD to the City Council; the need to trust the Chief

appointed by the City Council; the ability to remove the Police Chief; and he asked that the City Council adopt the policy as proposed.

Gary Silbiger expressed appreciation for seeing everyone again in-person; felt that more time was needed to study the issue; discussed the actions of other cities; innocent people harmed by teargas; the need for proper training; and he suggested having another meeting to discuss different weapons allowed.

Conor Proffitt echoed previous comments requesting more clarification on the policy; discussed additional protocol needed for requested weapons; and concern with leaving discretion up to one person.

Kelly Kent noted that the current draft policy did not reflect the language used in the earlier presentation by the Police Chief; acknowledged sentiments expressed; discussed means of determining public sentiment; statistical significance; votes at the ballot; official polling conducted by expert third parties; hesitation of some people to attend public meetings; appreciation for the hybrid meeting format; holding Council Members to their commitments; the vote by the majority of citizens in the City for a change to the status quo; and she asked that the City Council demand additional consideration, or at least that the policy reflect what the Chief presented.

Mayor Lee noted that the discussion was about the policy for the use of military items; discussed language used by the state; personal statements made on Twitter; and he stated that an apology was not needed for statements he did not make.

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

Discussion ensued between staff and Council Members regarding the wording by the state around the type of equipment; consideration because of AB 481; the assumption that when CCPD is examined, their existence is threatened; the previous discussion around changing the CCPD budget; clarification that CCPD was not defunded, rather the budget grew; military items listed on the report; items already owned by the City; clarification that no funding is being requested, rather policy is being discussed; consideration of how items are to be utilized by CCPD; City Council input; those who have only had positive interactions with CCPD; the importance for those who

have not had positive interactions to be able to provide input in an attempt to prevent unfortunate incidents; diversity of opinion and nuance; and input from the Police Liaison Subcommittee.

Additional discussion ensued between staff and Council Members regarding speaker comments about availability of the draft; deadline for adoption; compliance; coordination with outside attorneys and the City Attorney's Office in development of the policy; clear outlined action in the legislation about responsiveness to complaints regarding military equipment; the draft policy; erring on the side of transparency; requirements of state law; options for discipline; the ability to disallow usage; Subcommittee input and consideration; appreciation for the public comment and for the work of staff; the feeling that everyone wants the best for the community; treating others with respect; allowing more time for public engagement and consideration within the required timeline; staff time; working to increase community trust; holding a community meeting town hall vs. a regular City Council meeting; returning the item to the Public Safety Subcommittee; accountability; understanding consequences for misuse; clear justification for previous uses; the timeline; adoption; and re-introduction.

Council Member Fisch discussed allowing people to speak their minds; appreciation for the calm demeanor to City staff; apologies to Mr. Clark and Mr. Zirgulis for visibly reacting to their comments; and corrosive comments that are not conducive to a good discussion.

Further discussion ensued between staff and Council Members regarding acting on the mandate that comes from elections; AB 481; annual updates; accountability; City Council oversight of the Chief of Police; lack of trust in the community; holding the City Council accountable; references to tying the hands of police; the Use of Force policy; reform vs. abolition; bringing people together; getting it right rather than being right; commenting on operations as a policy matter; support for continued public engagement; interweaving de-escalation into the policy; demonstrating that policies are accomplishing what people want; the value of bringing people together; training costs; understanding the policy better; effects of losing access to equipment if the ordinance is not approved; impacts of the ordinance on outside agencies; providing the proper tools to keep the City safe; concern that additional time will not accomplish much other than adding more work for staff; appreciation for the thorough report; the personal investment

