

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

June 13, 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 6:02 p.m. in the Mike Balkman Chambers at City Hall.

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

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**Closed Session**

Mayor Lee invited public comment.

Patricia Mooney, Parks, Recreation and Community Services Senior Management Analyst, indicated that no public comment had been received.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH 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.

At 6:03 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 Item:

**CS-1 CC - Conference with Labor Negotiators**

City Designated Representatives: City Manager John Nachbar;  
Assistant City Manager Onyx Jones

Employee Organization: Culver City Employees Association;  
Culver City Management Group; Culver City Police Officers  
Association; Culver City Fire Fighters Association; Culver City  
Police Management Group; Culver City Fire Management  
Association; Executive Management Employees  
Pursuant to Government Code Section 54957.9

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**Reconvene**

Mayor Lee reconvened the meeting of the City Council at 6:55 p.m. with five Council Members present for recognition presentations.

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**Recognition Presentation**

Item R-1

**CC - Presentation of Proclamation Designating June as Pride Month 2022**

Council Member McMorris presented a proclamation designating June as Pride Month 2022.

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Item R-2

**CC - Presentation of a Proclamation in Celebration of Juneteenth 2022**

Mayor Lee presented a proclamation in celebration of Juneteenth 2022.

Rebecca Rona-Tuttle, Equity and Human Relations Advisory

Committee (EHRAC) Chair, invited everyone to the City's Juneteenth Celebration at The Steps.

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Item R-3

**CC - Presentation of the First Innovation and Performance Awards, Created by the Finance Advisory Committee, to Recognize Twelve Culver City Staff Members for their Fiscal Year 2021-2022 Projects That Make Life Better in Culver City**

Andrew Lachman, Finance Advisory Committee (FAC) Chair, recognized the hard work of City departments to help save residents and the City money, become more efficient, and contribute to a better environment; he discussed the Los Angeles City and County Innovation Commission; the Culver City Innovation and Government Efficiency Awards; he thanked businesses in the community for their support; acknowledged FAC Members for their work on the award; and he thanked the City for putting aside a small amount of money in the budget to support the awards.

Johnnie Griffing presented Innovation and Performance Awards to various City employees for their efforts in specific categories.

Mayor Lee expressed appreciation the establishment of a local award.

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Item R-4

**CC - Presentation of Awards Created by the Equity and Human Relations Advisory Committee to Lisa Skelly and Grace Diner in Recognition of Their Service to Culver City Which Promotes the Full Acceptance of All People in All Aspects of Community Life**

Vice Mayor Vera presented the Equity and Human Relations Advisory Committee Award to Lisa Skelly and Grace Diner in recognition of their service to Culver City.

Lisa Skelly thanked the EHRAC and the City Council for the award, and community organizations, the volunteers, and the community for their support.

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**Regular Session**

Mayor Lee reconvened the meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board at 7:21 p.m. with five Council Members present.

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**Pledge of Allegiance**

Mayor Lee led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Lee indicated nothing to report out of Closed Session.

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

Council Member McMorris thanked the organizers of the Culver City March for Our Lives gathering for school and gun safety on June 11; acknowledged Black Music Month; congratulated all the Culver City Unified School District (CCUSD) graduates and their families; and she hoped to see people at the Juneteenth Celebration on June 19.

Council Member Eriksson announced a Household Hazardous and E-Waste Roundup on June 25 for Culver City residents at the Wende Museum parking lot.

Council Member Fisch echoed remarks about the March for Our Lives rally; noted discussion at the event about Congress taking action; discussed local laws; Safe Storage laws and Suicide Prevention; gun violence as a health and safety issue due to the tremendous increase in gun ownership; the Culver City Pride and Ride rally on June 26; challenges faced by the LGBTQ population; the importance of not allowing LGBTQ hate to take root; concern that the City had chosen not to fund the rally; and he encouraged people to make donations to support the event at [culvercitypride.org](http://culvercitypride.org).

Mayor Lee reminded everyone of the Juneteenth event with the Equity and Human Relations Advisory Committee (EHRAC); discussed performers and the schedule of events; sponsors; the March for Our Lives event on June 11; firearms reported as the leading cause of death for children in the country; lack of mental health infrastructure to serve everyone; suicide; interruption of plans by the Patriot Army to ambush people at a Pride event; the constant threat for underrepresented people; he encouraged everyone to attend the Juneteenth event on June 19 and the Pride Ride event on June 26; and he hoped the two events would become an annual occurrence.

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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:

Karim Sahli noted that COVID was surging again and he requested hybrid meetings for all bodies; questioned the staff selection for running the Safe Routes to School program and asked Walk and Rollers to be reinstated; he expressed concern with the status quo budget; and lack of funds for the Mobility Crisis Team.

Michael Rochmes, Climate Reality Chair of Green Buildings Committee, urged Culver City to pass an ordinance banning methane, or natural gas from new buildings as a Reach Code to the state's energy code to reduce greenhouse emissions; discussed previous work on the item; staff time; borrowing from the policies of other cities; and he encouraged the use of consultants.

Louise Reichlin, Louise Reichlin and Dancers, Los Angeles Choreographers and Dancers, invited everyone to attend a Culver City Arts Grant performance June 17-19 at the Culver City Ivy Substation on called *Two Years of this Time Without End*.

Stephen Jones discussed weekly sweeps of the encampment under the 405 freeway at Washington Boulevard since May 17; the resident who refused shelter; failed actions to address homelessness; results of actions by other cities that have made it a policy to sweep away encampments; sweeps as causing harm and not decreasing the number of unhoused people; and he asked

for a report on the status of the specific people living under the 405 who were displaced and as well as an update in a year.

Andy Hitala was called to speak but was not present.

Stephanie Benjamin, with one minute ceded by Sheila Benjamin, discussed the budget for Public Safety; feeling less safe in the City; trauma experienced by Police and medic workers; the need to see things from all perspectives, compromise, and move forward; the number of mass shootings; and she wanted CCPD receive the funding they need.

Megan Oddsen Goodwin discussed mass shootings; those who live, work, worship, or attend school in close proximity to gun shops; data indicating increased violence in areas where there are more gun shops; fear and concern from community members; the feeling that the City has not done enough; and she asked the City Council to agendaize a review of gun stores and gun sellers' proximity to schools, parks, playgrounds as well as an evaluation of the compliance of other gun sellers in the City with City ordinances and discuss what can be done to protect the City against gun violence.

Bubba Fish echoed comments from the previous speaker; discussed the March for Our Lives on June 11; proximity of one of the highest volume sales gun stores in southern California to La Ballona Elementary School; he echoed the call for the review of gun stores in close proximity to schools noting access to guns as the number one factor in many mass shootings; and he requested an examination of the ordinance with updates to gain compliance.

Quoc Tran, CCUSD Superintendent, discussed the 8,000 students and 12,500 family members in the district; tools to deal with harm and risks; access to weapons; and he wanted to collaborate to begin addressing access to weapons in order reduce impacts to children.

