

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE CITY COUNCIL,  
CULVER CITY HOUSING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY BOARD,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE  
CITY COUNCIL, CULVER CITY  
HOUSING AUTHORITY BOARD,  
PARKING AUTHORITY BOARD, AND  
SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD  
CULVER CITY, CALIFORNIA

June 27, 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, Culver City Parking 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 and via Webex.

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

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**Closed Session**

Mayor Lee invited public comment.

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

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 6:02 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking 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 54957.6

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**Regular Session**

Mayor Lee reconvened the meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Housing Authority Board, and Culver City Parking Authority Board at 7:01 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 noted that on June 24 a group of people

had gathered in front of City Hall to acknowledge the monumental ruling overturning Roe v Wade; she expressed appreciation to those who spoke; she requested Council consensus to light up Vets in pink similar to other Westside cities; discussed actions by the state legislature to amend the state constitution to guarantee the right to a safe abortion; abortion fund networks; supporting people closest to the harm; she thanked participants, sponsors, and organizers of the second Annual Culver City Pride; and she reported that Darren Uhl was celebrated with an award noting that he was leaving the City.

Council Member Eriksson announced the annual fireworks show on July 3 at West Los Angeles College put on by the Exchange Club.

Council Member Fisch reported that June was Men's Health Month and he discussed the importance of taking care of your physical and mental health.

Vice Mayor Vera thanked everyone who came out to support the Culver City Pride Celebration; discussed costs to close the street; water usage; Fire Department response time; and he discussed impacts to time, money, and safety related to the City Council not being able to wait until January.

Mayor Lee thanked the organizers of the Pride Celebration and those who came out to the Juneteenth Celebration; proposed agendaizing a discussion on activating Main Street or including it in discussions around Town Plaza, The Steps, and the City Hall Foyer; thanked the Vice Mayor for presiding over the fireworks display over the holiday weekend; discussed recent Supreme Court rulings and the need to do as much possible to affirm the rights of residents and protect their health and safety; and he personally acknowledged that the meeting was being held on unseated Tongva land.

Manny Cid, Police Chief, discussed the upcoming Town Hall on AB (Assembly Bill) 481 Military Use Policy on July 21 in the Rotunda Room at Vets Park; National Night Out on August 2 at Vets Park; the Citizen's Police Academy from September 7 - November 2; and he indicated that additional information was available on the website.

Mayor Lee indicated that he wanted to do a World Café format for the Mayor's State of the City and he invited Culver City Police Department (CCPD) staff to participate.

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**Presentations to City Council**

Item P-1

**CC - Presentation of the Culver City Sustainable Business Certification Program and Announcement of the Program's Fourth Year Certification Recipients**

Shae Cunningham, Balanced Approach and the Culver City Sustainable Business Program, provided a presentation on the Culver City Sustainable Business Certification Program; discussed creation of the program; partnerships; businesses participating in green business programs across the state; the process; outreach; certification; building inclusivity and equity into the program; key benefits; the two tiered program; combined annual savings; waste diverted; and she presented Certified Businesses for 2022.

Mayor Lee thanked Ms. Cunningham for her efforts and for the presentation noting that he had been happy to present the awards.

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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:

Janet Hoult was called to speak but did not respond.

Ron Bassilian, with one minute ceded from Rhonda Lily, thanked the City for separating tenant protections and rent control as two different topics; discussed the ballot initiative requiring voter approval for rent control; mobilization of the City Council against the initiative; misleading statements; concern with the way rent control was passed; incremental infill; the housing overlay; loosening of setbacks and parking; the need for additional clarification; SB (Senate Bill) 9; inaccurate representations; defining affordability; and he encouraged anyone worried about infill or upzoning to reach out to protectculvercity.org or to call (310) 879-1579.

Jamie Wallace reported enjoyment of the City-sponsored Pride event; questioned why all Council Members were not called to

speak; discussed the closure of Main Street; the experience of Aldea; providing adequate notice of closures; concern with impacts to businesses; staffing issues; and she wanted to see a Town Meeting to improve communication.

Jeremy Bocchino, City Clerk, reported that YouTube video was experiencing difficulties and she encouraged anyone wanting to watch to go to [culvercity.org/agendas](http://culvercity.org/agendas) to view the meeting.

Carlene Brown thanked the City Council, the Equity and Human Relations Advisory Committee (EHRAC), and Freddy Puza for their organization of recent community events; discussed sense of community; difficulties over the past two years; pandemic panic; the desire for increased control in the midst of fear; she pointed out that one cannot solve a problem using the same mindset that created it; discussed the need to construct a new view of the world; formulating new principles to live with others in the world; the Juneteenth and Pride Celebrations; and she thanked the City Council for their help.

Melissa Sanders was called to speak, but was not present on Webex.

Carolyn Libuser discussed the homeless situation at the Senior Center; the security guard; criminal activity; safety issues; statements made by newly appointed Planning Commissioner Stephen Jones on Facebook in opposition to moving homeless people or charging them with crimes made; the fire on the Creek; and she questioned where the security guard and the Director of Parks, Recreation, and Community Services were.

Mayor Lee indicated that he would follow up regarding the security guard to provide an update.

Freddy Puza thanked the City and staff for their support of the Culver City Pride Ride and Rally; discussed the event; the lineup of speakers and limited space; activation of Main Street; he thanked the sponsors; and was looking forward to another great year next year.

Stephen Jones stated that while he was not an anarchist, he did feel that unhoused people should not be arrested because they cannot afford an apartment; he discussed recent abortion rights protests; opponents to keeping abortion accessible; observers, protesters, and journalists who were beaten and arrested in downtown Los Angeles; those who will fight against Culver City being a sanctuary city for those seeking abortions; crossing

state lines for abortions; banning abortions nationwide; and money and power used against essential human rights.