of the Chief in CCPD; the process for submission of complaints; the Military Equipment Coordinator; power dynamics; providing infographics; increasing outreach to highlight efforts of City staff to address issues that the general community is not aware of; bringing the item back at another time; additional information on the robot; economic effects of the pandemic; increased crime connected with poverty; effects of the pandemic on mental health; continued Public Safety Subcommittee coordination with staff; the Police Oversight Subcommittee; having the City Council host the meeting; moving the item forward; regular revisions to the policy; providing information at the annual National Night Out event; creation of a Civilian Oversight body; the timeline; proposed tweaks to the policy; providing clarity regarding interwoven policies; education; providing a 30-day review of the final draft policy; bringing the item before the full City Council at a special meeting at the Senior Center to provide another opportunity for the public to make their feelings known; additional outreach to the public to provide clarity that the item is not a budget item, but a policy around how items classified as military items by the state will be used; engaging in dialog with the public; potential introduction of the ordinance; deadlines and scheduling; staff discretion; using a similar process as was done for the community meeting with regard to the drone policy; support for work put in and management of the drone program; trusting the opinion and analysis of CCPD; and appreciation to staff.

City Council consensus was achieved to hold a community meeting in a similar format to the 2020 drone community meeting, with staff to return in a timely manner to ensure deadlines are met with the introduction and subsequently with the adoption of the ordinance.

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Action Items

Item A-2
(Out of Sequence)

CC - Selection and Approval of REthink Development as the Preferred Replacement Developer of City-Owned Property at 9814 Washington Boulevard

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

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

Mary Daval was pleased to see housing brought downtown and onto Washington Boulevard; questioned whether the project included affordable or market-rate housing; asked that valuable data be included so that the public can be informed; discussed City-owned properties; disappointment in the small number of units set aside for affordable housing; she urged City-owned projects to contain at least half of the units as affordable; and she wanted to see more bike parking made available.

Jamie Wallace expressed support for the item.

Jeannine Wisnosky Stehlin, Cultural Affairs Commissioner, spoke on behalf of herself; expressed support for the theater performance space in the two design options presented noting the need for professionally designed performance spaces in the community; discussed the annual Culver City Performing Arts Grants and City-sponsored events; and she wanted to see the agreement contingent on making performance space available to the public, grantees and City arts programs similar to the Center Theatre Group and the Actors' Gang in relation to the Kirk Douglas Theatre and the Ivy Substation.

Karim Sahli expressed support for the exclusion of car parking; discussed the need for bike infrastructure for the residents in the project and the public in or next to the project; wanted to see sun-proofing, air conditioning and air filtering in the project; discussed lighting; questioned the need for more restaurants; recommended development of cultural assets on the first floor; and wanted to see more attractive options.

Nancy Barba indicated that she did not need to speak on the item.

Collen Edwards ceded her time to Jim Suhr.

Jim Suhr indicated that they had submitted a proposal in response to the RFP (Request for Proposals); discussed the housing crisis; requested that the staff recommendation be reconsidered; stated that their proposal would help the City to

maximize housing production; discussed transferring residential density to the 9814 Washington parcel and allowing them to build a 36-unit mixed use housing project to maximize connectivity; felt the residential density transfer would help win the battle against unaffordable housing and could easily be included in the DDA documents; felt 56 feet of height was appropriate and that the proposed mix would be a boost to the downtown area; and he asked that the City Council reconsider the staff recommendation.

Ken Mand felt that additional height was needed in the project; discussed affordability and density; proposed 78 feet for housing; felt that anything less than the 56 feet allowed would be a miss; and he noted that height limits were a challenge for building large housing developments.

Discussion ensued between staff and Council Members regarding additional housing units; bike parking; the extensive mobility program included in the entitlement; adjacency to an historical structure; standards used to assess projects and their impact; allowing for an equal development program at a lesser height; similarities among proposals; timing; the deadline in order to avoid implications of the Surplus Land Act; proposals with complex land entitlements; the straightforward project proposed; the timeline; lack of transfer development sites in the City; the entitlement process; the need to amend the zoning code; transfer of development rights; retaining control over the project; DDA negotiations; support for the proposal from Mr. Suhr and Ms. Edwards; the significant constraints of the project; support for secure bike parking and no car parking; the small amount of affordable housing; the RFP process; finances associated with the project; proposals received; compliance with the City's affordable housing requirements; the need for a subsidy in order to allow for additional housing; the ground-floor tenant underwritten by grants applied to the project; application of air rights; creative thinking; concern with the proposed design; incongruous design with the surrounding structures; and concern with dwarfing the theater.