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

Ti Nghiem-Eilbeck provided background on herself; discussed mourning the loss of lives in Uvalde, Texas; other school shootings; anxiety and concern among students and staff; statistics that firearms are the leading cause of death for children; number of students and school shootings since 1999; more guns than people in the country; and she did not want CCUSD to be added to the list that have experienced mass shootings.

Salena Rahim, King Fahad Mosque, expressed concern with proximity of gun stores and gun sellers to places of worship; discussed minimum required distances in the City ordinance; and she asked that places of worship be included in the ordinance.

Margo Bennett, Women Against Gun Violence, discussed previous work with the City on the Safe Gun Storage and the Suicide Prevention Ordinance; she requested that the City Council agendaize a review and discussion of the City's current ordinances to help stem the violence and ensure compliance of gun stores and sellers to the ordinances; she asked that additional gun safety measures be considered; and she wanted to see items addressed at the next two City Council meetings.

Patrick Meighan, Culver City for More Homes and Onward Culver City PAC, joined the call for the City Council to agendaize a review of gun stores and gun sellers' proximity to schools, parks and playgrounds regarding compliance with proximity requirements; and the importance of bringing any locations into compliance with City law.

Melissa Sanders thanked the Superintendent for attending the meeting; wanted to see gun laws enacted such as those in Washington, D.C., and she discussed the need to ensure that streets and sidewalks are safe.

Laura McMullen provided background on herself; discussed mass shootings; gun safety policy; restrictive and expanding gun laws in California; things that can be done to make the City and surrounding area safer; and she asked that the City Council agendaize a review of gun stores and other gun sellers' proximity to sensitive areas on the next two City Council agendas.

Sarah McMann provided background on herself; reported attending the march on Saturday; expressed support for previous speakers who called for the City Council to review Culver City gun stores, particularly those in close proximity to schools, parks, and other public spaces in violation of the City ordinance at the next two City Council meetings; discussed two gun stores with prominent signage on her route to La Ballona Elementary; and ensuring that Culver City is not the next site for a mass shooting tragedy.

Kelli Estes discussed American Rescue Act money given to states to hire more officers; she questioned how much money was received and where it went; discussed Measure RE tax money; she

noted issues with accountability for money allocated to schools; and she asked that information be placed on the City website.

Brian Sanders discussed the importance of public engagement; indicated that he had not been able to locate the ordinance being cited, but felt that violations should be corrected; and he reiterated a request made at a previous meeting for information regarding the YIMBY Law vs. Culver City lawsuit.

Rosi Gabl discussed the number of people dying from opioids; political prompts to take guns away; those defended with guns; and the fact that children are defended with a sign that says "Gun Free Zone" and then call in someone with a gun to defend them.

Kimberly Orbe, Sierra Club Program Conservation Manager, asked Culver City to adopt an all electric building code for new buildings; discussed serious air pollution problems; de-carbonization of buildings; solving the region's air pollution crisis; responsibility of the City to act; other California communities that have adopted local building electrification codes; and she urged the City to work on a strong ordinance that limits exemptions.

Jeannine Wisnosky Stehlin discussed her work to organize a community meeting to discuss guns and safety in the schools; she hoped that a City Council meeting would be held to discuss such issues; and she discussed the impacts of online violence against women and minorities.

Leah Pressman requested that the City Council agendaize a review of gun stores and gun sellers' proximity to schools, parks, playgrounds, and other gun sellers to evaluate compliance with distancing requirements in the City ordinance and consider what can be done regarding gun violence; she discussed the march on Saturday to express rage over the Uvalde school shooting and demand protection from gun violence; other cities that have done more; and she expressed opposition to increased police presence in schools or increasing spending in CCPD noting data indicating that was the wrong approach.

Michelle Weiner echoed comments from speakers calling to agendaize a discussion within the next two City Council meetings to bring gun shops into compliance with City ordinances; she discussed the renewable revolution; the Clean Power Alliance; providing renewable energy at a reasonable cost; ensuring that all new buildings be 100% electric; the actions of other



California cities; and she asked that money be allocated for a consultant to accomplish 100% renewable energy.

Candance Simmons thanked the City Council for their service; she asked Council Members to listen to speaker comments with the ears they had when running for office; discussed small businesses struggling in the City; smash and grab threats; diversity in a safe area; and she asked that the City listen to the needs of small businesses and to save small retail in Culver City.

Francisco Laguna was called to speak but was not present on Webex.

Jane Doe indicated being a healthcare worker at Southern California Hospital (SCH) Culver City; discussed privacy concerns; reliance on public assistance; living in and out of shelters; signatures for a ballot measure to raise the minimum wage for health care workers; and she urged the City Council to adopt a minimum wage for health care workers to retain and recognize outstanding healthcare workers in the City and help provide a roof over she and her daughter's heads.

LaRhonda Smith, Speech Therapist at SCH Culver City, discussed increased cost of living causing difficulty for people to afford basic items, and she asked that the City Council support an increase to the minimum wage for health care workers.

Disa Lindgren provided background on herself; stated that the City needed to do everything possible to ensure safety in the community; discussed vulnerable populations; the presence of gun stores; she echoed previous comments requesting an agendaized discussion of gun stores in the City; she noted the importance of Reach Codes; the need to hire a consultant who can help the City reduce greenhouse gas emissions; and she wanted to see all new buildings be electric.

Max Gabl was called but had previously ceded his time to Rosi Gabl who spoke earlier.

Alexander Stein lodged a formal complaint against Mohammed Celine Casting Company.

Max Gabl asked to speak but had previously ceded his time.

Robert Lucero reported applying to the Advisory Committee on Housing and Homelessness (ACHH) and the Disability Advisory

Committee (DAC); provided background on himself; and he indicated that his wife is Director of the Echo Center at Echo Horizon School.

Maggie Peters expressed support for the Health Care Worker Minimum Wage; discussed understaffing; and she felt that the community needed to address the mass exodus of healthcare workers.

Discussion ensued between staff and Council Members regarding in person meetings for all City Boards, Committees, and Commissions; consideration of whether to have hybrid meetings during reconsideration of the mask mandate; significant staff requirements to put on hybrid meetings; latest surges; tracking cleanups with the county Homeless Management Information System (HMIS); homeless outreach; tracking of individuals through Saint Joseph Center (SJC); approval of funding for Mobile Crisis last year; length of the process; funding included in the proposed budget; clarification that CalYIMBY had not sued the City and that the City had filed an appeal of the judgment in favor of the petitioners; and standard City policy to not provide updates on pending litigation.

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#### **Receipt of Correspondence**

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

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

Items C-6, C-7, C-8, C-10 and C-11 were considered separately at the end of the Consent Calendar, and Item A-5 was deferred for consideration on a future agenda.