Denise Neal questioned when the issue of FBA (Foundational Black American) reparations would be agendized noting her previous request to earmark money in the budget for that; discussed the importance of equity and inclusion in finances; the Juneteenth celebration; the importance of controlling the narrative; accountability; the possibility that the Mayor might be leaving the City for the 37<sup>th</sup> District Congressional seat; and she asked the Mayor not to pass the homelessness situation on to the next Mayor.

Steve Siegel discussed the need to address the homeless situation at the Senior Center; concern with letting homeless individuals stay on the corridors where children walk to school; drug addiction; mental illness; protecting the most vulnerable; money spent on a consultant for MOVE Culver City that could have been put toward housing the unhoused; costs to house the homeless in the two hotels; the riot at the High School; and the need to prosecute criminal activity.

Mayor Lee reported that the reparations conversation was scheduled for August 8 and he indicated that CCPD is empowered to intervene when people are observed committing crimes.

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### **Receipt of Correspondence**

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-4 and C-5 were considered separately at the end of the Consent Calendar, and Public Comment for Items NOT on the Agenda (Continued) was heard before Items from Council Members and after Council Member Requests to Agendize Future Items.

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**Consent Calendar**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-3, AND ITEMS C-6 THROUGH C-15.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for June 4, 2022 to June 17, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 4, 2022 TO JUNE 17, 2022.

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Item C-2

**CC:HA:SA - Approval of Minutes for the Special City Council Meeting on June 6, 2022 and the Regular City Council Meeting on June 13, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING OF JUNE 6, 2022 AND THE REGULAR CITY COUNCIL MEETING ON JUNE 13, 2022.

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Item C-3

**CC:PA - Approval of an Amendment to an Existing Agreement with ABM Industries for Unanticipated Parking Facility Expenses in City Parking Garages for an Amount Not-to-Exceed \$161,187**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO AN EXISTING AGREEMENT WITH ABM INDUSTRIES FOR UNANTICIPATED PARKING FACILITY EXPENSES IN AN AMOUNT NOT-TO-EXCEED \$161,187; AND,
2. AUTHORIZE THE CITY ATTORNEY/PARKING AUTHORITY GENERAL COUNSEL 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-6  
(Out of Sequence)

**CC - Approval of a Memorandum of Understanding (MOU) with the Downtown Business Association (DBA) for General Maintenance Services in Downtown Culver City (Downtown) in an Amount Not-to-Exceed \$125,457 for the Period of July 1, 2022 through June 30, 2023**

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE DOWNTOWN BUSINESS ASSOCIATION FOR GENERAL MAINTENANCE SERVICES IN DOWNTOWN CULVER CITY AT A COST NOT-TO-EXCEED \$125,457 FOR FISCAL YEAR 2022/2023; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

**CC - Approval of a Professional Services Agreement with Willdan Engineering for General Planning Services in an Amount Not-to-Exceed \$82,000**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING FOR GENERAL PLANNING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$82,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.



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Item C-8

**CC - (1) Approval of a Professional Services Agreement with SoCal Stormwater Runoff Solutions Services Inc. for Stormwater Consulting Services at the Culver City Transfer and Recycling Station in an Aggregate Amount Not-to-Exceed \$210,000 for FY 2022-2023, 2023-2024 and 2024-2025 (\$70,000 Annually); and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms for FY 2025-2026 and 2026-2027 in an Additional Amount Not-to-Exceed \$140,000 for Two Years (\$70,000 Each Year)**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SOCIAL STORMWATER RUNOFF SOLUTION SERVICES INC. FOR STORMWATER CONSULTING SERVICES AT THE CULVER CITY TRANSFER AND RECYCLING STATION IN AN AGGREGATE AMOUNT NOT TO EXCEED \$210,000 FOR FISCAL YEARS 2022-2023, 2023-2024, AND 2024-2025 (\$70,000 ANNUALLY); AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, FOR FISCAL YEARS 2025-2026 AND 2026-27, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$140,000 (\$70,000 FOR EACH YEAR); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

**CC - Approval of a Professional Services Agreement with NBS Government Finance Group for Enhanced Tax Roll Billing Services for the Safe/Clean Water Protection Measure (Measure CW) and Enhanced Tax Roll Billing for Refuse Collection Services in an Amount Not-to-Exceed \$190,051 for a Five-Year Term Through Fiscal Year 2026-2027**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NBS FOR ENHANCED TAX ROLL BILLING SERVICES FOR THE SAFE/CLEAN WATER PROTECTION MEASURE (MEASURE CW) AND ENHANCED TAX ROLL BILLING FOR REFUSE COLLECTION SERVICES IN AN AMOUNT NOT TO EXCEED \$190,051 FOR A FIVE-YEAR TERM THROUGH FY 2026-2027; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

**CC - (1) Approval of a Memorandum of Understanding (MOU) with the City of Beverly Hills to Fund Operations & Maintenance of the Culver Boulevard Stormwater Filtration/Retention Regional Project**

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE CITY OF BEVERLY HILLS TO FUND OPERATIONS AND MAINTENANCE OF THE CULVER BOULEVARD STORMWATER FILTRATION/RETENTION REGIONAL PROJECT; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for Higuera Street Landscaping and Lighting Maintenance District; (2) Declaring the Intention to Order the Levy of Annual Assessments for Fiscal Year 2022/2023; and (3) Setting the Date, Time, and Place of the Public Hearing**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT, (2) DECLARING THE CITY COUNCIL'S

INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2022/2023, AND (3) SETTING THE PUBLIC HEARING FOR JULY 11, 2022.

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Item C-12

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for Landscape Maintenance District Number 1; (2) Declaring the Intention to Order the Levy of Annual Assessments for Fiscal Year 2022/2023; and (3) Setting the Date, Time, and Place for the Public Hearing**

THAT THE CITY COUNCIL ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR LMD #1; (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND (3) SETTING THE PUBLIC HEARING FOR JULY 11, 2022.