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

1. SELECT AND APPROVE RETHINK AS THE PREFERRED REPLACEMENT DEVELOPER OF CITY OWNED PROPERTY AT 9814 WASHINGTON BOULEVARD; 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 A-1

CC - (1) Approval of a Conceptual Plan for the Revitalization of Media Park; and (2) Direction to the City Manager as Deemed Appropriate

Elaine Warner, Community Development Project Manager, provided a summary of the material of record.

Gerdo Aquino, SWA, provided an overview of the process and community input and presented the conceptual design.

Council Member McMorris expressed support for the second option; wanted to see parking further reduced; discussed ADA requirements; additional green space; and providing activities for older children and people of all ages.

Council Member McMorris exited the meeting.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

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

Mary Daval expressed support for beautiful public space; concern that the two-thirds of respondents who indicated that car parking was not necessary at the park was not enough to reduce parking; asked that ample bike parking and bike lanes that connect to MOVE Culver City be added; discussed ample parking and the circulator; wanted to see more greenspace and less parking spaces; and she felt that public restrooms should be included.

Khin Khin Gyi expressed support for option 2; concern with costs associated with tree removal and replanting; discussed the

proposed café; landscaping; the drought; and she proposed native plantings for ground cover.

Monica Harte, The Actors' Gang; expressed concern with the proposed removal of parking; noted that the removal of parking facilitated a sidewalk, not greenspace; discussed people with mobility issues; providing a safe pathway; signage to celebrate the history of the building and The Actors' Gang; felt that the new stage would cause noise and scheduling issues; wanted to see the preservation of as much greenspace as possible; and expressed support for a play area for children.

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

Karim Sahli expressed dismay that the number of participants was displayed in car units; concern with a lack of bike infrastructure in the project; discussed the need for bike racks and connecting bike lanes; he asserted that 70% of residents did not want parking and he wanted to see the space given back to residents; noted the need for restrooms; expressed support for option 2 and for comments from The Actors' Gang; felt the park should be part of a complete visioning process; discussed creation of a new park around City Hall; Main Street Plaza; the need to connect open space; Culver Steps; and he asked that the City not move forward until the plan for the next few years was more clear.

Discussion ensued between staff and Council Members regarding lead found in soil samples from Media Park in a study by the Center for Environmental Research at UCLA done in May 2016; the need to mitigate lead in the soil; concern with exposing children to lead; interlink; the feeling that a stage is not necessary; providing short-term parking, a drop off zone and parking for people with disabilities; signage for The Actors' Gang; excluding palm trees from the design; parallel parking; people who have trouble walking but do not have a handicapped sign yet; length of the lease for Media Park; concern with spending money on a park that the City does not own; support for spending money on City-owned parks instead; unhoused individuals that frequent the area; storm water remediation; consultation with The Actors' Gang regarding parking; bike infrastructure; Streets for All; annexing Media Park to make it a part of Culver City; validity of the unauthorized UCLA test; conducting geo-soil testing to determine remediation; parking; refining the plans; financing; Brownfield and other possible grants; partnering with Los Angeles to share costs; maximizing

park space; the parking garage across the street; and support for maintaining parallel parking.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: APPROVE A CONCEPTUAL PLAN FOR THE REVITALIZATION OF MEDIA PARK WITH DIRECTION TO THE CITY MANAGER AS DISCUSSED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items Not on the Agenda

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Dr. Kelly Kent, Culver City School Board Member, spoke on behalf of Safe Routes to School noting that Jim Shanman had expressed hope that the Safe Routes to School contract would appear on an agenda soon; she suggested that the contract be put on a Consent Calendar noting that the School District was ready to move forward; she read a portion of the email from Jim Shanman reporting that since the contract had not been approved in a timely fashion, a year of programming was lost; she added that if the contract was not approved, her fifth grader would miss out on training for riding to the Middle School; and, responding to inquiry, she indicated that the School Board was waiting on the City Council for their vote.

Discussion ensued between staff and Council Members regarding agreement to remand the issue to Public Works.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 1:34 a.m., Tuesday, April 12, 2022 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting to be held on April 25, 2022.

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

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

Date: _____