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#### **Consent Calendar**

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

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for May 14, 2022 to June 3, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 14, 2022 TO JUNE 3, 2022.

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Item C-2

**CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meetings on May 16, 2022, May 17, 2022 and May 23, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS OF MAY 16, 2022, MAY 17, 2022, AND MAY 23, 2022.

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Item C-3

**CC - Approval of a Five-Year Professional Services Agreement with Turbo Data Systems, Inc. (TDS) for Parking Citation Processing and Collection Services in an Amount Not-to-Exceed \$350,000.00 through June 30, 2027**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH TURBO DATA SYSTEMS, INC. (TDS) FOR PARKING CITATION PROCESSING AND COLLECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$350,000.00 THROUGH JUNE 30, 2027; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

**CC - Approval of an Amendment to the Existing Professional Services Agreement with Marina Landscape Services, Inc., to Continue City-Wide Landscape Maintenance Services for an Additional Six-Month Period in An Amount Not-to-Exceed \$110,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE SERVICES, INC., FOR A PERIOD OF SIX-MONTHS IN AN AMOUNT NOT TO EXCEED \$110,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

**CC - Approval of an Agreement with Accela for System Migration to Accela Cloud Solution in an Amount Not-to-Exceed \$258,400; and (2) Authorize the City Manager to Extend the Agreement for Four Additional One-Year Periods**

THAT THE CITY COUNCIL:

1. APPROVE THE AGREEMENT WITH ACCELA FOR THEIR CLOUD/SAAS SOLUTION IN AN AMOUNT NOT-TO-EXCEED \$203,400 ALONG WITH ENGAGEMENT OF MIGRATION PROFESSIONAL SERVICES WITH ACCELA, INC. IN AN AMOUNT NOT-TO-EXCEED \$55,000 FOR REPLACEMENT OF THE CITY'S ON-PREMISE CITY ENTERPRISE PERMITTING AND CODE ENFORCEMENT TRACKING SYSTEMS TO A CLOUD-BASED ENTERPRISE SYSTEM FOR A CONTRACT AGGREGATE AMOUNT NOT-TO-EXCEED \$258,400; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE FOUR ADDITIONAL ONE-YEAR EXTENSIONS FOR ANNUAL MAINTENANCE, SUPPORT, AND SOFTWARE SUBSCRIPTION; 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  
(Out of Sequence)

**CC - Approval of an Amendment to an Existing Professional Services On-Call Agreement with AZ Construction (DBA Ace Fence) in an Amount Not-to-Exceed \$150,000, through December 31, 2022 for Fencing Repair Services**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES ON-CALL AGREEMENT WITH AZ CONSTRUCTION, DOING BUSINESS AS (DBA) ACE FENCE, IN AN AMOUNT NOT-TO-EXCEED \$150,000 THROUGH DECEMBER 31, 2022. 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-6  
(Out of Sequence)

**CC - (1) Progress Report on the Implementation of the Rent Control Ordinance and Tenant Protections Ordinance; (2) Approval of an Amendment to the Existing Professional Services Agreement with BAE Urban Economics to Include the Development of Guidelines and Procedures and Related Materials to Execute the Capital Improvement Pass-Throughs, No Fault Evictions, Hearing and Appeals, and an Administrative Handbook in an Amount Not-to-Exceed \$70,116; (3) Approval of an Amendment to the Existing Professional Services Agreement with Tripepi Smith and Associates to Continue Implementing a Public Communications Program for the Rent Control Ordinance and Tenant Protections Ordinance in an Amount Not-to-Exceed \$30,500; (4) Approval of an Amendment to the Existing Professional Services Agreement with HdL to Continue Maintenance of the Online Residential Rental Registration System and Education and Compliance Services in an Amount Not-to-Exceed \$110,000; (5) Approval of an Amendment to the Existing Professional Services Agreement with Sheri Ross to Conduct Appeal Hearings Related to Petitions and Applications from Landlords and Tenants at a rate of \$112.50**

**Per Hour in an Amount Not-to-Exceed \$10,000; (6) Approval of an Amendment to the Existing Professional Services Agreement with Bet Tzedek to Continue Providing Legal Services, Relating to Landlord-Tenant and other Housing Issues, to Culver City Residents in an Amount Not-to-Exceed \$144,214**

Tevis Barnes, Housing and Rent Control Manager, introduced Shannon Lewis, Rent Control Coordinator.

Shannon Lewis, Rent Stabilization Coordinator, provided a summary of the material of record and clarified that there had been 6,000 inquiries over the past year for three staff.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Margaret Sullivan observed that registration fees collected exceeded expenditures by \$64,000 and more was expected with full compliance; she asserted that the door tax should be reduced as it is too high and the overage should be refunded; discussed the lack of transparency in usage numbers; inquiries received by staff and the legal firm; new ordinances; the anomaly of the pandemic restrictions; evictions and rent collection; and changes at all different levels.

Kelli Estes expressed disappointment with limited time allowed to speak; echoed comments from Meg Sullivan; noted items left out of the report; additional information needed about calls received; she questioned what HdL or BAE would do to ensure compliance; indicated that she had not received a notice; and she noted the need for accountability.

Leah Pressman expressed support for the funding described; discussed the need to ensure that the City continues to fund services provided; necessary enforcement and education; and the importance of respecting the will of the voters who rejected Measure B in 2020.

Nancy Barba was called to speak but could not be heard.

Disa Lindgren, Protect Culver City Renters, expressed support for progress made and the important work of staff to protect tenants and ensure that information is clear for both landlords and renters, and she asked the City Council to vote yes on the Consent Item.

Paul Ehrlich questioned what the average rent is since rent control became effective; discussed rent increases; and he asked about the number of affordable units lost.

Dr. Kelly Kent expressed appreciation to Housing staff for their assistance; discussed renter protections in the City; a colleague forced out of housing in an unprotected unit due to a retaliating landlord; and she noted harm on the democratic process.

Nancy Barba asked the City Council to reconsider the need for transparency; she noted valuable information regarding rents and landlords collected in the process; she proposed analyzing the data; discussed Measure B; and the need to know who holds influence in the City and how they introduce measures.