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Item C-13

**CC - Approval of Amendment to the Existing Professional Services Agreement with Colantuono Highsmith Whatley, PC for Legal Services on an As-Needed Basis**

THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH COLANTUONO HIGHSMITH WHATLEY, PC FOR LEGAL SERVICES ON AN AS-NEEDED BASIS.

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Item C-14

**CC - (1) Approval of a Two-Year Professional Services Agreement with Walk 'n Rollers, for Consulting Services in the Safe Routes to School Education Program (SRTS), a Joint Project of the Culver City Unified School District (CCUSD) and the City of Culver City (City), in an Amount Not-to-Exceed \$152,000; (2) Authorization to Accept Grant Funds from the Office of Traffic Safety Grant PS22004, in the Amount of \$75,000; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Allocate the Grant Funds; (4) Approval of a Professional Services Agreement with Walk 'n Rollers, for Consulting Services in the Office of Traffic Safety Grant PS22004, in an Amount Not-to-Exceed \$25,000; and (5) Authorization to Staff to Purchase**

**through Walk 'n Rollers, Bicycle and Pedestrian Safety Equipment and Educational Materials, in an Amount Not-to-Exceed \$21,500**

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH WALK 'N ROLLERS, IN AN AMOUNT NOT-TO-EXCEED \$152,000 (\$76,000 FOR EACH OF THE TWO YEARS), FOR CONSULTING SERVICES FOR THE SAFE ROUTES TO SCHOOL EDUCATION PROGRAM, FROM JULY 1, 2022 THROUGH JUNE 30, 2024; AND,
2. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, IN THE AMOUNT OF \$75,000; AND,
3. APPROVE A RELATED BUDGET AMENDMENT TO ALLOCATE THE GRANT FUNDS (REQUIRES A FOUR-FIFTHS VOTE AND,
4. APPROVE A PROFESSIONAL SERVICES AGREEMENT TO WALK 'N ROLLERS, IN AN AMOUNT NOT-TO-EXCEED \$25,000 FROM THE OFFICE OF TRAFFIC SAFETY GRANT PS22004, FOR THE DURATION OF THE GRANT PERIOD THROUGH SEPTEMBER 30, 2022, TO EXTEND AND ENHANCE THE SRTS EDUCATION PROGRAM, AND INCLUDE ALSO REACHING ADULTS, SENIORS, AND OUR UNHOUSED COMMUNITY; AND,
5. AUTHORIZE STAFF TO PURCHASE GRANT-FUNDED SAFETY EQUIPMENT AND EDUCATIONAL MATERIALS THROUGH WALK 'N ROLLERS, IN AN AMOUNT NOT-TO-EXCEED \$21,500 FROM THE OFFICE OF TRAFFIC SAFETY GRANT PS22004; AND,
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
7. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-15

**CC - Approval of Amendment to Existing Professional Services Agreement with AON Risk Insurance Services West, Inc. to Continue Providing Broker Services for the City's Insurance Programs through June 30, 2023**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AON RISK INSURANCE SERVICES WEST, INC. TO CONTINUE PROVIDING BROKER SERVICES FOR THE CITY'S INSURANCE PROGRAMS THROUGH JUNE 30, 2023; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4  
(Out of Sequence)

**CC:HA - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of an Amendment to the Existing Professional Services Agreement with St. Joseph's Center to Perform Case Management, Needs Assessment, Job Development Services and Supportive Service Referrals for the Family Self-Sufficiency Program for Fiscal Years 2022/2023, 2023/2024 and 2024/2025 in an Aggregate Amount Not-to-Exceed \$463,346**

Discussion ensued between staff and Council Members regarding effectiveness of the program; money spent; the Section 8 program; helping families achieve financial independence; HUD (Housing and Urban Development) measurements of success; total escrows for recent graduates; economic independence; numbers quoted to house one person in Los Angeles county; ensuring that people do not drop into being unhoused; and clarification that federal funding supports the program.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH'S CENTER TO SERVE AS THE FSS PROGRAM COORDINATOR TO PERFORM CASE MANAGEMENT, NEEDS ASSESSMENT, JOB DEVELOPMENT SERVICES AND SUPPORTIVE SERVICE REFERRALS FOR THE FAMILY SELF SUFFICIENCY (FSS) PARTICIPANTS IN AN AMOUNT NOT TO EXCEED \$149,906 FOR FY 2022/2023, \$154,403 FOR FY 2023/2024, AND \$159,037 FOR FY 2024/2025; AND,
2. AUTHORIZE THE HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY.

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Item C-5

CC - (1) Award of a Construction Contract to Crosstown Electrical & Data, Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$487,985, for the (i) Construction of the Sepulveda Boulevard Changeable Message Sign (CMS) and Traffic Signal Battery Backup System (BBS) Improvement Project, PZ-429, (ii) Jefferson Boulevard and Kelmores Street Intersection Safety Improvement Project, PS-019, ATPL-5240(041) and (iii) Jefferson Boulevard Traffic Signal Communication Improvement (Culver City Bus Priority System); (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$109,000 (22%); and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval a Budget Amendment Appropriating \$157,000 of Active Transportation Program Local (ATPL) Grant Funds to PS-019

Demitri Yanni, Public Works Director, provided a summary of the material of record.

Mayor Lee invited public participation.

The following member of the public addressed the City Council:

Khin Khin Gyi discussed issues experienced at the Kelmores/Ranch/Overland intersection, and concerns with safety and ADA (Americans with Disabilities Act) compliance.

Yanni Demitri, Public Works Director, thanked Ms. Gyi for her comments noting that her concerns would be evaluated and staff would be in touch.

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO CROSSTOWN ELECTRICAL & DATA, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$487,985, FOR THE (I) CONSTRUCTION OF THE SEPULVEDA BOULEVARD CHANGEABLE MESSAGE SIGN (CMS) AND TRAFFIC SIGNAL BATTERY BACKUP SYSTEM (BBS) IMPROVEMENT PROJECT, PZ-429, (II) JEFFERSON BOULEVARD AND KELMORES STREET INTERSECTION SAFETY IMPROVEMENT PROJECT, PS-019, ATPL-5240(041) AND (III) JEFFERSON

BOULEVARD TRAFFIC SIGNAL COMMUNICATION IMPROVEMENT (CULVER CITY BUS PRIORITY SYSTEM); AND,

2. APPROVE A BUDGET AMENDMENT APPROPRIATING \$157,000 OF ATPL GRANT FUNDS TO PS-019 (REQUIRES A FOUR-FIFTHS VOTE); AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$109,000 (22%); 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.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-4 AND C-5.

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#### **Public Hearings**

Item PH-1

**CC:SA:HA:PA - PUBLIC HEARING: (1) Adoption of a City Council Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year (FY) 2022/2023; (2) Adoption of Respective Resolutions Adopting the FY 2022/2023 Budget for the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency, the Culver City Housing Authority, and the Culver City Parking Authority; and (3) Adoption of a Resolution Approving Salary Schedules for Miscellaneous Employees, Police Safety Employees and Fire Safety Employees Effective July 1, 2022**

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

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

Lisa Sogher, Chief Finance Officer, provided a summary of the material of record and thanked Mary Noller and Erica Melton for their efforts.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephanie Benjamin, with one minute ceded by Sheila Benjamin, asked the City Council to fully fund the CCPD budget; discussed the percentage of the budget allocated to personnel; leading by example rather than ego; holding beliefs so close that one cannot see another's humanity; seeing the individual rather than the institution; the investment in people; ensuring sufficient funding to keep people safe; she questioned how much lives were worth; and referenced recent instances of officers being shot in southern California.

Stephen Jones stated that the budget indicated that the City was spending the money in the wrong place; discussed efforts of the City Council to address homelessness; the recent survey indicating that homelessness is one of the most serious problems faced in the City; money spent on CCPD vs. on the homelessness crisis; he asserted that this was the biggest budget CCPD had ever had; noted the 76% increase over the last decade, outpacing population growth; studies regarding the effect of police levels on crime; increased crime as the CCPD budget ballooned; and he asked that the City Council reject the proposed budget and instead adopt one that reflects the community's most urgent problems.

Denise Neal expressed agreement with comments made by the two previous speakers; requested more accountability and clarity; discussed empowering the community in having a say in where funds can be reappropriated; the importance of fully funding CCPD; the need for Town Hall meetings to decide where the money goes; reparations; and the importance of clear and open dialogue.

Mayor Lee reiterated that reparations would be discussed on August 8.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts and community members for their input; the need to act as if it were possible to radically transform the world; the budget as a reflection of



values; centering those closest to the harm and the need; concern with the timelines for the Care First items that are coming; progress being made; maximizing investments to reflect community concerns; previous budget discussions; the job of the City Manager to allocate money to reflect discussions and motions made; the need for additional monies to complete the General Plan and provide additional outreach that the community has been asking for; lack of flexibility in the budget for different reasons; allocating more money to care, service, and housing; Article 34 of the California Constitution; work with non-profit developers; the need for more substantive action and a different budget process; time, money, and resources invested into the General Plan process; ending the process in the appropriate way to provide a document that the City can draw on in the future; the need for different avenues in the budgeting process; teaching people how to read the budget; the budget meeting schedule; and suggested changes that were not incorporated in the budget.

Council Member Fisch moved to adopt the budget with the inclusion of \$130,000 to allow for the completion of the General Plan process. Council Member Eriksson seconded the motion.

Additional discussion ensued between staff and Council Members regarding support for allocating money to the General Plan; personal participation; support for examining ways that communities can prepare a budget; trying different methods; and meeting expectations.

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

ADOPT A RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FY 2022/2023; AND,

THAT THE CITY COUNCIL AND BOARDS:  
ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FY 2022/2023 BUDGET FOR THE CITY OF CULVER CITY, SUCCESSOR AGENCY, HOUSING AUTHORITY, AND PARKING AUTHORITY; AND,

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES, AND FIRE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2022 AND INCLUDING AN ADDITIONAL \$130,000 FOR THE GENERAL PLAN.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**Action Items**

Item A-1

**CC - (1) Consideration of Recommendation from the Cultural Affairs Commission Regarding a \$35,000 Loan from the City to the Culver City Arts Foundation; and (2) Discussion and Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant City Manager, summarized the material of record.

Discussion ensued between staff and Council Members regarding the set off vs. loan forgiveness.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Sehnita Joshua Mattison, with one minute ceded by Shona Gupta, thanked the City Council for the seed money to get started; discussed accomplishments of the Foundation; responsiveness and support provided by the Foundation; the shared mission to serve the Culver City Arts community; previous attempts to resolve the loan; challenges of the pandemic; direct payments given to the City; the unique nature of the relationship between the City and the Foundation; support for the Juneteenth Celebration; collaboration on activities and events that benefit the creative City; leveraging funds; the Arts Resiliency Fund; the search for the next Artist Laureate funded by Janet Hoult's endowment; and she requested that the City declare the loan paid in full due to monies paid to the City by the Foundation.

Jim Clarke, Culver City Arts Foundation Chair, discussed the incorporation of the Culver City Cultural Affairs Foundation into the Culver Arts Foundation as an independent non-profit; the mission of the Foundation; priorities; financial support provided to the City; funding commitment for the next fiscal year; he felt that the loan had been repaid and the debt should be cancelled; and he requested that those in the audience who support cancelling the loan stand to show their support.