Discussion ensued between staff and Council Members regarding appreciation to Ms. Lewis and the new team members; input received from different speakers; plans to provide reports on a yearly basis; concerns expressed regarding fees; staffing costs; one-time fees; clarification that the program is within budget expenditures; renewal of contracts with BAE Urban Economics and HdL; data provided with regard to soft story and capital improvement; and data important for the implementation of the program.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BAE URBAN ECONOMICS TO INCLUDE THE DEVELOPMENT OF GUIDELINES, PROCEDURES, AND RELATED MATERIALS TO IMPLEMENT THE PROCESSES RELATED TO CAPITAL IMPROVEMENT PASS-THROUGHS, NO FAULT EVICTIONS, HEARINGS AND APPEALS, AND A STAFF HANDBOOK IN AN AMOUNT NOT TO EXCEED \$70,116; AND,
2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES (TSA) TO CONTINUE IMPLEMENTATION OF A PUBLIC COMMUNICATIONS PROGRAM FOR THE RENT CONTROL AND TENANT PROTECTIONS ORDINANCES IN AN AMOUNT NOT-TO-EXCEED \$30,500; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL TO CONTINUE MAINTENANCE OF THE ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000; AND,
4. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SHERI ROSS TO CONDUCT REVIEW HEARINGS RELATED TO

APPLICATIONS AND PETITIONS FROM LANDLORDS AND TENANTS AT A RATE OF \$112.50 PER HOUR IN AN AMOUNT NOT-TO-EXCEED \$10,000; AND,

5. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BET TZEDEK TO CONTINUE PROVIDING LEGAL SERVICES TO CULVER CITY RESIDENTS IN AN AMOUNT NOT-TO-EXCEED \$144,214; AND,

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

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

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Item C-7

**CC - (1) Approval of a Professional Services Agreement with Steer to Conduct a Citywide Transportation Demand Management (TDM) Study in an Amount Not-to-Exceed \$494,868.75; and (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Agreement; and (3) Authorization to the City Manager to Approve Amendments to the Agreement for Contingency Costs of 14% Not-to-Exceed \$55,131.25**

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

David Voncannon reported support of the item by the Culver City Chamber of Commerce; discussed taking a wholistic look at the City; eagerness to partner with the study; and ensuring broad partnership.

Khin Khin Gyi asserted that a traffic study should have been conducted to establish a baseline before changes were made and she asked that the study be postponed for now.

Responding to inquiry, Diana Chang, Transportation Planning Manager, clarified that the TDM study is not related to the traffic study; she noted the purpose of the study is to examine using policies, strategies, and programmatic measures to reduce excess demand for the congested roadways and parking by increasing efficient use of the transit system; she noted that no study related to a traffic study would be conducted.



THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH STEER TO CONDUCT A CITYWIDE TDM STUDY IN AN AMOUNT NOT-TO-EXCEED \$494,868.75; AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AGREEMENT; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR CONTINGENCY COSTS OF 14% NOT-TO-EXCEED \$55,131.25; 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-8

**CC - (1) Consideration of Direct Financial Assistance in the Amount of \$34,000; Fire, Police, and Public Works Department In-Kind Support; and Waiver of the Banner Application Fees for the 52nd Annual 4th of July Fireworks Show Charitable Fundraising Event Produced by the Exchange Club of Culver City, a Non-Profit Organization, to be Held on the Campus of West Los Angeles College on July 3, 2022; (2) Consideration of Designation of the 52nd Annual 4th of July Fireworks Show as a City-Sponsored Event; and (3) Approval of a Related Memorandum of Understanding**

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Nancy Barba discussed varying amounts of grants and she expressed hope that the City considers equity when funding is distributed for City events.

Discussion ensued between staff and Council Members regarding in-kind services; soft costs vs. direct financial assistance; clarification regarding specific costs; the prohibition of private fireworks in the City as the reason for the City

fireworks show; and consideration of a laser alternative in the future.

THAT THE CITY COUNCIL:

1. DETERMINE WHETHER TO PROVIDE \$34,000 IN DIRECT FINANCIAL ASSISTANCE AND IN-KIND STAFF SUPPORT AND OTHER CITY COSTS TO THE EXCHANGE CLUB OF CULVER CITY CHARITABLE FOUNDATION, INC. FOR ITS 4TH OF JULY FIREWORKS EVENT ON JULY 3, 2022 AT WLAC; AND,
2. (IF AT LEAST \$1,000 IN SUPPORT IS PROVIDED) DESIGNATE THE 52ND ANNUAL 4TH OF JULY FIREWORKS SHOW AS A CITY-SPONSORED EVENT; AND,
3. APPROVE A RELATED MEMORANDUM OF UNDERSTANDING; 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-10  
(Out of Sequence)

**CC - (1) Approval of a Five-Year (5) Professional Services Agreement with Safe Moves, a California Non-Profit Corporation, for Consulting Services in the Safe Routes to School Education Program, a Joint Project of the Culver City Unified School District (CCUSD) and the City of Culver City, in an Amount Not-to-Exceed \$349,600; and (2) Approval of a Professional Services Agreement with Safe Moves, a California Non-Profit Corporation, for Consulting Services in the Office of Traffic Safety Grant PS22004, in an Amount Not-to-Exceed \$25,000**

Council Member McMorris reported feedback from the community and she requested feedback on funding and the selection process.

Gabe Garcia, Traffic Engineering Manager, discussed the RFP (Request for Proposals) process; funding based on an MOU (Memorandum of Understanding) between CCUSD and the City; the incomplete submission by Walk and Rollers; ratings; criteria; and the average total.

Council Member McMorris received clarification regarding the RFP evaluation team.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Mary Daval spoke in support of Jim Shanman and the Walk and Rollers Program; discussed things that were not measured by the RFP; consistent service provided; community capital; trust built with stakeholders over the past 9 years; collaboration with local community groups; institutional knowledge of Safe Routes to School projects, active transportation projects, and community groups; and she asked that the City consider the unique things that Walk and Rollers brings to the program.

Michelle Weiner echoed comments made by Mary Daval; discussed the value of community capital; the time necessary for a new company to connect with the community; she discussed her volunteer efforts and involvement with the process; and the ten year anniversary illustrating the array of things the kids get an opportunity to learn and experience.

Disa Lindgren acknowledged the importance of objective standards and measures; the importance of considering relationship, experience, and knowledge to the process; appreciation for a new perspective; the importance of weighing what Walk and Rollers brings; she noted the value of the organization to adults as well as children; and the commitment of the organization.

Discussion ensued between staff and Council Members regarding the lack of a contract for the past year; surprise at the staff recommendation; weighing the rapport built with Walk and Rollers and the community; community connection to CCUSD and family; length of time the recommended vendor has been in business; Culver City specific work; financials; acknowledgement of reticence to lock in a contract for five years due to inflation; taking the opportunity to change habits; the disruption caused by COVID; missed opportunities when schools reopened; the importance of creating human infrastructure with mobility; human relationships; the mistake of not addressing the full RFP; support for exercising the right of the City Council to reconsider the staff recommendation; concern with delaying the process and having to forego the grant; sending the decision back to staff and getting the same recommendation; rules when applying for government contracts; support for the work of Walk

and Rollers; and the bid that came in higher than the money allocated.

THAT THE CITY COUNCIL:

1. AWARD A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT TO SAFE MOVES, IN THE AMOUNT NOT-TO-EXCEED \$69,490 FOR YEAR ONE, AND \$69,915 FOR YEARS TWO THROUGH FIVE, IN A TOTAL AMOUNT NOT-TO-EXCEED \$349,600, FOR THE SAFE ROUTES TO SCHOOL EDUCATION PROGRAM, FROM JULY 1<sup>ST</sup>, 2022 THROUGH JUNE 30<sup>TH</sup>, 2027; AND,
2. AWARD A PROFESSIONAL SERVICES AGREEMENT TO SAFE MOVES, IN THE AMOUNT NOT-TO-EXCEED \$25,000 FROM THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, FOR THE DURATION OF THE GRANT PERIOD; AND,
3. APPROVE THE SETUP OF THE GRANT ACCOUNTING STRUCTURE FOR REVENUE AND EXPENSE ACCOUNTS FOR THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, INCLUDING THE \$25,000 FUNDING FOR THE SECOND AGREEMENT IN #2, ABOVE; 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-11

**CC - Adoption of a Resolution Incorporating Sepulveda Boulevard from Venice Boulevard to the southerly City boundary near Franklin Avenue, on the List of City Projects to be Funded by SB1 (The Road Repair and Accountability Act of 2017)**

Discussion ensued between staff and Council Members regarding clarification that the Consent Item was to approve the funding after which design would be coordinated with Transportation and Mobility before moving forward; difficulty of finding information on the website; a suggestion to provide a link on the Picture Culver City site to make information easier to find; pavement and restriping; providing paint on the road to differentiate the bike lane from vehicle traffic; and sharrows.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INCORPORATING SEPULVEDA BOULEVARD FROM VENICE BOULEVARD TO THE SOUTHERLY CITY BOUNDARY NEAR FRANKLIN AVENUE PROJECT ON THE LIST OF CITY

PROJECTS TO BE FUNDED BY SB1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT) .

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-6, C-7, C-8, AND C-11.

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Item C-10  
(Continued)

**CC - (1) Approval of a Five-Year (5) Professional Services Agreement with Safe Moves, a California Non-Profit Corporation, for Consulting Services in the Safe Routes to School Education Program, a Joint Project of the Culver City Unified School District (CCUSD) and the City of Culver City, in an Amount Not-to-Exceed \$349,600; and (2) Approval of a Professional Services Agreement with Safe Moves, a California Non-Profit Corporation, for Consulting Services in the Office of Traffic Safety Grant PS22004, in an Amount Not-to-Exceed \$25,000**

Additional discussion ensued between staff and Council Members regarding concern with discounting the results of a study; staff reasoning for their recommendation; support for Walk and Rollers; the importance of completing the RFP process properly; ramifications of ruling against an applicant that completed the process properly and fairly; systems and equity; community concerns with transparency; concern with an abrupt shift; legal ramifications; laying out a clear basis or reasons to go against the staff recommendation; connection and rapport built with students and families over many years; time to build connections with a new consultant; mental health issues related to the pandemic; benefits of the familiarity provided by Walk and Rollers; inequities faced by smaller businesses; human infrastructure; leveraging the disruption; and taking advantage of relationships to provide better services to the City.

Mayor Lee moved to support a contract with Walk and Rollers and Council Member Fisch seconded the motion.

Further conversation ensued between staff and Council Members regarding lack of information on the other operator; concern with favoritism; concern that findings are not sufficient to make the decision; acknowledgement that the City Council does not always take the recommendations of staff or advising bodies; a recommendation that a two year contract with Walk and Rollers

be approved; revisiting the item in two years; appreciation to staff for the hard work; Brown Act issues; the need to direct staff to return with a Consent Item for the contract with Walk and Rollers; timing of the item; and the \$12,000 shortfall.

Mayor Lee withdrew his original motion.

MOVED BY MAYOR LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO BRING AN ITEM BACK ON THE CONSENT CALENDAR FOR A TWO YEAR CONTRACT WITH WALK AND ROLLERS FOR CONSULTING SERVICES IN THE SAFE ROUTES TO SCHOOL PROGRAM.

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### **Public Hearings**

Item PH-1

#### **Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2022/2023**

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 AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

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

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.

Patricia Mooney, Parks, Recreation and Community Services Senior Management Analyst, indicated that no public comment had been received.

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2022/2023.

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Item PH-2

**Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2022/2023**

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

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

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

Mayor Lee invited public comment.

Patricia Mooney, Parks, Recreation and Community Services Senior Management Analyst, 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 CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2022/2023.

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**Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 3 for Fiscal Year 2022/2023**

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

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

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

Mayor Lee invited public comment.

Patricia Mooney, Parks, Recreation and Community Services Senior Management Analyst, indicated that no public comment had been received.

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

MOVED BY COUNCIL MEMBER MCMORRIN, AND SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 3 FOR FISCAL YEAR 2022/2023.

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**Action Items**

**CC - (1) Appointments to the Civil Service Commission; Cultural Affairs Commission; Parks, Recreation, and Community Services Commission; Planning Commission; Board of Trustees of the Los Angeles County West Vector and Vector-Borne Disease Control District; Landlord-Tenant Mediation Board; Advisory Committee on Housing and**



**Homelessness; Bicycle and Pedestrian Advisory Committee; Disability Advisory Committee; Equity and Human Relations Advisory Committee; Fiesta La Ballona Committee; Finance Advisory Committee; and LAX Area Advisory Committee; and (2) Direction to the City Clerk Regarding any Vacancies not Filled**

Mimi Ferrel, City Clerk Specialist, summarized the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Disa Lindgren urged the City Council to appoint Stephen Jones to the Planning Commission due to his diligent research, thoughtful consideration, and his commitment to polices to enable Culver City to embrace the 21<sup>st</sup> century.

Andrew Flores thanked the City Council for considering his application to the Planning Commission; discussed attention to detail; communication to all audiences; he provided background on his experience; and expressed eagerness to become more involved.

Bubba Fish was called to speak but did not respond.

Darryl Cherness discussed his service on the ACHH and expressed his desire to serve another term.

Council Members discussed their choices for appointments; appreciation for the applicants; bringing young voices into the conversation; qualifications; appreciation for the work of the incumbents; timeliness in submitting application submittals; showing respect for those who follow the rules; the value of continuity; and turnover.

Responding to inquiry, Darryl Cherness explained that he was under the impression that he had met all the necessary requirements as he had served a partial term and he had indicated wanting to continue.