Jeannine Wisnosky Stehlin, Cultural Affairs Commissioner, reported serving on the Performing Arts Grant Subcommittee, the Artists Laureate Subcommittee, and the Culver City Arts Foundation Liaison Subcommittee; discussed the former Culver City Cultural Arts Foundation; the separation of the non-profit from the City; the work of the volunteers; the Arts Resiliency Fund; and she reported unanimous support by the Cultural Affairs Commission for declaring the original loan forgiven.

Alexey Steele congratulated the City on the foresight of their cultural policy; discussed the importance of the arts; the General Plan Update; the initial startup funds; and support for the continued generation of money for the City.

Mr. Steele's comments were terminated when his sound went out.

Ken Mand, Culver City Arts Foundation, expressed support of the staff report recommendation to reconsider the loan; discussed the work of the Foundation; asked that the debt be considered zero dollars; asserted that the money would immediately go back into the underfunded and suffering artistic community; and he thanked the City Council for their support.

Denise Neal provided background on herself; discussed those not included in the arts community and the need for diverse, equitable, and inclusionary processes; inclusion of FBA ADOS (American Descendants of Slavery) artists; those who would like to participate, but do not have the connections; timelines to apply for grants and participation; and the importance of including marginalized, micro arts businesses.

Annie Brown provided background on herself; reported being a recipient of one of the resiliency fund grants; indicated that she had found out about the grants at the Art Walk and Roll event; and she discussed the importance of the support provided by the City noting that it had changed her life.

Mayor Lee indicated that he would help Ms. Neal connect with representatives noting that the Fiesta La Ballona process was different.

Discussion ensued between staff and Council Members regarding support for loan forgiveness; the amount of the entire budget; the small amount with a large impact; appreciation to the speakers and to staff; the initial deal made that the loan would be repaid; concern with setting a precedent; the argument that

the Foundation has paid back the loan; the new relationship; help provided to community members; and appreciation to the Foundation for acting as the intermediary for the Juneteenth event and the ability to accept donations to fund smaller events.

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

1. WRITE OFF THE LOAN PROVIDED TO CULVER CITY ARTS FOUNDATION AS UNCOLLECTABLE, REPORT IT AS A LOSS TO THE GENERAL FUND FOR ACCOUNTING STANDARDS; AND,
2. AUTHORIZE AN AMENDMENT TO THE TO THE EXISTING MEMORANDUM OF UNDERSTANDING AND LOAN DOCUMENTS BASED ON CITY COUNCIL'S DIRECTION; 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 A-2

**CC:HA - (1) Status Update on the Implementation of the Homekey Round 2 Grant Award Of \$26.6 Million for Motel Conversion of 3868 and 3900 Sepulveda Boulevard; and (2) Approval of a Three-Year Professional Services Agreement with Exodus Recovery Inc., as Lead Supportive Service Provider, Operator and Property Manager of the 74 Unit (Plus Two Manager Units) Service-Enriched Interim and Permanent Supportive Housing Homekey Motel Conversion Project for Fiscal Years 22/23 through 24/25 in an Aggregate Amount Not-to-Exceed \$12,189,429 (FY 22/23 \$4,043,019; FY 23/24 \$4,013,010; FY 24/25 \$4,133,400)**

Tavis Barnes, Housing Programs Manager, provided a summary of the material of record and an update on the Homekey implementation; recommended Exodus Recovery as the lead operator and service provider; and she discussed outreach on the Daughters of St. Paul.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Stephen Jones asserted that the project was one of the best things that the City is doing right now; he thanked staff for their efforts; and he asked the City to move forward with the contract.

Steve Siegel requested clarification regarding the dollar figures; felt that a lot of money was being spent; wanted to know what money was going to and whether the monies were supplemental; discussed a violent incident with a Middle School student; the importance of managing homeless individuals in and around vulnerable populations; crime; trespassing; the need to be more proactive; finding creative, cost-effective solutions; attention to detail; he expressed concern with the use of funds and housing people who are not from the City; he asked that funds be utilized effectively; and he asserted that people should not have to feel intimidated to walk the streets.

Denise Neal commended the City on Project Homekey; discussed eminent domain; questioned the status of the Community Corporation of Santa Monica and Lutheran Church Housing Project; and she proposed a shared housing project on Santa Monica Airport land.

Dan O'Brien expressed support for Project Homekey; discussed procedures; funding; Measure H; money contributed by the City; and he felt that there should be a proportional return.

Discussion ensued between staff and Council Members regarding Measure H funds; the Motel Reuse Study; the ADU (Accessory Dwelling Unit) program; the By Name List; goals of the Homekey program; focusing on those with active psychosis and who live in the largest encampments; usage of monies; state monies; creating a model with interim and permanent housing; money allocation; supportive services; length of the projects; average annual operational costs; onsite staffing; inflation and cost of living increases; acquisition costs; rehabilitation costs; available operational dollars spread out over 55 years; Intensive Case Management; funding sources; one-time costs; ongoing

funding sources; assumption of ongoing operating costs by the City; the need for a paradigm shift at the state level; the timeline; work being done to achieve the expedited occupancy bonus; efforts to get funding; progress made on the Plan to Prevent and Combat Homelessness; credibility earned by providing services; confidence in the ability to fill the gap; appreciation for the outreach done to the neighbors; prioritization; and appreciation for the continued efforts of staff.