Discussion ensued between Council Members regarding apology to Mr. Cherness for not providing complete information to him; respect for those who followed the rules; allowing those appointed to serve to their term limit; encouragement for applicants not chosen to attend meetings and apply again; late

applications; residency requirements for certain bodies; creating balance and representation; equity; and next steps in the onboarding process for those appointed.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL MAKE THE FOLLOWING APPOINTMENTS:

1. APPOINT SAL LAPARDO TO SEAT NO. 1 FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2023; AND RACHELL JACKSON TO SEAT NO. 2 FOR A FULL TERM EXPIRING ON JUNE 30, 2026, ON THE CIVIL SERVICE COMMISSION AND,

2. APPOINT EHSAAN MESGHALI TO SEAT NO. 5 ON THE CULTURAL AFFAIRS COMMISSION FOR A FULL-TERM EXPIRING JUNE 30, 2026; AND,

3. APPOINT JANE LEONARD TO SEAT NO. 3 OF THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION FOR A FULL-TERM EXPIRING JUNE 30, 2026; AND,

4. APPOINT STEPHEN JONES TO SEAT NO. 5 OF THE PLANNING COMMISSION FOR A FULL-TERM EXPIRING JUNE 30, 2026; AND,

5. APPOINT JAY GAROCOCHEA TO THE BOARD OF TRUSTEES OF THE LOS ANGELES COUNTY WEST VECTOR AND VECTOR-BORNE DISEASE CONTROL FOR A TERM EXPIRING ON DECEMBER 31, 2023; AND,

6. APPOINT JULIEANNA THOMPSON TO FILL TENANT - SEAT NO. 3, BETH HYATT TO FILL LANDLORD - SEAT NO. 3, AND CAROLE GLODNEY TO FILL MEMBER AT-LARGE - SEAT NO. 3 OF THE LANDLORD-TENANT MEDIATION BOARD FOR FULL TERMS EXPIRING ON JUNE 30, 2026; AND,

7. APPOINT KEVIN KLOWDEN, LUCIANO NOCERA, AND JOHN WAHLERT TO FILL THE THREE REPRESENTATIVE SEATS TO THE LAX AREA ADVISORY COMMITTEE FOR FULL ONE-YEAR TERMS OF JANUARY 1, 2023 TO DECEMBER 31, 2023, AND,

8. APPOINT DARRYL CHERNESS TO SEAT NO. 3 OF THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS FOR A FULL-TERM EXPIRING JUNE 30, 2026; AND,

9. APPOINT MICHELLE WEINER TO RESIDENT SENIOR CITIZEN SEAT, TRAVIS MORGAN TO RESIDENT SEAT NO. 3, AND GEORGE MONTGOMERY TO LOCAL BUSINESS REPRESENTATIVE SEAT FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2024; AND,

10. APPOINT RAVEN BRADLEY TO YOUTH SEAT NO. 1, AND ANNISSA DI VINCENTE TO LABOR SEAT NO. 1 ON THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE FOR ONE-YEAR TERMS EXPIRING ON JUNE 30, 2023; AND,

11. APPOINT ROBYN TENENSAP TO SEAT NO. 1, AND ROBERT LUCERO TO SEAT NO. 5 ON THE DISABILITY ADVISORY COMMITTEE FOR FULL TERMS EXPIRING ON JUNE 30, 2026; AND,

12. APPOINT ANDREW HOROWITZ TO SEAT NO. 5, JOHN LOPEZ TO SEAT NO. 6, AND STACY OZIEL TO SEAT NO. 7 ON THE FIESTA LA BALLONA COMMITTEE FOR FULL TERMS EXPIRING ON OCTOBER 31, 2026; AND,

13. APPOINT KEVIN LACHOFF TO RESIDENT SEAT 3, AND ANDREW LACHMAN TO LOCAL BUSINESS REP SEAT 6 ON THE FINANCE ADVISORY COMMITTEE FOR FULL TERMS EXPIRING ON JUNE 30, 2026.

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Item A-2

**CC/HA: Discussion and (if Desired) Approval of a Request by Community Corporation of Santa Monica (Community Corp.) to Increase a Loan Commitment and Modify the Project Description for a Proposed 100% Affordable Housing Project to be Developed in Partnership with Culver Palms United Methodist Church at 4464 Sepulveda Boulevard, Culver City**

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding streamlining infill; allowable concessions and waivers; required compliance with state density bonus law; allocating a certain number of units for the City housing department to provide to applicants; adoption of a preference policy or a study to indicate a need; providing a preference to a particular category; timing; adding language into the commitment letter; money put in by the City; requiring the developer to reach out to Section 8 applicants; the need for agreement by Community Corp.; the necessity of providing long-term housing with affordable rents; concern with delaying the project; ensuring that people in the community benefit; and looking to Santa Monica for a model that Community Corp. already operates under.

Mayor Lee invited public comment.

Stephen Jones discussed SB 35; the small price for the additional low-income units; appreciation to Culver Palms United Methodist and Community Corp.

Carlene Brown provided background on herself; discussed support she received from SJC and Safe Parking LA; ensuring that the unhoused are treated with respect; she wanted to see the City Council vote in favor of the modification; she expressed appreciation to Disa Lindgren for spearheading the project for 100% permanent affordable supportive housing; and she asked that the City Council support the request for \$4 million and vote in favor of modifications.

Leah Pressman echoed comments made by Carlene and Stephen in favor of the 100% affordable housing project, the extra \$4 million loan, and the increase from 75-90 homes, and she thanked the Church and Disa Lindgren for their efforts.

Michelle Weiner expressed support for the trend-setting project.

Khin Khin Gyi, ACHH, noted that the proposal would be helpful in meeting RHNA goals; added that it would be best if 50% of the base could be set aside; and she applauded staff and the City Council for their efforts.

Nancy Barba expressed support for the project.

Rebecca Rona Tuttle expressed support for the item and for Community Corp.; discussed the incentive plan to provide 100% affordable housing; and she felt that the funding should be prioritized to help make the project a reality.

Disa Lindgren, Culver Palms Methodist Church, expressed appreciation for City Council consideration of the changes to increase the number of units and the amount of the loan; discussed Community Corp.; appreciation for the support from City staff; and she discussed unit types.

Freddy Puza expressed support for the project; discussed meeting RHNA goals and long term goals to provide housing

at all economic levels; addressing homelessness; the viable project; and he expressed appreciation to the Church in supporting all people.

Andre Bueno encouraged the City Council to consider the benefits of mixed income housing; discussed support for the project; RHNA numbers; and federal fair housing laws with regard to housing residents within a specific demographic.

Discussion ensued between staff and Council Members regarding clarification that the project came to the City; City support for the project; streamlining the process; appreciation to Ms. Lindgren and the Church; money allocated for the proposed project; limited money available; the wish for units to be allocated to the City Housing Department; support from the community; SB 35; support for other projects to help meet RHNA numbers; state streamlining; difficulty of bringing projects to fruition; mixed income housing; ensuring the neighbors are part of the conversation; support for allocating some units to Culver City; local social housing; conversation with larger corporations in the City; local social housing policy; the need to amend the letter for conformance pursuant to SB 35; requiring preference if legally permissible; previous work done by Community Corp. in Santa Monica; and staff discretion to modify the letter as needed based on the direction of the City Council.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD:

1. APPROVE THE REQUEST BY COMMUNITY CORPORATION OF SANTA MONICA (COMMUNITY CORP.) TO MODIFY THE ORIGINAL LOAN COMMITMENT LETTER TO INCREASE THE NUMBER UNITS FROM 75 TO 95 AND INCREASE THE LOAN COMMITMENT AMOUNT FROM \$2 MILLION TO \$4 MILLION TO MAKE THEIR APPLICATION MORE COMPETITIVE FOR STATE AND LOCAL FUNDING AND AMEND RELATED MINISTERIAL APPROVAL DOCUMENTS; AND
2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL AND SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND HOUSING AUTHORITY BOARD.