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

1. APPROVE A PROFESSIONAL SERVICE AGREEMENT WITH EXODUS RECOVERY INC., AS LEAD SUPPORTIVE SERVICE PROVIDER, OPERATOR AND PROPERTY MANAGER OF THE 74-UNIT PLUS TWO MANAGER UNIT SERVICE-ENRICHED INTERIM HOUSING AND PERMANENT SUPPORTIVE HOUSING HOMEKEY MOTEL CONVERSION PROJECT FOR A FISCAL YEARS 2023 THROUGH 2024-2025 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$12,189,429.00; \$4,043,019 FOR FISCAL YEAR (FY) 2022-2023; \$4,013,010 FOR FY 2023-2024; AND \$4,133,400 FOR FY 2024-2025; AND,
2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL 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 A-3

**CC - (1) Review and Discussion of Update, Informational Materials and Survey Regarding Comprehensive Revisions to Zoning Code Requirements and Standards Relating to Required Off-Street Parking Citywide; and (2) Direction Related to Discussion Items**

Andrea Fleck, Planning Technician, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

David Voncannon, Culver City Chamber of Commerce, expressed appreciation to staff for their efforts; pointed out that bicycles and other alternate mobility measures do not work for everyone; discussed those who need to carry large things in their cars; the amount of parking available for a project as linked to its viability; he suggested forming a subcommittee and consulting experts; discussed communication with the business community; requirements for a viable project; Transportation Demand Management (TDM); traffic mitigation strategies; repurposing parking garages; projections indicating increased vehicular traffic; he indicated that the need for single use vehicles was not going away; and expressed concern with the burden placed on small businesses.

Stephen Jones stated that the price of parking was buried in housing costs and City budgets; discussed costs to society; construction costs; affordable housing; relaxed parking requirements for ADUs spurring construction; environmental impacts of cars; the importance of using every tool available to preserve the community and the planet; and he asked that parking minimums be replaced with parking maximums City-wide.

Jeannine Wisnosky Stehlin discussed results of the City-wide survey in support of parking; providing parking for people coming home late at night; bus service; invisible disabilities; the need to fix the bus system and infrastructure; the need to listen to people who are experts in the neighborhood or businesses; and she wanted to see the City Council reject parking maximums and figure out something that can help everyone.

Jeanne Black provided background on herself; thanked staff for their work and for providing her with raw survey data; asserted that the survey did not provide any actionable data; discussed representation of landlords or business owners and Carlson Park residents vs. from those from Fox Hills; flaws in methodology; and response choices offered.

Debbie Weiss provided background on herself; expressed support for the proposed reductions; discussed changes in use; unintended adverse impacts to the minimums; hardships for businesses; actual usage of parking spaces at her business vs. what is required; additional spaces required for restaurants; small restaurants that fail; construction traffic and parking that new tenant remodels require; application of parking reductions to existing parking as well new development in an

equitable manner; and she felt the survey was flawed noting that she never received one.

Eric Shabsis stated that the development community supported parking reductions; he noted the importance of parking ratios to properly meet demand; discussed reduced parking demand with increased access to public transportation; variables that go into parking demand; prioritization of residential development; changes in density; access to high quality transit; pressure related to new commercial development; current parking demand as over the code minimum; and reduced parking demand over the last several years.

Carolyn Libuser was called to speak but did not respond.

Steve Siegel expressed concern with having no residential minimums; discussed the impacts to parking on his street with two ADUs; the importance of providing parking for the elderly; increased parking demand and use of cars cited by David Voncannon; the importance of parking in residential areas; the need to require minimums; concern with the survey; efforts to increase housing; concern with ending up like Palms; environmental effects of driving around looking for parking; he asserted that most people were not going to switch to riding bicycles; and he expressed opposition to eliminating parking minimums.

Margaret Sullivan provided background on herself; applauded steps to reduce traffic and pollution; discussed problems with regard to parking maximums in the context of new multi-family development; effects to large rental properties; putting the burdens of society on younger people; use of vehicles to earn a living; the impracticality of gardeners and house cleaners to ride the bus; she observed that tenants walk, bike, or bus where practical, but hold onto their cars due to the temporary nature of rentals; and she asserted that reducing parking would reduce housing options for residents.

Marci Baun discussed survey results; ignoring resident needs and those who took the survey; age discrimination and disrespect; she asserted that Commissioners Barba and Carter should be removed from the Planning Commission; discussed proximity to transit corridors; issues in large cities that have reduced parking but are still packed with cars; she indicated that reduced parking would hurt the poor; and she asked that the City Council oppose the elimination of parking minimums.



Denise Neal noted that public transportation was not consistently available 24 hours a day; discussed health issues that preclude her use of alternate mobility options; the importance of strategically finding a way to provide adequate affordable parking; and she proposed a special artist vendor parking permit for events noting generation of revenue for the City with the proposed passes.

Freddy Puza expressed appreciation for the work done on the item; discussed irreversible consequences to not reducing carbon emissions by 2030; redesigning cities so that people live close to where they work to dramatically reduce Vehicle Miles Traveled (VMT); the need for changes to the zoning code to eliminate parking minimums and establish parking maximums; the high cost of buildable land and the amount taken up by parking; he noted the importance of providing options; and he wanted to see improvements to public transportation infrastructure overall, improvement of bicycle parking standards, the route of the circulator extended, and the use of alternative modes of transportation encouraged.

Michelle Weiner echoed comments made by Freddy Puza about climate change; discussed the importance of creating and facilitating affordable housing; expediting the process with reducing or eliminating minimums and implementing parking maximums; her efforts to reduce VMT; and she asked the City Council to be forward thinking.

Bubba Fish discussed the votes of the Advisory Committee on Housing and Homelessness (ACHH) and the Planning Commission to eliminate parking minimums and establish parking maximums City-wide; flaws in the survey process; concern with the call to remove Planning Commissioners for pointing out facts; other cities that have abolished parking minimums and established parking maximums in transit friendly areas; research available on the topic; and parking supply as having the greatest impact on transit use.