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Mayor Lee noted that due to the lateness of the hour, Item A-5 could be pushed to a future meeting.

Item A-3

**CC - Discussion and Consideration of Whether to Place a Measure on the November 8, 2022 General Municipal Election Ballot to Submit to the Voters an Amendment to Culver City Municipal Code Section 11 to Increase the Business License Tax Rates and Update Various Sections of the Code; (2) (If Desired) Creation of an Ad Hoc Business License Tax Ballot Measure City Council Subcommittee and Appoint Two Council Members thereto; and (3) Direction to the City Manager as Deemed Appropriate**

Punit Chokshi, Senior Management Analyst, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephen Jones asserted that fixing the business license tax was urgent; he wanted to see the City Council form a subcommittee to get it right and put it on the ballot this year; and he expressed support for allowing the people to pass it.

David Voncannon, Chamber of Commerce, asked the City Council to delay the action noting that it was a bad time; he expressed support for letting the FAC do their work; discussed working with businesses to put together a business license tax that reflects the needs of the community; felt that increasing costs would damage the business community and not help the City in the long run; and he expressed concern that businesses would have to leave the City or close.

Margaret Sullivan provided background on herself; urged the City Council to delay a decision on the measure until the economy improves; discussed seven new taxes levied in 2022; the BID (Business Improvement District) established in her neighborhood; the door tax as part of the rental registry; and fees vs. taxes.

Blake Perez was called to speak but did not respond.

Melissa Sanders felt it was a ridiculous time to raise taxes; wanted to see businesses involved in a committee established to discuss options; and she did not want to the item rushed or money wasted putting a measure on the ballot that is not supported.

Bryan Sanders, Common Sense Culver City, asserted that it was the wrong time for the ballot measure; discussed well-argued examples of how the action would do more harm than good for local businesses; money brought in by Measure RE; and he did not want to see harm done to small businesses.

Jeannine Wisnosky felt it important to listen to small businesses in Culver City; expressed disappointment that public comment and the recommendation of the FAC were not included in the staff report; asserted that the changes would have a significant negative impact to small businesses in the community; stated that it was not the right time to increase taxes; and she encouraged the City Council to take the time to do it right.

Michelle Weiner expressed support for the update noting the length of time since the tax was last updated, and she felt that putting the item on the ballot would allow everyone to weigh in on the issue.

Khin Khin Gyi discussed differences in the economy since the item was considered previously; concern with increasing taxes on small businesses; use of a tiered system similar to that used in Los Angeles; and she expressed concern with businesses leaving the City.

Nancy Barba urged the City Council to move forward with the item and with an orchestrated marketing and communications campaign to inform the voters and provide things that the community and voters ask for.

Disa Lindgren urged the City Council to move forward with a more progressive business tax in order to create a more fair tax structure for businesses, and she encouraged exemptions to home based child care providers.

Cedric Joins spoke on behalf of local businesses in opposition to the ballot measure; discussed the number of taxes and bond

measures passed over the past 14 years; financial challenges due to the pandemic; the need to help businesses thrive, not be driven out of the City; and he asserted that it was not the right time to burden local small businesses.

Eric Shabsis discussed the need to engage businesses in the process; concern with imposing an undue burden; feedback received from business owners; and he urged the City Council to put the item off until the economy is a little bit better.

Maria Jacobo, Culver City Chamber of Commerce, believed that the item should not be on the November ballot; discussed the number of "For Lease" signs in the City; and businesses trying to recover from the pandemic.

Keith Jones expressed opposition to the proposed tax; discussed revenue from Measure RE; felt the City had a spending problem rather than a revenue problem; discussed the number of people in opposition to the item; concern with money wasted on a failed measure; and hurting businesses that are struggling to hang on.

Discussion ensued between staff and Council Members regarding clarification that the business tax had not been updated since 1965; a speaker who asked that businesses below \$100,000 be exempted; whether the threshold should be higher; proposed changes to bring Culver City close to rates in neighboring cities; exemptions; threshold; CPI (Consumer Price Index) increases; subcommittee arguments; effectiveness of Measure RE; taking an action for the good of the City; subcommittee consideration of a carveout; giving businesses a break that they do not currently receive; allowing people to vote; funding levels to provide additional support in addressing community needs; the importance of education; providing an understanding of where money goes; the overdue update; difficulties faced by businesses; COVID loans and grants; requiring businesses facing losses to pay business license taxes; increased revenue from business taxes; concern with the way the economy is going; the need to find a consensus; concern with increasing the tax 100%; overreach; the organized campaign against the measure; connections in the business community; the state auditor; promises made by the City; the City's audited financials; pension obligations; committing to the long-term stability, capacity, and well-being of the City over re-election prospects; revenue measures vs. cuts; businesses that feel put upon; work to create buy-in; City Council approval ratings across the country; the dissatisfied electorate; the need for capacity in order to deliver; increased affluence in the City; limited



choices with tax measures; restraints; the last tax that can be levied from the General Fund; distrust in government; polling; public support; achieving long term fiscal stability; fact-based campaigning; support for increasing the exemption so that most businesses see a tax break; support for a subcommittee; support for putting an item on the ballot; the importance of creating dialog with the business community; engagement with the FAC; the need for consensus on the City Council; concern with separation and division in the community; increased chances of success if the entire Council is behind the measure; the vote of the FAC; increasing the proposed exemption of 40% of the businesses in the City; timing of implementation; the small business designation; focusing on ensuring that businesses are protected and do not go out of business; finding consensus on a threshold; a suggestion to delegate research to the subcommittee; inflation; increasing the threshold with CPIs; gross vs. profit; and appointment of Council Members to serve on the subcommittee.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL:

1. PLACE A MEASURE ON THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION BALLOT TO SUBMIT TO THE VOTERS AN AMENDMENT TO CULVER CITY MUNICIPAL CODE CHAPTER 11.01 TO INCREASE THE BUSINESS LICENSE TAX RATES AND UPDATE VARIOUS SECTIONS OF THE CODE, AS APPLICABLE; AND,
2. CREATE AN AD HOC BUSINESS LICENSE TAX BALLOT MEASURE CITY COUNCIL SUBCOMMITTEE AND APPOINT VICE MAYOR VERA AND COUNCIL MEMBER FISCH THERETO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**CC - (1) Discussion and Consideration of Whether to Place a Ballot Measure on the November 8, 2022, General Municipal Election Ballot to Develop an Affordable/Workforce Housing Parcel Tax Ordinance; and (2) Direction to the City Manager as Deemed Appropriate**

Onyx Jones, Assistant City Manager, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephen Jones proposed a City campaign to educate the public about the need for affordable housing funding; discussed the lack of state and federal funding; taxing owners of the valuable land in the City; and he felt if the item was not placed on the ballot this year, it should be done very soon thereafter.