Discussion ensued between staff and Council Members regarding the item being considered; proposed changes for new development; affects to current businesses; existing retail spaces; change of use; appreciation for the work of staff; support for establishing parking maximums; campaign forums; climate issues; sustainability; the livability of the City; taking current and future residents into consideration; access to public space; impacts of changes; and support for eliminating parking minimums for future residential development, for parking minimums City-

wide, use of ratios for commercial development, support for unbundled parking, codification of TDM requirements, increasing bicycle parking, administrative review for staff parking, parking credits, and whatever makes things easier for staff, and opposition to change of use requirements that increase parking.

Additional discussion ensued between staff and Council Members regarding the complicated issue; lack of data; projected increased overall car volume over the next ten years; lack of practical transportation options; the need to study the consequences of changes and involve developers in the process; permit parking; current lack of parking; the unique nature of the City; support for unbundling parking; the infeasibility of taking public transportation for lunch meetings; changes to the car market; greenhouse gases; electric cars; bicycle parking; different purposes for bicycles and cars; providing bicycle facilities as being different than reducing the need for cars; gathering data on where people come from and where they work; automated and stacked parking; implications of decisions and how people are affected by them; and showing leadership in creating buy-in and bringing people with you.

Further discussion ensued between staff and Council Members regarding the ITE (Institute of Transportation Engineers) Handbook; charging for parking as the best predictor for demand; the feeling that if data is not available, parking should not be required; support for abolishing parking minimums City-wide; requiring people to pay for parking when they don't have a car; the status quo; the fact that 40% of land in Los Angeles is allocated for parking; not telling people what to do with their property; regulation of the street; making it easier for neighborhoods that need parking permits; the survey; parking mandates acting to stifle housing construction; the increase in subsidized affordable housing in San Diego when parking mandates were greatly reduced; costs for developers; increasing the cost of everything in society with mandatory parking; books by Donald Shoup on the issue; the urban heat island effect; negative affects of paving over so much of the land; the feeling that the proposed change is not huge; people who don't want to pay for parking; elimination of minimums with unbundling; comments from Eric Shabsis on parking maximums; support for further study on parking maximums once the elimination of minimums has gone into effect; pretextual value capturing efforts; support for codifying the TDM; coming up with a per project TDM approach; staff time; the importance of providing sufficient bike parking;

e-bikes; ensuring transparency; automated stack parking; and eliminating parking minimums for change of use.

Discussion ensued between staff and Council Members regarding the need for additional study; a suggestion to form a subcommittee and involve businesses, developers and the community; the aim to provide more housing; the need to develop a robust transit system; people who live in the City that do not work here; parking problems in residential areas; support for unbundled and stack parking; change of use credit; taking the time to makes changes properly; the survey; the need to examine nuances and data; and unique needs of each neighborhood.

Vice Mayor Vera moved to form a subcommittee to examine data and get the process right.

Further discussion ensued between staff and Council Members regarding clarification that parking would not be eliminated, rather the requirement to build it would be; different experiences of different people; transportation policy focused on cars; modes of transportation that people actually use; creation of a TDM plan; differences among different areas in the City; encouraging people to change behavior; providing infrastructure; MOVE Culver City; gradual change to allow businesses, landlords, and residents to adjust; support for moving forward with parking minimums and maximums as well as parking reductions for mobility measures; City-wide TDM; requiring developers to improve bus stops and protected bike lanes; improved bicycle parking; automated stack parking; public amenities; employee shuttles; use of dedicated bus lanes; accommodating production vehicles; specifics as the process moves forward; the need to agendize creation of a subcommittee; whether a subcommittee is needed; support of the proposed changes by the ACHH and the Planning Commission; staff time; the feeling that the matter is urgent and should move forward as soon as possible; timing; ensuring that the process is done correctly; usefulness of a subcommittee to establish parking maximums; the need for policy guidance; concern with the subcommittee to hold up the process or be an excuse to delay; direction to staff in creating the subcommittee; and removal of minimums vs. establishing an alternative minimum.

City Council consensus was achieved from Vice Mayor Vera, and Council Members Eriksson and Fisch to agendize creation of a subcommittee to study parking maximums.

Additional discussion ensued between staff and Council Members regarding utilization of existing subcommittees; agreement to use the Mobility, Traffic, and Parking Subcommittee that consists of Council Members Eriksson and Fisch rather than to form a new body; policy implementation; the timeline for removing parking minimums; the process; the timeline for the subcommittee; dialogue with stakeholders; and separating out parking maximums in order to move forward with the other items;

Council Member Fisch moved to eliminate parking minimums City-wide.

Further discussion ensued between staff and Council Members regarding concern with making a blanket decision; different places with different needs; and letting people choose what they need.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN TO DIRECT STAFF TO ELIMINATE PARKING MINIMUMS CITY-WIDE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding clarification that the motion was direction to staff to prepare an amendment and that parking minimums will not be abolished until the zoning code is amended; the timeline for the zoning amendment; the need to provide transparency on what people can expect; separation of the minimum from other items; the TDM plan; and the strong case made for increased transit.

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Item A-4

**CC - (1) Approval of a Conceptual Plan to Demolish and Rebuild the Farragut Connector (the "Project"); (2) Approval of a Professional Services Agreement with Linda Endler in an Amount Not-to-Exceed \$49,950 to Prepare and Present Conceptual Plans, Create Construction/Bid Documents and to Supervise the Project's Construction; and (3) Authorize the Publication of a Notice Inviting Bids for the Construction of the Project**

Joe Susca, Senior Management Analyst, introduced the item.

Linda Endler provided a brief presentation on plans to demolish and rebuild the Farragut Connector; presented photos of current conditions; discussed plans to beautify the area and open it up; adjacency to houses; the projected timeline; the overall scope of work; public art; the old auto racetrack; outreach; concerns expressed regarding accommodating both pedestrians and cyclists; cyclists who regularly ride through the area rather than dismounting as instructed; privacy concerns for the neighbors; lighting; limited access to the path; design solutions to address issues; the shared space; the divided safety zone at Farragut; plant material options; and hardscape materials and amenities.