Philip Lelyveld was called to speak but did not respond.

Blake Perez expressed opposition to the measure that had been rushed to meet deadlines; discussed increased operating costs; passing costs to tenants; and he wanted to see the City find alternative ways to support affordable housing development.

Bryan Sanders, Common Sense Culver City, with one minute ceded by Melissa Sanders, felt the timing of the item was wrong; discussed the mistake of assuming that those fortunate enough to own a parcel of land have the value on Zillow; MOVE Culver City; revenue from Measure RE; and he noted the importance of hearing from all voices including those who were not able to attend the meeting.

Max Unger, Westfield Shopping Centers, provided background on the organization; discussed sales tax revenue and property taxes generated by Westfield Culver City; and he expressed concern that the proposed tax would be an impediment to future development.

Susanna Young was called to speak but did not respond.

Jeannine Wisnosky Stehlin noted the difference in the decrease in approval ratings for the Fire Department vs. the City Council; discussed tax fatigue; average social security and

retirement income; and she asked the City to respect the people who said they do not want a parcel tax right now, per the survey.

Michelle Weiner expressed support for putting the item on the ballot in November; noted the importance of finding another income source; discussed allowing people to weigh in by voting on the item; making the City available to more people; and she felt that the Council and the community were the right people to solve the problem.

Khin Khin Gyi asserted that the agenda item appeared to be slightly different than what was considered on May 23; she pointed out that Measure CW and Measure K had already added \$288 per year, per parcel; and she noted the results of the poll taken by FM3 Research indicating a lack of support.

Nancy Barba echoed comments made by Stephen Jones; expressed support for the parcel tax to solve the housing crisis; discussed the increased number of unhoused community members; the need to fund the building of more housing; and she asked the City Council to place the item on the ballot.

Judi Sherman suggested that the City explore potential state revenue sources before taxing Culver City property owners and she proposed offering exemptions to those on a fixed income if deciding to move forward.

Disa Lindgren asked that the initiative be placed on the ballot; noted the need for local funds to help support the addition of affordable housing in the community; discussed addressing homelessness and affordable housing as top priorities; the need for an affordable housing fund; the two thirds vote required; planned exemptions; and she questioned the appropriate amount being proposed.

Eric Shabsis noted the opportunity to engage the business community; discussed support of Grace Diner; asking the business community for help before placing the item on the ballot; and he felt that the proposed amount was egregious.

Keith Jones reported being an affordable housing provider; discussed the spending problem; feeling good about taking care of the homeless with other people's money; state rent control; helping people in need; felt that seniors should be protected; he wanted to see the Rental Assistance Program funded and rent control abolished; and he wanted to see the City be careful with money.

Discussion ensued between staff and Council Members regarding comments about unhoused neighbors; increasing the police budget; costs of criminalizing of the unhoused; basing the rate on square footage; the need to invest in more programs and opportunities to house and support people experiencing homelessness in the community; the importance of examining funding; opportunities to collaborate; the responsibility to meet the need; equity; ensuring money specifically goes toward housing; the urgent human rights crisis; placing the focus on the business tax; the first obligation to maintain the City's solvency; state law; the process of outreach; coalition building; different elements included; support for solving homeless issues; baseline revenue from Measure RE; development of a policy to identify money to provide affordable housing funding; Council consideration of how to build the coalition to get the bond to fund affordable housing; timing; Article 34; partnerships with non-profit developers; space; group homes; addressing homelessness through further actions; state surpluses; the need for more creative solutions to find and spend the money; whether the discussion would come back if it is put off; clarification that CCUSD and the City are different entities; dedicating a share of property transfer tax or cannabis revenue to affordable housing; Redevelopment monies; identification of grants and other financial instruments to generate the needed revenue; the feeling that 2024 is a better target with the item left to the next City Council; reframing the priorities for the new Council; holding a strategic planning session for the new City Council; capital deferred maintenance; finding alternative funding just for housing; and a suggestion to have the FAC and ACHH meet to discuss the viability of alternative housing and funding.

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Item A-5

**CC - (1) Presentation and Discussion of Creating a System of Reparations Designed to Narrow the Racial Income and Housing Gap in the City, Per the Recommendation from the City Council Ad Hoc Equity Subcommittee; and (2) Direction to the City Manager as Deemed Appropriate**

This item was deferred to a future meeting.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Denise Neal received clarification regarding the timeline for reconsidering Item A-5 and she discussed the importance of engaging the public, including 16 and 17-year-olds, with Town Hall meetings and brainstorming sessions.

Andre Bueno discussed due process; his work to follow the process; his credentials; legality of the vote; and he asked that the City Council reconsider the appointment.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Council Member Fisch wanted to see consideration of current gun initiatives and ordinances; discussed assessment of the level of compliance; expanding the ordinance to places of worship; and looking at what other municipalities have done surrounding gun safety issues.

Discussion ensued between staff and Council Members regarding tools available to the City Council; changes in the traffic directive that has reduced illegal weapons confiscated; actions of surrounding cities; getting back to confiscating illegal guns at the level before; Reach Codes; natural gas; upcoming construction; decarbonizing buildings; the healthcare minimum wage initiative; getting an impact report on worker retention and cost of living; public comment regarding clarity of agendizing items; clarification that Reach Codes are already coming back for consideration; clarification on the minimum wage initiative; the discussion item for the firearms initiative; gaining clarity on currently operating ordinances in the City around gun purchases and ordinances that apply to gun store operations and assessment of the level of compliance; the federal and state issue; research into what other municipalities have done in regards to safer interaction with guns; the feeling

that bringing guns or more School Resource Officers (SROs) into schools increases violence and fatalities; and removing more guns off the street.

City Council consensus was achieved from Council Members Fisch, McMorris and Mayor Lee to agenda discussion of an impact report on worker retention for health care workers in relation to the minimum wage initiative; assessing compliance and enforcement of current ordinances relating to guns; and research into what other cities have done in regard to ordinances on gun safety.

Additional discussion ensued between staff and Council Members regarding consideration of consequences of stopping the "Stop and Frisk" program; the reduction in the number of guns confiscated; the actions of other jurisdictions; analyzing changes in CCPD; and reducing racially disparate interactions with the police.

City Council consensus was achieved from Council Members Eriksson, Fisch, and Vice Mayor Vera to agenda a report from CCPD on the impacts of stopping "Stop and Frisk" as well as what they can do proactively to get guns off the street.

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**Adjournment**

There being no further business, at 1:18 a.m., June 14, 2022 the City Council, Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on June 27, 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

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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: \_\_\_\_\_