Discussion ensued between Ms. Endler, staff, and Council Members regarding building in a bike lane; presenting the best opportunity to use the space safely and providing a buffer for the neighbors; expansion of the path; the plan to exceed Caltrans requirements; visibility; the Farragut entrance; the reality that people ride their bikes through the area; mirrors and bollards; linking the area to the old auto track; native plantings; rain water mitigation; the narrow planting borders; and use of permeable paving.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jeannine Wisnosky Stehlin reported regular use of the area by she and her family; expressed appreciation for the straight path; discussed addressing concerns raised by the resident whose driveway is used as the entrance to the path; crosswalks; she questioned whether there was a crosswalk at Jackson to provide access to Duquesne; and she expressed support and appreciation for the beautification.

Lisa Cooley was called and it was indicated that her question was answered.

Denise Neal asked about the water feature and COVID concerns, and she expressed support for the plan and for the native plantings.

Dan O'Brien expressed concerns about the blind corner and suggested installing mirrors; expressed concern about the driveway and suggested providing trash receptacles; and he expressed appreciation for the beautiful plans.

Michelle Weiner expressed appreciation that the Bicycle and Pedestrian Advisory Committee had been included in the process and for the incorporation of their suggestions into the plan; she echoed comments regarding use of native plants; discussed the ADA (Americans with Disabilities) ramp; use of bio swales for the plantings; formalizing the impromptu art projects on the fencing; ensuring that people do not linger in the space; and support for comments made by Jeannine Wisnosky Stehlin regarding crosswalks.

Discussion ensued between staff and Council Members regarding incorporation of crosswalks in the Bike Boulevard project; support for making the project as eco friendly as possible; appreciation for the outreach and for the nice project; and concern with use of money to put a drinking fountain in a pass-through rather than in park areas that are lacking them.

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

1. APPROVE A CONCEPTUAL PLAN FOR THE FARRAGUT CONNECTOR PROJECT; AND,
2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH LINDA ENDLER IN AN AMOUNT NOT-TO-EXCEED \$49,950 TO PREPARE/PRESENT CONCEPTUAL PLANS, CREATE CONSTRUCTION/BID DOCUMENTS AND SUPERVISE CONSTRUCTION OF THE FARRAGUT CONNECTOR PROJECT; 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; AND,
5. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS TO COMPETING LANDSCAPE CONTRACTORS TO CONSTRUCT THE FARRAGUT CONNECTOR PROJECT.

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Item A-5

**CC - (1) Discussion Regarding Masking Requirements at Indoor City Council and City Commission, Board and Committee Meetings; and (2) Direction to the City Manager as Deemed Appropriate**

Shelly Wolfberg, Assistant to the 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:

Jeanne Black provided background on herself; asserted that the pandemic was not over; discussed increasingly contagious variants; Los Angeles County test positivity rate and hospitalizations; the ability to get COVID repeatedly; Long-COVID; continued symptoms; and she asked that requirements be upheld.

Marci Baun was called to speak but did not respond.

Denise Neal expressed support for comments made by Ms. Black; concern with the actions of a person seeking to serve on the ACHH at a previous City Council meeting; and the importance of protecting everyone.

Discussion ensued between staff and Council Members regarding the small gesture to take care of one another in the community; increasing numbers; and support for continuing masking requirements.

Council Member McMorris expressed appreciation to Shelly Wolfberg for help with the Pride event.

Additional discussion ensued between staff and Council Members regarding support for following the actions of Los Angeles county to recommend but not require masks; hospitalization numbers in Los Angeles county; variants as not driving hospitalizations; the importance of looking at science rather than buying into fear; the fact that no county in the state requires mask mandates; length of time that COVID will be around; high compliance in Culver City; and the feeling that the issue should be revisited in a few months.

MOVED BY MAYOR LEE AND SECONDED BY VICE MAYOR VERA THAT THE CITY COUNCIL UPHOLD THE MASKING REQUIREMENT FOR INDOOR CITY COUNCIL, COMMISSION, BOARD, AND COMMITTEE MEETINGS, IN ACCORDANCE WITH THE FORTIETH SUPPLEMENT TO PUBLIC ORDER, ISSUED ON MARCH 16, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**Public Comment - Items Not on the Agenda (Continued)**

Mayor Lee invited public comment.

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

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

Council Member Fisch discussed the Housing Element process; certification by October 15, 2022; the deadline and grace period for completing rezoning; accommodation of RHNA (Regional Housing Needs Assessment) numbers; submission of the Housing Element by August 16, 2022; he urged staff to return with the item with enough time to submit before the deadline; and expressed concern with the lack of extensions if not certified by October 16, 2022.

City Council consensus was achieved from Council Members Fisch, McMorris and Mayor Lee to agendize discussion of participatory budgeting.

Discussion ensued between staff and Council Members regarding adding in performance-based budgeting into the discussion of participatory budgeting and anything that staff thinks would be beneficial to the budget process.

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**Public Comment - Items Not on the Agenda (Continued)**

Mayor Lee invited public comment.

The following member of the public addressed the City Council:



Denise Neal thanked the City Council for seeking creative ways for residents to have what they need; discussed Federal Emergency Housing vouchers for the pandemic; the time limited vouchers; reapportionment of vouchers from cities that are not using them; she proposed that the City reach out to HUD to help solve homeless issues in the City; discussed the Roommate Matching Program; and outreach to the governor regarding the surplus in the state budget.

Mayor Lee indicated that Housing staff interacts with HUD on a monthly basis and he indicated that he would follow up on the item.

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**Adjournment**

There being no further business, at 12:01 a.m., June 28, 2022 the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on July 11, 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 Parking 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, Culver  
City Housing Authority Board, and Culver City Parking  
Authority Board

Date: \_\_\_\_\_